

# Rainbow Bend Home Owners Association

## Annual Review Without Site Visit

Start Date: 01/01/2020



**Better Reserve Consultants**

RSS Mari Jo Betterley, RSS 0000025

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# Better Reserve Consultants

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July 31, 2020

Rainbow Bend Home Owners Association  
Camco North Division- Reno Office  
1755 E. Plumb Ln., Suite 162  
Reno, NV 89502

Rainbow Bend Home Owners Association Executive Board of Directors,

Thank you for this opportunity to complete a Reserve Study for your Association. A Reserve Study is the most important document that determines where “hundreds of thousands or millions” of your assessment dollars will be spent. The Study is a planning tool that will plan the maintenance of your Association and affect your property value now and in the future.

A Study with a Site Inspection is required every 5 years. The Reserve Study should be reviewed at least annually and any adjustments to the Association’s funding plan should be made to provide adequate funding for the required reserves. It is important to complete a Reserve Study Update each year to ensure adequate funding of the Reserves while keeping the assessments as low as possible.

## **Reserve Study with Site Visit and Annual Updates**

Reserve Study with Site Inspection/ Full Reserve Study: January 1, 2019  
Next Reserve Study with Site Inspection: January 1, 2024, should be completed in the fall of 2023, prior to 2024 Budget  
Reserve Study Update: Should be completed each year in the Fall, prior to Budget

## **NRS 116.31152 Study of Reserves; Duties of Executive Board Regarding Study:**

1. The executive board shall:
  - (a) At least once every 5 years, cause to be conducted a study of the reserves required to repair, replace and restore the major components of the common elements;
  - (b) At least annually, review the results of that study to determine whether those reserves are sufficient; and
  - (c) At least annually, make any adjustments to the association’s funding plan which the executive board deems necessary to provide adequate funding for the required reserves.

## **Project Description**

The Rainbow Bend Home Owners Association is located in Sparks, Nevada. The Association consists of 402 Assessment Paying Members. The Common Elements include the Clubhouse, Tennis Court/ Basketball Area, Park Areas, Road and Parking Area and Landscaping. The Association is well maintained and in overall very good condition.

## **What is a Reserve Study?**

A Reserve Study is a financial planning tool that identifies the current status of the Reserve Fund and provides a Funding Tool for Repair, Replacement, Restoration or Maintenance of the Major Components of the Common Elements. A Major component of the common elements is any component of the common elements, including, without limitation, any amenity, improvement, furnishing, fixture, finish, system or equipment, that may, within 30 years after its original installation, require repair, replacement or restoration in excess of routine annual maintenance which is included in the annual operating budget of an association.

## **Why have a Reserve Study?**

A Reserve Study is required by the State of Nevada.

\*A Reserve Study provides important annual disclosures to association members and prospective buyers regarding the condition of common area components.

\* If you are selling your property or if you are a potential buyer, many financial institutions will not lend money on a property in an association without a properly funded Reserve Study.

\* A Reserve Study focuses on ensuring that the property is in good condition, yet "reserves" your Association's money properly so that there are no needs for "Special Assessments" or huge increases in assessments in the future.

\*And most important, a Reserve Study ensures that your Association will be a better place to own, now and in the future.

The Reserve Study is prepared by an outside independent consultant for the benefit of the Board of Directors of a property with multiple owners, such as Homeowners Associations, Time Shares, Resorts, Hotels, Apartment Buildings, Office Parks, Worship Facilities, Swimming Pools, Private (golf/social) Clubs, Lodges (Elks, Masons) Nursing Homes, Sororities, Fraternities and Private Schools.

The Reserve Study contains an assessment of the Estimated Useful Life and Replacement Costs of the commonly owned property components as determined by the particular association's CC&Rs and bylaws. This Study evaluates the current condition of the Components and the Estimated Remaining Useful Life. The Replacement Cost is based on actual historical costs from Invoices or Bids or Estimates from Experts in the Field.

NRS 116.3115 Assessments for common expenses; funding of adequate reserves; collection of interest on past due assessments; calculation of assessments for particular types of common expenses; notice of meetings regarding assessments for capital improvements....

(a) All common expenses, including the reserves, must be assessed against all the units in accordance with the allocations set forth in the declaration pursuant to subsections 1 and 2 of NRS 116.2107.

(b) The association shall establish adequate reserves, funded on a reasonable basis, for the repair, replacement and restoration of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore. The reserves may be used only for those purposes, including, without limitation, repairing, replacing and restoring roofs, roads and sidewalks, and must not be used for daily maintenance. The association may comply with the provisions of this paragraph through a funding plan that is designed to allocate the costs for the repair, replacement and restoration of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore.

### **Levels of Service:**

There are three types of a Reserve Study:

1. Full Reserve Study:

Component Inventory-- An actual field inspection of the common elements with representative sampling;

Condition Assessment (based upon on-site visual observations)

Life and Valuation Estimates

Fund Status

Funding Plan

2. Update, With-Site-Visit/On-Site Review: (May be an update on a Reserve Study Completed by this Reserve Study Specialist or an Update to another Reserve Study Specialist's report).

Component Inventory (verification only, not quantification)

Condition Assessment (based on on-site visual observations)

Life and Valuation Estimates

Fund Status

Funding Plan

3. Update, No-Site-Visit/Off Site Review: (May be an update on a Reserve Study Completed by this Reserve Study Specialist or an Update to another Reserve Study Specialist's report).

Life and Valuation Estimates

Fund Status

Funding Plan

For updated reserve studies, quantities of major components as reported in previous reserve studies are deemed to be accurate and reliable. The reserve study relies upon the validity of previous reserve studies.

In many cases, it is better to complete a new, Full Study rather than ask the Reserve Study Specialist to update a Study prepared by another company. The Reserve Study Specialist must rely on the previous Study's information, measurements, estimated useful life and replacement costs.

## **Utilities and Asbestos**

Future Utility Line Major Repairs and Replacement such as Water Lines, Sewer Lines and Electrical Upgrades should be included in the Study. Expert evaluation of all Utilities is strongly recommended to ensure the accurate Repair or Replacement Costs as well as the Estimated Remaining Useful Life of each Component. If there is Asbestos present in the property, the Asbestos Abatement Costs and Time Frames should be included in the Study. Because a Reserve Study is not a Structural or Property Inspection, the Reserve Specialist may not be aware of Utility Line Issues or Asbestos. The Board of Directors and the Community Manager must inform the Specialist of any issues that may be present.

## **Reserve Study Specialist Experience and Qualifications**

Mari Jo Betterley, RSS. 0000025

\*National Association of Professional Reserve Analysts Certified RS #2331

\*Community Association Institute Certified RS #169

\*Community Association Institute Business Partner

\*Association of Professional Analysts PRA#2331

\*Over 5000 Reserve Studies and Reserve Study Updates completed worldwide.

\*Reserve Study Specialist 2004-Present

\*Graduate- University of Nevada Reno- 1983

\*Attendance 800+ Homeowner Association Executive Board Meetings and HOA Meetings

\* Instructor Continuing Education Classes:

"Reserve Studies - Working With the Experts in the Field -Pavement Engineer" - CE.0166500-CAM "

"Manager's Role/ How to Read and Interpret a Reserve Study"- CE.0166000-CAM

" Reserve Studies- Meet the Experts- Painting and Surface Treatment"- C.E.0166600-CAM

"Reserve Studies From Start to Finish- Fundamentals" – CE.0166400-CAM

## **Conflict of Interest**

There is no relationship with this Association that could result in actual or perceived conflicts of interest. The Reserve Study Specialist does not expect to receive any direct or indirect compensation or profits from any person who will perform services for the client.

There is no affiliation with, or financial interest in the association for which the reserve study specialist will prepare the reserve study; and The Reserve Study Specialist does not have a personal relationship with any unit's owner, member of the executive board of the association for which the reserve study specialist will prepare the reserve study.

## **Sources Relied Upon in Determining the Component Estimated Useful Life, Remaining Useful Life and today's cost**

Better Reserve Consultants uses "real costs and numbers" whenever possible. We rely on the Management Company and the Board of Directors to provide actual bids, invoices and estimates for the Component Measurements, Replacement Costs and Estimated time frames. If the Management Company does not have the "history" of the component information, we may ask a third party Contractor to evaluate and measure the property. Any consultants and other persons with expertise used to assist in the preparation of the reserve study names have been included in this Study.

## **Initial Reserve Bank Balance**

The Beginning Reserve Balance for this Reserve Study has been provided by the Management Company/ Board of Directors. If the Reserve Study Site Inspection Date is not the date that the Reserve Study was prepared, the Initial Reserves may be an estimation of a future Reserve Bank Account Balance.

## **Board of Directors Responsibility**

The Board of the Directors, the Management Company and the Reserve Study Specialist must work hand in hand to complete an accurate Reserve Study.

The Board of Directors must take full ownership in the Reserve Study. They should be involved in the process every step of the way. The Board of Directors or Manager should walk the property with the Reserve Study Specialist and discuss the "history" of the components as well as the Board's future plans for the Association. If the walkthrough is not possible, then a phone conversation to discuss the details of the Association may be adequate.

When the preliminary Study is provided, the Board of Directors should read it carefully and ensure that all information is correct. The Board of Directors should attend a Workshop or Board Meeting to discuss the Study in detail with the Reserve Study Specialist to ensure accuracy and understanding.

When the Study is adopted by the Board, the Board of Directors should think of it as a real tool to plan the future condition of the Association. Some Board Members say that they carry the Study with them to every meeting, reviewing the plans and updating the study at each meeting. By NRS requirements, the Study is to be reviewed on an annual basis. I always tell the Board of Directors to think of themselves as "Pioneers" for their Association. It doesn't matter if the Association is 3 years old or 30 years old. What you do now will affect the future condition of the Association.

## **Calculations**

This Study Fully Funded Balance is based upon the National Standards set forth through the Community Association Institute. The Fully Funded Balance (FFB) is defined as: Total Accrued Depreciation-An indicator against which Actual (or projected) Reserve balance can be compared. The Reserve balance 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 formulas 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.  $FFB = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$  or  $FFB = (\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) + [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Interest Rate})^{\text{Remaining Life}}] - [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Inflation Rate})^{\text{Remaining Life}}]$ .

## **Threshold Funding Method**

This Reserve Study is based on the Threshold Funding Method: Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Other Funding Methods include the Baseline Funding and Full Funding Methods.

An Update or a Full Reserve Study should be completed at least every year or if any of the following situations occur: If there are changes in the Management Company, Interest Rates, Changes in Inflation, or the Economy, after any major project completion or prior to beginning a major project (such as Roofing, Painting, Overlay, etc.), after a catastrophic event such as a fire or flood. The Study is a "working tool" or "living document" that should evolve and be updated with real costs and numbers.

NRS 116.31144--Audit and review of financial statements. 1.Except as otherwise provided in subsection 2, the executive board shall: (a)If the annual budget of the association is \$45,000 or more but less than \$75,000, cause the financial statement of the association to be reviewed by an independent certified public accountant during the year immediately preceding the year in which a study of the reserves of the association is to be conducted pursuant to NRS 116.31152. (b)If the annual budget of the association is \$75,000 or more but less than \$150,000, cause the financial statement of the association to be reviewed by an independent certified public accountant every fiscal year. (c)If the annual budget of the association is \$150,000 or more, cause the financial statement of the association to be audited by an independent certified public accountant every fiscal year.

## **Disclosures**

The Initial Reserve Fund Bank Account Balance and Interest Rate was provided by the Management Company or Board of Directors. The Reserve Study Specialist did not verify or audit this fund.

There are no guarantees, expressed or implied, with the predictions of the cost or life expectancy of any of the major components. Information provided to the preparer of a reserve study by an official representative of the association regarding financial, historical, physical, quantitative or reserve project issues will be deemed reliable by the preparer.

A reserve study will be a reflection of information provided to the preparer of the reserve study. The total of actual or projected reserves required as presented in the reserve study is based upon information provided that was not audited. A reserve study is not intended to be used to perform an audit, an analysis of quality, a forensic study or a background check of historical records. An on-site inspection conducted in conjunction with a reserve study should not be deemed to be a project audit or quality or structural inspection.

Material issues which (including Defects in Design or Construction), if not disclosed, would cause the condition of the association to be misrepresented. The Client Inventory List is based on the Site Inspection, Previous Reserve Study and Information provided by the Community Manager and Board of Directors. It is the responsibility of the client to verify that all components are listed correctly.

The Reserve Study Specialist will not perform invasive testing. The Condition of the Components may be based on Representative Sampling.

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.



## **Funding Summary**

The Reserve Study Funding Plan is based on the assumption that there are no unforeseen circumstances that would alter the components Repair, Replacement, Restoration or Maintenance Costs and Estimated Remaining or Useful Life. The Recommended Reserve Contribution and Funding Levels chart, included in this Study, must be followed.

## **Funding Status**

The Rainbow Bend Home Owners Association is adequately funded as long as the Recommended Reserve Contribution Funding Chart is followed and there are no unforeseen circumstances that would affect the components useful life.

### **"Adequately Funded"**

Nevada Revised Statute requires that the Association Reserve Fund is "Adequately Funded." NAC 116.425 Reserve study: Contents. (NRS 116.31152, 116.615) .....

2. ... "adequately funded reserve" means the funds sufficient to maintain the common elements:

- (a) At the level described in the governing documents and in a reserve study; and
- (b) Without using the funds from the operating budget or without special assessments, except for occurrences that are a result of unforeseen catastrophic events.

A Reserve Study is considered a "working tool" and should be re-evaluated every year. What is accurate this year, may not be accurate in future years. Each year the Reserve Study should be updated with recent history and actual costs along with future costs and revised plans. The Reserve Study should "evolve" and change so that it is a "living document" that the Board of Directors follows and believes in.

Thank you for this opportunity to EARN your business. It has been our pleasure to complete this Reserve Study for your Association. Better Reserve Consultants takes pride in completing an accurate Reserve Study that is very "customized" to your Association. We are happy to attend Board Meetings, Workshops or Conference Calls at no additional cost. It is our goal that you have a Reserve Study that you will actually use as a tool - a Study that you will believe in!

Thank you,

Mari Jo Betterley, RSS  
Better Reserve Consultants

### ***Important Information***

Reserve Study / Fiscal Year Start Date: 01/01/2020

Number of Assessment Paying Members/ Units: 402

Reserve Bank Accounts Interest Rate and Balance as of: 01/01/2020

Reserve Bank Account	.5%	<u>\$516,707.56</u>
	Total:	\$516,707.56

Inflation Rate: 2.50% (Based on the average over the last 20 years)

Income Tax Rate: 30.00% on Reserve Bank Account Interest Only

Current Annual Reserve Contribution/ Transfer From Operating: \$108,000.00

Total estimated current replacement costs of the major component inventory: \$954,989.25

Special Reserve Assessment Recommended: \$0.00



The RV Lot Maintenance has been included on a separate study.



Perimeter Wall Repairs have been included in the Study as an allowance, to be done as needed.



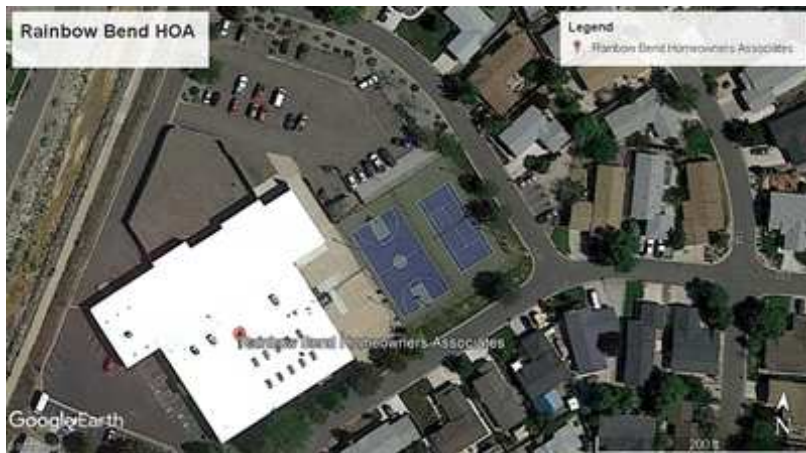
Park Area Components include the Gazebo, Picnic Tables, Benches and Trash Can Enclosures.



The Exterior of the Homes and Front Yards are maintained by the individual homeowners and have not been included in this Study.



The Tennis Court Resurface, Sealing, Basketball Hoops and Chain Link Fencing have been included in the Common Area Category.



The Roofs of the Clubhouse and Lot A, the Acquired Building were replaced in 2017. The Roofs have an estimated useful life when new of 20 years. Regular Maintenance is required.



The Community Room Flooring, Pool Tables, Furniture, Painting and Lighting and Electrical have been included as components in the Study.



The Bar Area Components include the Appliances, Sinks, Bar Refurbishment, Flooring and Stools.





The Kitchen Remodel includes new Cabinets, Fixtures, Appliances and Renovation. The Appliances are scheduled to be replaced as needed through an allowance.



The Tile Re-Surface has been included in the Study to be done as needed. The Coating is peeling and damaged.



The Estimated Useful Life and Replacement Costs of the De-Humidifier/ Ventilation System and Pool Equipment was provided by Lee Joseph Pools, Reno, Nevada.



The Pool Area Components include Pool Concrete Deck, Pool Furniture, Pool and Spa Re-Surface, Heater, Pump, Pool Cover Interior Painting, Filter Replacement and Ventilation System. The Useful Life of each component is an estimation only.





Complete Replacement of all Exercise Equipment has not been included in the Study. Instead, Exercise Equipment is replaced as needed through an allowance.



The Association is well maintained and in overall very good condition.

## Component Evaluation - Concepts

### Common Element

The Association CC&Rs typically define what a common element is. Usually, this is property owned in common by all the unit owners (rather than by an individual unit owner).

### Component

A Major Component of the common elements is any component of the common elements, including, without limitation, any amenity, improvement, furnishing, fixture, finish, system or equipment, that may, within 30 years after its original installation, require repair, replacement or restoration in excess of routine annual maintenance which is included in the annual operating budget of an association.

### Units

A quantity chosen as a standard in terms of measurement. For Example, Square Footage, Linear Footage, a Condominium Unit, a Roof, etc.

### Date Last Repaired/ Replaced:

Estimated date when the Component was last Replaced, Repaired, Restored or Maintained

### Cost Per Unit

How much each unit of measurement costs to repair, replace, restore, or maintain

### Today's Cost:

Total Estimated Cost to Repair, Replace, Maintain or Restore the Component  
This may be a calculation of Costs per Unit x Number of Units or it may be a set value.

### Estimated Life When New

Estimated Time Frame that the Component should last before it is Repaired, Replaced, Restored or Maintained. This may be based on a Warranty, Historical Life Span, Manufactures/ Contractors opinion, location, etc.

### Estimated Remaining Useful Life:

The Estimated amount of time that the component will actually last from today  
This may be a calculation based on Estimated Useful Life When New minus the actual age or it could be based on other factors such as wear, condition, climate etc.



### Building Exterior

Component	Year Scheduled	Quantity	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1. Building Exterior - Front Doors and Lock System (Replaced 2018)	2038	1 unit	10,000.00	10,000.00	18	20
2. Building Exterior - Front Doors Repairs Allowance	2020	as needed	4,000.00	4,000.00	0	3
3. Building Exterior - Painting Exterior (Done 2017)	2028	all	12,000.00	12,000.00	8	12
4. Building Exterior - Roof Replacement (Done 2017)	2037	14935 sq ft	11.00	164,285.00	17	20



### Clubhouse

Component	Year Scheduled	Quantity	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1. Clubhouse - Art Work and Decorations	2024	as needed	2,500.00	2,500.00	4	10
2. Clubhouse - Bar Appliances/Sink	2021	as needed	2,500.00	2,500.00	1	10
3. Clubhouse - Bar Rehab	2029	as needed	2,500.00	2,500.00	9	20
4. Clubhouse - Bar Stools	2024	10 units	150.00	1,500.00	4	10
5. Clubhouse - Community Room Kitchen Furniture Allowance	2024	as needed	5,000.00	5,000.00	4	10
6. Clubhouse - Community Room PA System	2023	1 unit	5,000.00	5,000.00	3	5
7. Clubhouse - Community Room Pool Table Rehab	2023	2 units	2,000.00	4,000.00	3	5
8. Clubhouse - Community Room Pool Table Replacement	2039	2 units	6,000.00	12,000.00	19	30
9. Clubhouse - Drinking Fountain	2024	2 units	750.00	1,500.00	4	10
10. Clubhouse - Exercise Room Equipment Allowance	2022	as needed	5,000.00	5,000.00	2	3
11. Clubhouse - Exercise Room Flooring	2028	as needed	5,500.00	5,500.00	8	10
12. Clubhouse - Exercise Room Sauna Rehab	2021	1 unit	15,000.00	15,000.00	1	10
13. Clubhouse - Flooring - Carpet (Library)	2028	all	2,000.00	2,000.00	8	10

**Clubhouse (Continued)**

<b>Component</b>	<b>Year Scheduled</b>	<b>Quantity</b>	<b>Cost Per Unit</b>	<b>Today's Cost</b>	<b>Estimated Remaining Useful Life (Years)</b>	<b>Estimated Life When New (Years)</b>
14. Clubhouse - Flooring - Carpet (Meeting Room) (Done 2017)	2032	all	1,500.00	1,500.00	12	15
15. Clubhouse - Flooring -Tile (Community Room)	2024	all	12,000.00	12,000.00	4	20
16. Clubhouse - Flooring -Tile (Lobby)	2039	all	12,000.00	12,000.00	19	30
17. Clubhouse - Flooring - Vinyl (Kitchen/Bar)	2029	all	2,500.00	2,500.00	9	20
18. Clubhouse - Furniture Allowance (Includes Lobby)	2024	as needed	5,000.00	5,000.00	4	5
19. Clubhouse - HVAC	2029	3 units	6,500.00	19,500.00	9	20
20. Clubhouse - Interior Doors Allowance	2024	as needed	5,000.00	5,000.00	4	5
21. Clubhouse - Kitchen Appliance Allowance	2022	as needed	2,500.00	2,500.00	2	3
22. Clubhouse - Kitchen Painting	2024	as needed	500.00	500.00	4	10
23. Clubhouse - Kitchen Remodel	2034	1 unit	6,000.00	6,000.00	14	30
24. Clubhouse - Library Gas Fireplace	2029	1 unit	1,000.00	1,000.00	9	20
25. Clubhouse - Lighting and Electrical Allowance	2024	as needed	5,000.00	5,000.00	4	5
26. Clubhouse - Office Equipment Allowance	2024	as needed	1,500.00	1,500.00	4	5
27. Clubhouse - Office Furniture Allowance	2024	as needed	1,500.00	1,500.00	4	5
28. Clubhouse - Painting and Wallpaper Removal (One Time Cost)	2024	as needed	8,000.00	8,000.00	4	30
29. Clubhouse - Painting Community Room	2024	as needed	2,500.00	2,500.00	4	7
30. Clubhouse - Painting Interior	2021	as needed	2,000.00	2,000.00	1	5
31. Clubhouse - Restroom(s) Remodel -Lobby	2029	2 units	2,500.00	5,000.00	9	20
32. Clubhouse - Security Camera System Replacement	2021	as needed	7,500.00	7,500.00	1	5
33. Clubhouse - Security Key Fob System	2021	1 unit	5,000.00	5,000.00	1	2
34. Clubhouse - Signage - Emergency	2028	as needed	5,000.00	5,000.00	8	10
35. Clubhouse - Utilities - Water/Sewer Allowance	2024	as needed	5,000.00	5,000.00	4	5

**Clubhouse (Continued)**

<b>Component</b>	<b>Year Scheduled</b>	<b>Quantity</b>	<b>Cost Per Unit</b>	<b>Today's Cost</b>	<b>Estimated Remaining Useful Life (Years)</b>	<b>Estimated Life When New (Years)</b>
36. Clubhouse - Water Heater Replacement (2019)	2029	1 unit	1,700.00	1,700.00	9	10
37. Clubhouse - Water Softener	2021	1 unit	800.00	800.00	1	10
38. Clubhouse - Window Treatments	2028	as needed	4,000.00	4,000.00	8	10
39. Clubhouse - Windows and Doors Allowance	2022	as needed	5,000.00	5,000.00	2	3
40. Clubhouse - Windows and Doors Replacement	2039	as needed	30,000.00	30,000.00	19	30



### Common Area

Component	Year Scheduled	Quantity	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1. Common Area - Concrete Repair or Replacement Allowance	2022	as needed	2,500.00	2,500.00	2	3
2. Common Area - Landscaping and Irrigation	2024	as needed	10,000.00	10,000.00	4	5
3. Common Area - Landscaping DG and Rock Replenishment	2022	as needed	5,000.00	5,000.00	2	3
4. Common Area - Landscaping Hemlock/Weed Remediation (One Time Cost)	2020	as needed	15,000.00	15,000.00	0	30
5. Common Area - Landscaping Trees (One Time Cost Tree Planting)	2020	as needed	1.00	1.00	0	30
6. Common Area - Landscaping Trees Maintenance	Annual	as needed	10,000.00	10,000.00	1	1
7. Common Area - Monument Signage	2029	1 unit	5,000.00	5,000.00	9	20
8. Common Area - Park Area Barbeques	2026	2 units	750.00	1,500.00	6	10
9. Common Area - Park Area Benches	2026	2 units	750.00	1,500.00	6	10
10. Common Area - Park Area Picnic Tables	2026	2 units	1,500.00	3,000.00	6	10
11. Common Area - Park Area Trash Can Enclosure	2026	1 unit	750.00	750.00	6	10

**Common Area (Continued)**

<b>Component</b>	<b>Year Scheduled</b>	<b>Quantity</b>	<b>Cost Per Unit</b>	<b>Today's Cost</b>	<b>Estimated Remaining Useful Life (Years)</b>	<b>Estimated Life When New (Years)</b>
12. Common Area - Park Gazebo Rehab	2024	as needed	1,500.00	1,500.00	4	10
13. Common Area - Perimeter Wall Repairs Allowance	2024	as needed	5,000.00	5,000.00	4	5
15. Common Area - Storage Shed	2030	2 units	2,000.00	4,000.00	10	20
14. Common Area - Storage Shed	2030	2 units	2,000.00	4,000.00	10	20
16. Common Area - Tennis/Basketball Court Crack Seal and Painting	2020	as needed	1.00	1.00	0	5
17. Common Area - Tennis/Basketball Court Fencing Chain Link Repair Allowance	2024	as needed	1,500.00	1,500.00	4	5
18. Common Area - Tennis/Basketball Court Hoops Replacement	2029	as needed	1,500.00	3,000.00	9	20
19. Common Area - Tennis/Basketball Court Lighting and Electrical Allowance	2024	as needed	1,500.00	1,500.00	4	5
20. Common Area - Tennis/Basketball Court Rehab	2044	as needed	60,000.00	60,000.00	24	30
21. Common Area - Tennis/Basketball Court Sealing and Striping (Done 2016)	2025	as needed	5,000.00	5,000.00	5	10



### Parking Area

Component	Year Scheduled	Quantity	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1. Parking Area - Concrete Drainage Swale	2034	as needed	15,000.00	15,000.00	14	30
2. Parking Area - Concrete Park Blocks	2034	as needed	15,000.00	15,000.00	14	30
3. Parking Area - Concrete to Asphalt Joint Sealing (2019)	2023	as needed	5,000.00	5,000.00	3	4
4. Parking Area - Crack Seal (2019)	2021	as needed	2,500.00	2,500.00	1	2
5. Parking Area - Cut and Patch (2019)	2029	as needed	11,000.00	11,000.00	9	10
6. Parking Area - Gravel Maintenance (Parking at Argent and at End of Coloeurs) ( Small Lot)	2023	as needed	1,000.00	1,000.00	3	5
7. Parking Area - Lighting - Parking Lot Lights Fixtures	2029	3 units	350.00	1,050.00	9	20
8. Parking Area - Neighborhood Parking Area Overlay	2040	2000 sq ft	1.50	3,000.00	20	30
9. Parking Area - Neighborhood Parking Area Surface Maintenance Treatment (Done 2019)	2024	2000 sq ft	0.35	700.00	4	5
10. Parking Area - Overlay	2040	15385 sq ft	1.50	23,077.50	20	30
11. Parking Area - Striping and Curb Painting (2019)	2024	as needed	2,000.00	2,000.00	4	5

**Parking Area (Continued)**

<b>Component</b>	<b>Year Scheduled</b>	<b>Quantity</b>	<b>Cost Per Unit</b>	<b>Today's Cost</b>	<b>Estimated Remaining Useful Life (Years)</b>	<b>Estimated Life When New (Years)</b>
12. Parking Area - Surface Maintenance Treatment (2019)	2024	15385 sq ft	0.35	5,384.75	4	5
13. Parking Area - Tennis/Basketball Court Overlay	2040	23400 sq ft	1.25	29,250.00	20	30
14. Parking Area - Tennis/Basketball Court Striping (2018)	2020	as needed	1,500.00	1,500.00	0	5
15. Parking Area - Tennis/Basketball Court Surface Maintenance Treatment (2018)	2020	23400 sq ft	0.35	8,190.00	0	5



### Pool Area

Component	Year Scheduled	Quantity	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1. Pool Area - Furniture	2023	all	10,000.00	10,000.00	3	10
2. Pool Area - Furniture Allowance	2021	as needed	2,500.00	2,500.00	1	2
3. Pool Area - Lighting and Electrical Allowance	2024	as needed	1,500.00	1,500.00	4	5
4. Pool Area - Painting - Interior Walls	2021	as needed	8,000.00	8,000.00	1	7
5. Pool Area - Pool Ceiling Rehab (Glue-Lam)	2020	as needed	5,000.00	5,000.00	0	20
6. Pool Area - Pool Cover	2034	ea	4,000.00	4,000.00	14	20
7. Pool Area - Pool Deck Tile Resurface (Restrooms, Hall and Pool Area) Based on ASP Study	2020	all	50,000.00	50,000.00	0	10
8. Pool Area - Pool Filter	2022	ea	3,700.00	3,700.00	2	3
9. Pool Area - Pool Heater (2018)	2024	1 unit	4,000.00	4,000.00	4	5
10. Pool Area - Pool Pump	2026	1 unit	2,800.00	2,800.00	6	7
11. Pool Area - Pool Resurface	2029	1 unit	20,000.00	20,000.00	9	10
12. Pool Area - Pool Signage	2029	as needed	1,500.00	1,500.00	9	10
13. Pool Area - Pool Tile and Coping Stones	2025	as needed	14,000.00	14,000.00	5	10
14. Pool Area - Restroom Bench Seating Refurbishment	2020	as needed	1,500.00	1,500.00	0	5
15. Pool Area - Restroom Lockers	2020	2 units	2,500.00	5,000.00	0	10

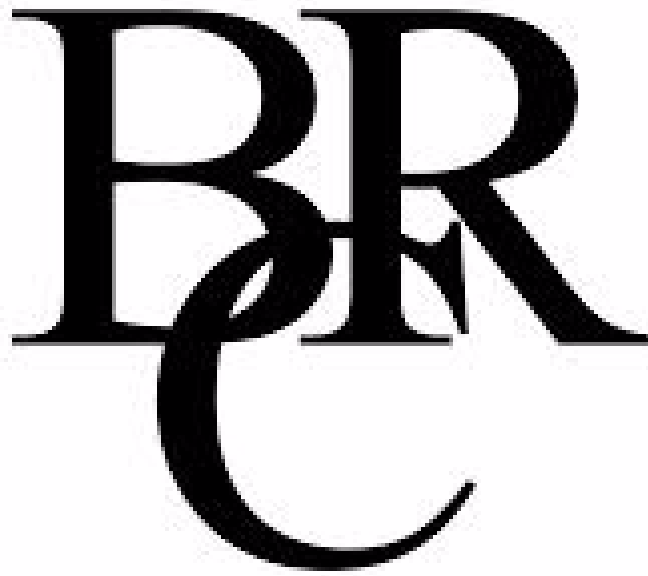
**Pool Area (Continued)**

<b>Component</b>	<b>Year Scheduled</b>	<b>Quantity</b>	<b>Cost Per Unit</b>	<b>Today's Cost</b>	<b>Estimated Remaining Useful Life (Years)</b>	<b>Estimated Life When New (Years)</b>
16. Pool Area - Restroom Remodel (Includes Shower)	2020	1 unit	8,000.00	8,000.00	0	20
17. Pool Area - Spa Air Supply Blower (Done 2019)	2029	1 unit	2,700.00	2,700.00	9	10
18. Pool Area - Spa Filter	2022	1 unit	800.00	800.00	2	3
19. Pool Area - Spa Heater (2015)	2025	1 unit	4,600.00	4,600.00	5	10
20. Pool Area - Spa Pump (2014)	2022	1 unit	2,400.00	2,400.00	2	3
21. Pool Area - Spa Resurface	2024	1 unit	6,000.00	6,000.00	4	7
22. Pool Area - Spa Tile and Coping Stones (Done 2019)	2029	as needed	3,000.00	3,000.00	9	10
23. Pool Area - Ventilation System /Dehumidifier Rehab	2033	as needed	40,000.00	40,000.00	13	40
24. Pool Area - Water Feature and Garden Area Rehab	2020	as needed	6,000.00	6,000.00	0	10



### Vehicles

	<b>Component</b>	<b>Year Scheduled</b>	<b>Quantity</b>	<b>Cost Per Unit</b>	<b>Today's Cost</b>	<b>Estimated Remaining Useful Life (Years)</b>	<b>Estimated Life When New (Years)</b>
1.	Vehicles - Cars and Trucks -Honda Civic	2024	1 unit	22,000.00	22,000.00	4	10
2.	Vehicles - Cars and Trucks -Silverado	2022	1 unit	40,000.00	40,000.00	2	10
3.	Vehicles - Misc Allowance	2020	as needed	1,500.00	1,500.00	0	2
4.	Vehicles - Service and Inspection -Silverado 60 Mile Service	2024	as needed	2,500.00	2,500.00	4	5
5.	Vehicles - Utility Trailer	2024	1 unit	2,500.00	2,500.00	4	10



**Reserve Study**

	<b>Component</b>	<b>Year Scheduled</b>	<b>Quantity</b>	<b>Cost Per Unit</b>	<b>Today's Cost</b>	<b>Estimated Remaining Useful Life (Years)</b>	<b>Estimated Life When New (Years)</b>
1.	Reserve Study - Annual Update (All 3 Studies)	Annual	ea	1,450.00	1,450.00	0	1
2.	Reserve Study - Full Reserve Study (Done 2019)	2023	ea	3,350.00	3,350.00	3	5

## Recommended Reserve Contribution and Funding Levels - Concepts

<b>Beginning of the Year Balance</b>	Reserve Bank Account(s) Balance as of the Beginning of the year
<b>Annual Transfer</b>	Recommended Transfer or Annual Contribution to the Reserve Account
<b>Monthly Contribution per Unit</b>	An example of the amount of money that each unit owner would contribute to the Reserve Bank Account each month
<b>Annual Expenditures</b>	Estimated Expenditures based on the Component Evaluation
<b>Investment Earnings</b>	Dollar Amount of Interest contributed to the Reserve Account based on the percent interest rate on the Reserve Bank Account - Provided by the Management Company or Board of Directors.
<b>Income Tax</b>	Estimated Income Tax - 30% of the Reserve Bank Account(s) earned interest
<b>End of the Year Balance</b>	Recommended Reserve Bank Account Ending Balance at the end of the Fiscal Year
<b>% Funded</b>	A Measure of the financial health of the Association based on funding the depreciation of each Component. The chart below indicates the financial position based on the Percent Funded.
<b>Fully Funded- 100% Funded</b>	Funding of 100% of the depreciation of each Component.

**0% - 40% Funded is considered to be a "weak" financial position. Associations that fall into this category must take action to bring the funding levels to a proper level by raising the monthly/ annual contribution or a Special Reserve Assessment.**

**40% - 74% Funded is considered to be a "fair" financial position. This does not represent financial strength and stability. The likelihood of a Special Assessment is still possible. The Association should make every effort to continue strengthening the financial position of the Reserve Fund.**

**75% - 99% Funded is considered a "strong" financial position. This indicates financial strength of a Reserve Fund and every attempt to maintain this level should be a goal of the Association.**

**100% Funded or Greater is the "ideal" financial position. This means that the Association has the funds in the Reserve Account in order to repair, replace, restore or maintain the Common Elements based on their depreciation. Some Reserve Studies will fund the Reserves up to 130% Funded. In some instances, the Reserve Fund may be over the 100% funding mark in order to prepare for larger costs that will impact the Reserve Account in the future.**

### Recommended Reserve Contribution

Year Funded	Beginning of Year Balance	Spc Rsv Assessmt	Annual Transfer	Member Mo Pmt	Annual Expenditures	Interest Earned	Income Tax	End of Year Balance	% Funded	Fully Funded (100%)
2020	\$516,707.56	\$0.00	\$108,000.00	\$22.39	\$107,142.00	\$5,167.00	\$1,550.10	\$521,182.46	113.08	\$460,910.88
2021	\$521,182.46	\$0.00	\$108,000.00	\$22.39	\$58,681.25	\$5,212.00	\$1,563.60	\$574,149.61	111.45	\$515,172.14
2022	\$574,149.61	\$0.00	\$108,000.00	\$22.39	\$83,892.42	\$5,741.00	\$1,722.30	\$602,275.89	109.97	\$547,680.41
2023	\$602,275.89	\$0.00	\$110,000.00	\$22.80	\$57,936.71	\$6,023.00	\$1,806.90	\$658,555.28	108.29	\$608,135.06
2024	\$658,555.28	\$0.00	\$110,000.00	\$22.80	\$149,604.98	\$6,586.00	\$1,975.80	\$623,560.50	107.11	\$582,146.53
2025	\$623,560.50	\$0.00	\$115,000.00	\$23.84	\$94,066.39	\$6,236.00	\$1,870.80	\$648,859.31	105.78	\$613,432.98
2026	\$648,859.31	\$0.00	\$115,000.00	\$23.84	\$41,748.96	\$6,489.00	\$1,946.70	\$726,652.65	104.06	\$698,332.70
2027	\$726,652.65	\$0.00	\$118,000.00	\$24.46	\$31,440.73	\$7,267.00	\$2,180.10	\$818,298.82	102.85	\$795,645.25
2028	\$818,298.82	\$0.00	\$118,000.00	\$24.46	\$109,290.71	\$8,183.00	\$2,454.90	\$832,736.21	101.56	\$819,957.75
2029	\$832,736.21	\$0.00	\$118,000.00	\$24.46	\$202,296.70	\$8,327.00	\$2,498.10	\$754,268.41	99.60	\$757,292.01
2030	\$754,268.41	\$0.00	\$120,000.00	\$24.88	\$119,228.37	\$7,543.00	\$2,262.90	\$760,320.14	97.62	\$778,895.32
2031	\$760,320.14	\$0.00	\$120,000.00	\$24.88	\$117,628.58	\$7,603.00	\$2,280.90	\$768,013.66	95.35	\$805,431.75
2032	\$768,013.66	\$0.00	\$140,000.00	\$29.02	\$78,608.75	\$7,680.00	\$2,304.00	\$834,780.91	95.63	\$872,969.49
2033	\$834,780.91	\$0.00	\$140,000.00	\$29.02	\$120,757.57	\$8,348.00	\$2,504.40	\$859,866.94	95.29	\$902,347.78
2034	\$859,866.94	\$0.00	\$140,000.00	\$29.02	\$245,765.24	\$8,599.00	\$2,579.70	\$760,121.00	93.37	\$814,071.84
2035	\$760,121.00	\$0.00	\$150,000.00	\$31.09	\$106,074.81	\$7,601.00	\$2,280.30	\$809,366.89	93.51	\$865,541.14
2036	\$809,366.89	\$0.00	\$150,000.00	\$31.09	\$43,347.57	\$8,094.00	\$2,428.20	\$921,685.12	93.95	\$981,001.67
2037	\$921,685.12	\$0.00	\$150,000.00	\$31.09	\$323,549.31	\$9,217.00	\$2,765.10	\$754,587.71	91.16	\$827,787.40
2038	\$754,587.71	\$0.00	\$160,000.00	\$33.17	\$101,845.71	\$7,546.00	\$2,263.80	\$818,024.20	91.46	\$894,437.27
2039	\$818,024.20	\$0.00	\$160,000.00	\$33.17	\$283,656.13	\$8,180.00	\$2,454.00	\$700,094.07	88.77	\$788,682.01
2040	\$700,094.07	\$0.00	\$180,000.00	\$37.31	\$319,806.28	\$7,001.00	\$2,100.30	\$565,188.49	86.52	\$653,222.32
2041	\$565,188.49	\$0.00	\$180,000.00	\$37.31	\$89,437.72	\$5,652.00	\$1,695.60	\$659,707.17	88.34	\$746,816.17
2042	\$659,707.17	\$0.00	\$190,000.00	\$39.39	\$104,929.78	\$6,597.00	\$1,979.10	\$749,395.29	90.33	\$829,619.56
2043	\$749,395.29	\$0.00	\$190,000.00	\$39.39	\$135,345.65	\$7,494.00	\$2,248.20	\$809,295.44	91.19	\$887,446.09
2044	\$809,295.44	\$0.00	\$200,000.00	\$41.46	\$331,059.69	\$8,093.00	\$2,427.90	\$683,900.85	89.95	\$760,349.85
2045	\$683,900.85	\$0.00	\$200,000.00	\$41.46	\$120,026.19	\$6,839.00	\$2,051.70	\$768,661.96	91.06	\$844,108.58
2046	\$768,661.96	\$0.00	\$200,000.00	\$41.46	\$106,606.41	\$7,687.00	\$2,306.10	\$867,436.45	91.71	\$945,826.53
2047	\$867,436.45	\$0.00	\$210,000.00	\$43.53	\$67,686.05	\$8,674.00	\$2,602.20	\$1,015,822.20	93.20	\$1,089,898.67
2048	\$1,015,822.20	\$0.00	\$210,000.00	\$43.53	\$85,450.00	\$10,158.00	\$3,047.40	\$1,147,482.80	93.98	\$1,220,948.69
2049	\$1,147,482.80	\$0.00	\$210,000.00	\$43.53	\$394,720.81	\$11,475.00	\$3,442.50	\$970,794.49	91.82	\$1,057,323.00
<b>Total:</b>		\$0.00	\$4,528,000.00		\$4,231,631.47	\$225,312.00	\$67,593.60			



## Reserve Budget Summary

Homeowners,

This Summary meets the NRS 116.31151 requirement of the Annual distribution to units' owners of operating and reserve budgets. It is provided to all individual homeowners as a recap of the Reserve Study that has been adopted by the Board of Directors.

A Full Reserve Study with a site inspection is required at least every 5 years by Nevada law. The Reserve Study should be updated each year with the estimated Reserve Bank Account Balance, Real Component Costs and actual time frames. Adjustments to the Association's funding plan should be made to provide adequate funding for the required reserves.

NRS 116.31152 Study of reserves; duties of executive board regarding study; person who conducts study required to hold permit; contents of study; submission of summary of study to Division; use of money credited against residential construction tax for upkeep of park facilities and related improvements identified in study.

1. The executive board shall:

(a) At least once every 5 years, cause to be conducted a study of the reserves required to repair, replace and restore the major components of the common elements;

(b) At least annually, review the results of that study to determine whether those reserves are sufficient; and

(c) At least annually, make any adjustments to the association's funding plan which the executive board deems necessary to provide adequate funding for the required reserves.

A copy of the entire Reserve Study is available by contacting the Community Management Company (or Board of Directors of Self Managed Associations).

Reserve Study Start Date: 01/01/2020

Reserve Bank Balance as of Fiscal Year Start Date: \$516,707.56

Recommended Annual Contribution to the Reserve Account: \$108,000.00

Estimated Expenditures: \$107,142.00

Projected Reserve Bank Balance at the End of the Fiscal Year: \$521,182.46

Planned Special Reserve Assessments: \$0.00

Study Method: Threshold Funding

Reserve Study Completed By: Reserve Study Specialist: RSS Mari Jo Betterley, 0000025, Better Reserve Consultants

**Major Components of the Common Elements to be  
Repaired, Replaced, Restored or Maintained**

<b>Component</b>	<b>Today's Cost</b>	<b>Estimated Remaining Useful Life</b>	<b>Estimated Life When New</b>
<b><u>Building Exterior</u></b>			
Building Exterior - Front Doors and Lock System (Replaced 2018)	10,000.00	18	20
Building Exterior - Front Doors Repairs Allowance	4,000.00	0	3
Building Exterior - Painting Exterior (Done 2017)	12,000.00	8	12
Building Exterior - Roof Replacement (Done 2017)	164,285.00	17	20
<b><u>Clubhouse</u></b>			
Clubhouse - Art Work and Decorations	2,500.00	4	10
Clubhouse - Bar Appliances/Sink	2,500.00	1	10
Clubhouse - Bar Rehab	2,500.00	9	20
Clubhouse - Bar Stools	1,500.00	4	10
Clubhouse - Community Room Kitchen Furniture Allowance	5,000.00	4	10
Clubhouse - Community Room PA System	5,000.00	3	5
Clubhouse - Community Room Pool Table Rehab	4,000.00	3	5
Clubhouse - Community Room Pool Table Replacement	12,000.00	19	30
Clubhouse - Drinking Fountain	1,500.00	4	10
Clubhouse - Exercise Room Equipment Allowance	5,000.00	2	3
Clubhouse - Exercise Room Flooring	5,500.00	8	10
Clubhouse - Exercise Room Sauna Rehab	15,000.00	1	10
Clubhouse - Flooring -Carpet (Library)	2,000.00	8	10
Clubhouse - Flooring -Carpet (Meeting Room) (Done 2017)	1,500.00	12	15
Clubhouse - Flooring -Tile (Community Room)	12,000.00	4	20
Clubhouse - Flooring -Tile (Lobby)	12,000.00	19	30
Clubhouse - Flooring -Vinyl (Kitchen/Bar)	2,500.00	9	20
Clubhouse - Furniture Allowance (Includes Lobby)	5,000.00	4	5
Clubhouse - HVAC	19,500.00	9	20
Clubhouse - Interior Doors Allowance	5,000.00	4	5
Clubhouse - Kitchen Appliance Allowance	2,500.00	2	3
Clubhouse - Kitchen Painting	500.00	4	10
Clubhouse - Kitchen Remodel	6,000.00	14	30
Clubhouse - Library Gas Fireplace	1,000.00	9	20
Clubhouse - Lighting and Electrical Allowance	5,000.00	4	5
Clubhouse - Office Equipment Allowance	1,500.00	4	5
Clubhouse - Office Furniture Allowance	1,500.00	4	5
Clubhouse - Painting and Wallpaper Removal (One Time Cost)	8,000.00	4	30
Clubhouse - Painting Community Room	2,500.00	4	7
Clubhouse - Painting Interior	2,000.00	1	5
Clubhouse - Restroom(s) Remodel -Lobby	5,000.00	9	20
Clubhouse - Security Camera System Replacement	7,500.00	1	5
Clubhouse - Security Key Fob System	5,000.00	1	2
Clubhouse - Signage -Emergency	5,000.00	8	10
Clubhouse - Utilities -Water/Sewer Allowance	5,000.00	4	5
Clubhouse - Water Heater Replacement (2019)	1,700.00	9	10
Clubhouse - Water Softener	800.00	1	10

Clubhouse - Window Treatments	4,000.00	8	10
Clubhouse - Windows and Doors Allowance	5,000.00	2	3
Clubhouse - Windows and Doors Replacement	30,000.00	19	30

**Common Area**

Common Area - Concrete Repair or Replacement Allowance	2,500.00	2	3
Common Area - Landscaping and Irrigation	10,000.00	4	5
Common Area - Landscaping DG and Rock Replenishment	5,000.00	2	3
Common Area - Landscaping Hemlock/Weed Remediation (One Time Cost)	15,000.00	0	30
Common Area - Landscaping Trees (One Time Cost Tree Planting)	1.00	0	30
Common Area - Landscaping Trees Maintenance	10,000.00	1	1
Common Area - Monument Signage	5,000.00	9	20
Common Area - Park Area Barbeques	1,500.00	6	10
Common Area - Park Area Benches	1,500.00	6	10
Common Area - Park Area Picnic Tables	3,000.00	6	10
Common Area - Park Area Trash Can Enclosure	750.00	6	10
Common Area - Park Gazebo Rehab	1,500.00	4	10
Common Area - Perimeter Wall Repairs Allowance	5,000.00	4	5
Common Area - Storage Shed	4,000.00	10	20
Common Area - Tennis/Basketball Court Crack Seal and Painting	1.00	0	5
Common Area - Tennis/Basketball Court Fencing Chain Link Repair Allowance	1,500.00	4	5
Common Area - Tennis/Basketball Court Hoops Replacement	3,000.00	9	20
Common Area - Tennis/Basketball Court Lighting and Electrical Allowance	1,500.00	4	5
Common Area - Tennis/Basketball Court Rehab	60,000.00	24	30
Common Area - Tennis/Basketball Court Sealing and Striping (Done 2016)	5,000.00	5	10

**Parking Area**

Parking Area - Concrete Drainage Swale	15,000.00	14	30
Parking Area - Concrete Park Blocks	15,000.00	14	30
Parking Area - Concrete to Asphalt Joint Sealing (2019)	5,000.00	3	4
Parking Area - Crack Seal (2019)	2,500.00	1	2
Parking Area - Cut and Patch (2019)	11,000.00	9	10
Parking Area - Gravel Maintenance (Parking at Argent and at End of Coloeurs) ( Small Lot)	1,000.00	3	5
Parking Area - Lighting -Parking Lot Lights Fixtures	1,050.00	9	20
Parking Area - Neighborhood Parking Area Overlay	3,000.00	20	30
Parking Area - Neighborhood Parking Area Surface Maintenance Treatment (Done 2019)	700.00	4	5
Parking Area - Overlay	23,077.50	20	30
Parking Area - Striping and Curb Painting (2019)	2,000.00	4	5
Parking Area - Surface Maintenance Treatment (2019)	5,384.75	4	5
Parking Area - Tennis/Basketball Court Overlay	29,250.00	20	30
Parking Area - Tennis/Basketball Court Striping (2018)	1,500.00	0	5
Parking Area - Tennis/Basketball Court Surface Maintenance Treatment (2018)	8,190.00	0	5

**Pool Area**

Pool Area - Furniture	10,000.00	3	10
Pool Area - Furniture Allowance	2,500.00	1	2
Pool Area - Lighting and Electrical Allowance	1,500.00	4	5

Pool Area - Painting -Interior Walls	8,000.00	1	7
Pool Area - Pool Ceiling Rehab (Glue-Lam)	5,000.00	0	20
Pool Area - Pool Cover	4,000.00	14	20
Pool Area - Pool Deck Tile Resurface (Restrooms, Hall and Pool Area) Based on ASP Study	50,000.00	0	10
Pool Area - Pool Filter	3,700.00	2	3
Pool Area - Pool Heater (2018)	4,000.00	4	5
Pool Area - Pool Pump	2,800.00	6	7
Pool Area - Pool Resurface	20,000.00	9	10
Pool Area - Pool Signage	1,500.00	9	10
Pool Area - Pool Tile and Coping Stones	14,000.00	5	10
Pool Area - Restroom Bench Seating Refurbishment	1,500.00	0	5
Pool Area - Restroom Lockers	5,000.00	0	10
Pool Area - Restroom Remodel (Includes Shower)	8,000.00	0	20
Pool Area - Spa Air Supply Blower (Done 2019)	2,700.00	9	10
Pool Area - Spa Filter	800.00	2	3
Pool Area - Spa Heater (2015)	4,600.00	5	10
Pool Area - Spa Pump (2014)	2,400.00	2	3
Pool Area - Spa Resurface	6,000.00	4	7
Pool Area - Spa Tile and Coping Stones (Done 2019)	3,000.00	9	10
Pool Area - Ventilation System /Dehumidifier Rehab	40,000.00	13	40
Pool Area - Water Feature and Garden Area Rehab	6,000.00	0	10

**Reserve Study**

Reserve Study - Annual Update (All 3 Studies)	1,450.00	0	1
Reserve Study - Full Reserve Study (Done 2019)	3,350.00	3	5

**Vehicles**

Vehicles - Cars and Trucks -Honda Civic	22,000.00	4	10
Vehicles - Cars and Trucks -Silverado	40,000.00	2	10
Vehicles - Misc Allowance	1,500.00	0	2
Vehicles - Service and Inspection -Silverado 60 Mile Service	2,500.00	4	5
Vehicles - Utility Trailer	2,500.00	4	10

<b>Total:</b>	950,989.25		
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## 30 Year Planned Expenditures

*This is where you will spend your money in the next 30 years*

### 2020

Building Exterior - Front Doors Repairs Allowance	\$4,000.00
Common Area - Landscaping Hemlock/Weed Remediation (One Time Cost)	\$15,000.00
Common Area - Landscaping Trees (One Time Cost Tree Planting)	\$1.00
Common Area - Tennis/Basketball Court Crack Seal and Painting	\$1.00
Parking Area - Tennis/Basketball Court Striping (2018)	\$1,500.00
Parking Area - Tennis/Basketball Court Surface Maintenance Treatment (2018)	\$8,190.00
Pool Area - Pool Ceiling Rehab (Glue-Lam)	\$5,000.00
Pool Area - Pool Deck Tile Resurface (Restrooms, Hall and Pool Area) Based on ASP Study	\$50,000.00
Pool Area - Restroom Bench Seating Refurbishment	\$1,500.00
Pool Area - Restroom Lockers	\$5,000.00
Pool Area - Restroom Remodel (Includes Shower)	\$8,000.00
Pool Area - Water Feature and Garden Area Rehab	\$6,000.00
Reserve Study - Annual Update (All 3 Studies)	\$1,450.00
Vehicles - Misc Allowance	\$1,500.00
<b>Total</b>	<b>\$107,142.00</b>

### 2021

Clubhouse - Bar Appliances/Sink	\$2,562.50
Clubhouse - Exercise Room Sauna Rehab	\$15,375.00
Clubhouse - Painting Interior	\$2,050.00
Clubhouse - Security Camera System Replacement	\$7,687.50
Clubhouse - Security Key Fob System	\$5,125.00
Clubhouse - Water Softener	\$820.00
Common Area - Landscaping Trees Maintenance	\$10,250.00
Parking Area - Crack Seal (2019)	\$2,562.50
Pool Area - Furniture Allowance	\$2,562.50
Pool Area - Painting -Interior Walls	\$8,200.00
Reserve Study - Annual Update (All 3 Studies)	\$1,486.25
<b>Total</b>	<b>\$58,681.25</b>

**2022**

Clubhouse - Exercise Room Equipment Allowance	\$5,253.13
Clubhouse - Kitchen Appliance Allowance	\$2,626.56
Clubhouse - Windows and Doors Allowance	\$5,253.13
Common Area - Concrete Repair or Replacement Allowance	\$2,626.56
Common Area - Landscaping DG and Rock Replenishment	\$5,253.13
Common Area - Landscaping Trees Maintenance	\$10,506.25
Pool Area - Pool Filter	\$3,887.31
Pool Area - Spa Filter	\$840.50
Pool Area - Spa Pump (2014)	\$2,521.50
Reserve Study - Annual Update (All 3 Studies)	\$1,523.41
Vehicles - Cars and Trucks -Silverado	\$42,025.00
Vehicles - Misc Allowance	\$1,575.94
<b>Total</b>	<b>\$83,892.42</b>

**2023**

Building Exterior - Front Doors Repairs Allowance	\$4,307.56
Clubhouse - Community Room PA System	\$5,384.45
Clubhouse - Community Room Pool Table Rehab	\$4,307.56
Clubhouse - Security Key Fob System	\$5,384.45
Common Area - Landscaping Trees Maintenance	\$10,768.91
Parking Area - Concrete to Asphalt Joint Sealing (2019)	\$5,384.45
Parking Area - Crack Seal (2019)	\$2,692.23
Parking Area - Gravel Maintenance (Parking at Argent and at End of Coloeurs) ( Small Lot)	\$1,076.89
Pool Area - Furniture	\$10,768.91
Pool Area - Furniture Allowance	\$2,692.23
Reserve Study - Annual Update (All 3 Studies)	\$1,561.49
Reserve Study - Full Reserve Study (Done 2019)	\$3,607.58
<b>Total</b>	<b>\$57,936.71</b>

**2024**

Clubhouse - Art Work and Decorations	\$2,759.53
Clubhouse - Bar Stools	\$1,655.72
Clubhouse - Community Room Kitchen Furniture Allowance	\$5,519.06
Clubhouse - Drinking Fountain	\$1,655.72
Clubhouse - Flooring -Tile (Community Room)	\$13,245.75
Clubhouse - Furniture Allowance (Includes Lobby)	\$5,519.06
Clubhouse - Interior Doors Allowance	\$5,519.06
Clubhouse - Kitchen Painting	\$551.91
Clubhouse - Lighting and Electrical Allowance	\$5,519.06
Clubhouse - Office Equipment Allowance	\$1,655.72
Clubhouse - Office Furniture Allowance	\$1,655.72
Clubhouse - Painting and Wallpaper Removal (One Time Cost)	\$8,830.50
Clubhouse - Painting Community Room	\$2,759.53
Clubhouse - Utilities -Water/Sewer Allowance	\$5,519.06
Common Area - Landscaping and Irrigation	\$11,038.13
Common Area - Landscaping Trees Maintenance	\$11,038.13
Common Area - Park Gazebo Rehab	\$1,655.72
Common Area - Perimeter Wall Repairs Allowance	\$5,519.06
Common Area - Tennis/Basketball Court Fencing Chain Link Repair Allowance	\$1,655.72
Common Area - Tennis/Basketball Court Lighting and Electrical Allowance	\$1,655.72
Parking Area - Neighborhood Parking Area Surface Maintenance Treatment (Done 2019)	\$772.67
Parking Area - Striping and Curb Painting (2019)	\$2,207.63
Parking Area - Surface Maintenance Treatment (2019)	\$5,943.76
Pool Area - Lighting and Electrical Allowance	\$1,655.72
Pool Area - Pool Heater (2018)	\$4,415.25
Pool Area - Spa Resurface	\$6,622.88
Reserve Study - Annual Update (All 3 Studies)	\$1,600.53
Vehicles - Cars and Trucks -Honda Civic	\$24,283.88
Vehicles - Misc Allowance	\$1,655.72
Vehicles - Service and Inspection -Silverado 60 Mile Service	\$2,759.53
Vehicles - Utility Trailer	\$2,759.53
<b>Total</b>	<b>\$149,604.98</b>

**2025**

Clubhouse - Exercise Room Equipment Allowance	\$5,657.04
Clubhouse - Kitchen Appliance Allowance	\$2,828.52
Clubhouse - Security Key Fob System	\$5,657.04
Clubhouse - Windows and Doors Allowance	\$5,657.04
Common Area - Concrete Repair or Replacement Allowance	\$2,828.52
Common Area - Landscaping DG and Rock Replenishment	\$5,657.04
Common Area - Landscaping Trees Maintenance	\$11,314.08
Common Area - Tennis/Basketball Court Crack Seal and Painting	\$1.13
Common Area - Tennis/Basketball Court Sealing and Striping (Done 2016)	\$5,657.04
Parking Area - Crack Seal (2019)	\$2,828.52
Parking Area - Tennis/Basketball Court Striping (2018)	\$1,697.11
Parking Area - Tennis/Basketball Court Surface Maintenance Treatment (2018)	\$9,266.23
Pool Area - Furniture Allowance	\$2,828.52
Pool Area - Pool Filter	\$4,186.21
Pool Area - Pool Tile and Coping Stones	\$15,839.71
Pool Area - Restroom Bench Seating Refurbishment	\$1,697.11
Pool Area - Spa Filter	\$905.13
Pool Area - Spa Heater (2015)	\$5,204.48
Pool Area - Spa Pump (2014)	\$2,715.38
Reserve Study - Annual Update (All 3 Studies)	\$1,640.54
<b>Total</b>	<b>\$94,066.39</b>

**2026**

Building Exterior - Front Doors Repairs Allowance	\$4,638.77
Clubhouse - Painting Interior	\$2,319.39
Clubhouse - Security Camera System Replacement	\$8,697.70
Common Area - Landscaping Trees Maintenance	\$11,596.93
Common Area - Park Area Barbeques	\$1,739.54
Common Area - Park Area Benches	\$1,739.54
Common Area - Park Area Picnic Tables	\$3,479.08
Common Area - Park Area Trash Can Enclosure	\$869.77
Pool Area - Pool Pump	\$3,247.14
Reserve Study - Annual Update (All 3 Studies)	\$1,681.56
Vehicles - Misc Allowance	\$1,739.54
<b>Total</b>	<b>\$41,748.96</b>



**2027**

Clubhouse - Security Key Fob System	\$5,943.43
Common Area - Landscaping Trees Maintenance	\$11,886.86
Parking Area - Concrete to Asphalt Joint Sealing (2019)	\$5,943.43
Parking Area - Crack Seal (2019)	\$2,971.71
Pool Area - Furniture Allowance	\$2,971.71
Reserve Study - Annual Update (All 3 Studies)	\$1,723.59
<b>Total</b>	<b>\$31,440.73</b>

**2028**

Building Exterior - Painting Exterior (Done 2017)	\$14,620.83
Clubhouse - Community Room PA System	\$6,092.01
Clubhouse - Community Room Pool Table Rehab	\$4,873.61
Clubhouse - Exercise Room Equipment Allowance	\$6,092.01
Clubhouse - Exercise Room Flooring	\$6,701.22
Clubhouse - Flooring -Carpet (Library)	\$2,436.81
Clubhouse - Kitchen Appliance Allowance	\$3,046.01
Clubhouse - Signage -Emergency	\$6,092.01
Clubhouse - Window Treatments	\$4,873.61
Clubhouse - Windows and Doors Allowance	\$6,092.01
Common Area - Concrete Repair or Replacement Allowance	\$3,046.01
Common Area - Landscaping DG and Rock Replenishment	\$6,092.01
Common Area - Landscaping Trees Maintenance	\$12,184.03
Parking Area - Gravel Maintenance (Parking at Argent and at End of Coloeurs) ( Small Lot)	\$1,218.40
Pool Area - Painting -Interior Walls	\$9,747.22
Pool Area - Pool Filter	\$4,508.09
Pool Area - Spa Filter	\$974.72
Pool Area - Spa Pump (2014)	\$2,924.17
Reserve Study - Annual Update (All 3 Studies)	\$1,766.68
Reserve Study - Full Reserve Study (Done 2019)	\$4,081.65
Vehicles - Misc Allowance	\$1,827.60
<b>Total</b>	<b>\$109,290.71</b>

**2029**

Building Exterior - Front Doors Repairs Allowance	\$4,995.45
Clubhouse - Bar Rehab	\$3,122.16
Clubhouse - Flooring -Vinyl (Kitchen/Bar)	\$3,122.16
Clubhouse - Furniture Allowance (Includes Lobby)	\$6,244.31
Clubhouse - HVAC	\$24,352.83
Clubhouse - Interior Doors Allowance	\$6,244.31
Clubhouse - Library Gas Fireplace	\$1,248.86
Clubhouse - Lighting and Electrical Allowance	\$6,244.31
Clubhouse - Office Equipment Allowance	\$1,873.29
Clubhouse - Office Furniture Allowance	\$1,873.29
Clubhouse - Restroom(s) Remodel -Lobby	\$6,244.31
Clubhouse - Security Key Fob System	\$6,244.31
Clubhouse - Utilities -Water/Sewer Allowance	\$6,244.31
Clubhouse - Water Heater Replacement (2019)	\$2,123.07
Common Area - Landscaping and Irrigation	\$12,488.63
Common Area - Landscaping Trees Maintenance	\$12,488.63
Common Area - Monument Signage	\$6,244.31
Common Area - Perimeter Wall Repairs Allowance	\$6,244.31
Common Area - Tennis/Basketball Court Fencing Chain Link Repair Allowance	\$1,873.29
Common Area - Tennis/Basketball Court Hoops Replacement	\$3,746.59
Common Area - Tennis/Basketball Court Lighting and Electrical Allowance	\$1,873.29
Parking Area - Crack Seal (2019)	\$3,122.16
Parking Area - Cut and Patch (2019)	\$13,737.49
Parking Area - Lighting -Parking Lot Lights Fixtures	\$1,311.31
Parking Area - Neighborhood Parking Area Surface Maintenance Treatment (Done 2019)	\$874.20
Parking Area - Striping and Curb Painting (2019)	\$2,497.73
Parking Area - Surface Maintenance Treatment (2019)	\$6,724.81
Pool Area - Furniture Allowance	\$3,122.16
Pool Area - Lighting and Electrical Allowance	\$1,873.29
Pool Area - Pool Heater (2018)	\$4,995.45
Pool Area - Pool Resurface	\$24,977.26
Pool Area - Pool Signage	\$1,873.29
Pool Area - Spa Air Supply Blower (Done 2019)	\$3,371.93
Pool Area - Spa Tile and Coping Stones (Done 2019)	\$3,746.59
Reserve Study - Annual Update (All 3 Studies)	\$1,810.85
Vehicles - Service and Inspection -Silverado 60 Mile Service	\$3,122.16
<b>Total</b>	<b>\$202,296.70</b>

**2030**

Common Area - Landscaping Trees Maintenance	\$12,800.85
Common Area - Storage Shed	\$5,120.34
Common Area - Storage Shed	\$5,120.34
Common Area - Tennis/Basketball Court Crack Seal and Painting	\$1.28
Parking Area - Tennis/Basketball Court Striping (2018)	\$1,920.13
Parking Area - Tennis/Basketball Court Surface Maintenance Treatment (2018)	\$10,483.89
Pool Area - Pool Deck Tile Resurface (Restrooms, Hall and Pool Area) Based on ASP Study	\$64,004.23
Pool Area - Restroom Bench Seating Refurbishment	\$1,920.13
Pool Area - Restroom Lockers	\$6,400.42
Pool Area - Water Feature and Garden Area Rehab	\$7,680.51
Reserve Study - Annual Update (All 3 Studies)	\$1,856.12
Vehicles - Misc Allowance	\$1,920.13
<b>Total</b>	<b>\$119,228.37</b>

**2031**

Clubhouse - Bar Appliances/Sink	\$3,280.22
Clubhouse - Exercise Room Equipment Allowance	\$6,560.43
Clubhouse - Exercise Room Sauna Rehab	\$19,681.30
Clubhouse - Kitchen Appliance Allowance	\$3,280.22
Clubhouse - Painting Community Room	\$3,280.22
Clubhouse - Painting Interior	\$2,624.17
Clubhouse - Security Camera System Replacement	\$9,840.65
Clubhouse - Security Key Fob System	\$6,560.43
Clubhouse - Water Softener	\$1,049.67
Clubhouse - Windows and Doors Allowance	\$6,560.43
Common Area - Concrete Repair or Replacement Allowance	\$3,280.22
Common Area - Landscaping DG and Rock Replenishment	\$6,560.43
Common Area - Landscaping Trees Maintenance	\$13,120.87
Parking Area - Concrete to Asphalt Joint Sealing (2019)	\$6,560.43
Parking Area - Crack Seal (2019)	\$3,280.22
Pool Area - Furniture Allowance	\$3,280.22
Pool Area - Pool Filter	\$4,854.72
Pool Area - Spa Filter	\$1,049.67
Pool Area - Spa Pump (2014)	\$3,149.01
Pool Area - Spa Resurface	\$7,872.52
Reserve Study - Annual Update (All 3 Studies)	\$1,902.53
<b>Total</b>	<b>\$117,628.58</b>

**2032**

Building Exterior - Front Doors Repairs Allowance	\$5,379.56
Clubhouse - Flooring -Carpet (Meeting Room) (Done 2017)	\$2,017.33
Common Area - Landscaping Trees Maintenance	\$13,448.89
Reserve Study - Annual Update (All 3 Studies)	\$1,950.09
Vehicles - Cars and Trucks -Silverado	\$53,795.55
Vehicles - Misc Allowance	\$2,017.33
<b>Total</b>	<b>\$78,608.75</b>

**2033**

Clubhouse - Community Room PA System	\$6,892.56
Clubhouse - Community Room Pool Table Rehab	\$5,514.04
Clubhouse - Security Key Fob System	\$6,892.56
Common Area - Landscaping Trees Maintenance	\$13,785.11
Parking Area - Crack Seal (2019)	\$3,446.28
Parking Area - Gravel Maintenance (Parking at Argent and at End of Coloeurs) ( Small Lot)	\$1,378.51
Pool Area - Furniture	\$13,785.11
Pool Area - Furniture Allowance	\$3,446.28
Pool Area - Pool Pump	\$3,859.83
Pool Area - Ventilation System /Dehumidifier Rehab	\$55,140.44
Reserve Study - Annual Update (All 3 Studies)	\$1,998.84
Reserve Study - Full Reserve Study (Done 2019)	\$4,618.01
<b>Total</b>	<b>\$120,757.57</b>

**2034**

Clubhouse - Art Work and Decorations	\$3,532.43
Clubhouse - Bar Stools	\$2,119.46
Clubhouse - Community Room Kitchen Furniture Allowance	\$7,064.87
Clubhouse - Drinking Fountain	\$2,119.46
Clubhouse - Exercise Room Equipment Allowance	\$7,064.87
Clubhouse - Furniture Allowance (Includes Lobby)	\$7,064.87
Clubhouse - Interior Doors Allowance	\$7,064.87
Clubhouse - Kitchen Appliance Allowance	\$3,532.43
Clubhouse - Kitchen Painting	\$706.49
Clubhouse - Kitchen Remodel	\$8,477.84
Clubhouse - Lighting and Electrical Allowance	\$7,064.87
Clubhouse - Office Equipment Allowance	\$2,119.46
Clubhouse - Office Furniture Allowance	\$2,119.46
Clubhouse - Utilities -Water/Sewer Allowance	\$7,064.87
Clubhouse - Windows and Doors Allowance	\$7,064.87
Common Area - Concrete Repair or Replacement Allowance	\$3,532.43
Common Area - Landscaping and Irrigation	\$14,129.74
Common Area - Landscaping DG and Rock Replenishment	\$7,064.87
Common Area - Landscaping Trees Maintenance	\$14,129.74
Common Area - Park Gazebo Rehab	\$2,119.46
Common Area - Perimeter Wall Repairs Allowance	\$7,064.87
Common Area - Tennis/Basketball Court Fencing Chain Link Repair Allowance	\$2,119.46
Common Area - Tennis/Basketball Court Lighting and Electrical Allowance	\$2,119.46
Parking Area - Concrete Drainage Swale	\$21,194.61
Parking Area - Concrete Park Blocks	\$21,194.61
Parking Area - Neighborhood Parking Area Surface Maintenance Treatment (Done 2019)	\$989.08
Parking Area - Striping and Curb Painting (2019)	\$2,825.95
Parking Area - Surface Maintenance Treatment (2019)	\$7,608.51
Pool Area - Lighting and Electrical Allowance	\$2,119.46
Pool Area - Pool Cover	\$5,651.90
Pool Area - Pool Filter	\$5,228.00
Pool Area - Pool Heater (2018)	\$5,651.90
Pool Area - Spa Filter	\$1,130.38
Pool Area - Spa Pump (2014)	\$3,391.14
Reserve Study - Annual Update (All 3 Studies)	\$2,048.81
Vehicles - Cars and Trucks -Honda Civic	\$31,085.42
Vehicles - Misc Allowance	\$2,119.46
Vehicles - Service and Inspection -Silverado 60 Mile Service	\$3,532.43
Vehicles - Utility Trailer	\$3,532.43
<b>Total</b>	<b>\$245,765.24</b>

**2035**

Building Exterior - Front Doors Repairs Allowance	\$5,793.19
Clubhouse - Security Key Fob System	\$7,241.49
Common Area - Landscaping Trees Maintenance	\$14,482.98
Common Area - Tennis/Basketball Court Crack Seal and Painting	\$1.45
Common Area - Tennis/Basketball Court Sealing and Striping (Done 2016)	\$7,241.49
Parking Area - Concrete to Asphalt Joint Sealing (2019)	\$7,241.49
Parking Area - Crack Seal (2019)	\$3,620.75
Parking Area - Tennis/Basketball Court Striping (2018)	\$2,172.45
Parking Area - Tennis/Basketball Court Surface Maintenance Treatment (2018)	\$11,861.56
Pool Area - Furniture Allowance	\$3,620.75
Pool Area - Painting -Interior Walls	\$11,586.39
Pool Area - Pool Tile and Coping Stones	\$20,276.17
Pool Area - Restroom Bench Seating Refurbishment	\$2,172.45
Pool Area - Spa Heater (2015)	\$6,662.17
Reserve Study - Annual Update (All 3 Studies)	\$2,100.03
<b>Total</b>	<b>\$106,074.81</b>

**2036**

Clubhouse - Painting Interior	\$2,969.01
Clubhouse - Security Camera System Replacement	\$11,133.79
Common Area - Landscaping Trees Maintenance	\$14,845.06
Common Area - Park Area Barbeques	\$2,226.76
Common Area - Park Area Benches	\$2,226.76
Common Area - Park Area Picnic Tables	\$4,453.52
Common Area - Park Area Trash Can Enclosure	\$1,113.38
Reserve Study - Annual Update (All 3 Studies)	\$2,152.53
Vehicles - Misc Allowance	\$2,226.76
<b>Total</b>	<b>\$43,347.57</b>

**2037**

Building Exterior - Roof Replacement (Done 2017)	\$249,979.06
Clubhouse - Exercise Room Equipment Allowance	\$7,608.09
Clubhouse - Kitchen Appliance Allowance	\$3,804.05
Clubhouse - Security Key Fob System	\$7,608.09
Clubhouse - Windows and Doors Allowance	\$7,608.09
Common Area - Concrete Repair or Replacement Allowance	\$3,804.05
Common Area - Landscaping DG and Rock Replenishment	\$7,608.09
Common Area - Landscaping Trees Maintenance	\$15,216.18
Parking Area - Crack Seal (2019)	\$3,804.05
Pool Area - Furniture Allowance	\$3,804.05
Pool Area - Pool Filter	\$5,629.99
Pool Area - Spa Filter	\$1,217.29
Pool Area - Spa Pump (2014)	\$3,651.88
Reserve Study - Annual Update (All 3 Studies)	\$2,206.35
<b>Total</b>	<b>\$323,549.31</b>

**2038**

Building Exterior - Front Doors and Lock System (Replaced 2018)	\$15,596.59
Building Exterior - Front Doors Repairs Allowance	\$6,238.63
Clubhouse - Community Room PA System	\$7,798.29
Clubhouse - Community Room Pool Table Rehab	\$6,238.63
Clubhouse - Exercise Room Flooring	\$8,578.12
Clubhouse - Flooring -Carpet (Library)	\$3,119.32
Clubhouse - Painting Community Room	\$3,899.15
Clubhouse - Signage -Emergency	\$7,798.29
Clubhouse - Window Treatments	\$6,238.63
Common Area - Landscaping Trees Maintenance	\$15,596.59
Parking Area - Gravel Maintenance (Parking at Argent and at End of Coloeurs) ( Small Lot)	\$1,559.66
Pool Area - Spa Resurface	\$9,357.95
Reserve Study - Annual Update (All 3 Studies)	\$2,261.51
Reserve Study - Full Reserve Study (Done 2019)	\$5,224.86
Vehicles - Misc Allowance	\$2,339.49
<b>Total</b>	<b>\$101,845.71</b>

**2039**

Clubhouse - Community Room Pool Table Replacement	\$19,183.80
Clubhouse - Flooring -Tile (Lobby)	\$19,183.80
Clubhouse - Furniture Allowance (Includes Lobby)	\$7,993.25
Clubhouse - Interior Doors Allowance	\$7,993.25
Clubhouse - Lighting and Electrical Allowance	\$7,993.25
Clubhouse - Office Equipment Allowance	\$2,397.98
Clubhouse - Office Furniture Allowance	\$2,397.98
Clubhouse - Security Key Fob System	\$7,993.25
Clubhouse - Utilities -Water/Sewer Allowance	\$7,993.25
Clubhouse - Water Heater Replacement (2019)	\$2,717.71
Clubhouse - Windows and Doors Replacement	\$47,959.51
Common Area - Landscaping and Irrigation	\$15,986.50
Common Area - Landscaping Trees Maintenance	\$15,986.50
Common Area - Perimeter Wall Repairs Allowance	\$7,993.25
Common Area - Tennis/Basketball Court Fencing Chain Link Repair Allowance	\$2,397.98
Common Area - Tennis/Basketball Court Lighting and Electrical Allowance	\$2,397.98
Parking Area - Concrete to Asphalt Joint Sealing (2019)	\$7,993.25
Parking Area - Crack Seal (2019)	\$3,996.63
Parking Area - Cut and Patch (2019)	\$17,585.15
Parking Area - Neighborhood Parking Area Surface Maintenance Treatment (Done 2019)	\$1,119.06
Parking Area - Striping and Curb Painting (2019)	\$3,197.30
Parking Area - Surface Maintenance Treatment (2019)	\$8,608.33
Pool Area - Furniture Allowance	\$3,996.63
Pool Area - Lighting and Electrical Allowance	\$2,397.98
Pool Area - Pool Heater (2018)	\$6,394.60
Pool Area - Pool Resurface	\$31,973.00
Pool Area - Pool Signage	\$2,397.98
Pool Area - Spa Air Supply Blower (Done 2019)	\$4,316.36
Pool Area - Spa Tile and Coping Stones (Done 2019)	\$4,795.95
Reserve Study - Annual Update (All 3 Studies)	\$2,318.04
Vehicles - Service and Inspection -Silverado 60 Mile Service	\$3,996.63
<b>Total</b>	<b>\$283,656.13</b>



**2040**

Building Exterior - Painting Exterior (Done 2017)	\$19,663.40
Clubhouse - Exercise Room Equipment Allowance	\$8,193.08
Clubhouse - Kitchen Appliance Allowance	\$4,096.54
Clubhouse - Windows and Doors Allowance	\$8,193.08
Common Area - Concrete Repair or Replacement Allowance	\$4,096.54
Common Area - Landscaping DG and Rock Replenishment	\$8,193.08
Common Area - Landscaping Trees Maintenance	\$16,386.16
Common Area - Tennis/Basketball Court Crack Seal and Painting	\$1.64
Parking Area - Neighborhood Parking Area Overlay	\$4,915.85
Parking Area - Overlay	\$37,815.17
Parking Area - Tennis/Basketball Court Overlay	\$47,929.53
Parking Area - Tennis/Basketball Court Striping (2018)	\$2,457.92
Parking Area - Tennis/Basketball Court Surface Maintenance Treatment (2018)	\$13,420.27
Pool Area - Pool Ceiling Rehab (Glue-Lam)	\$8,193.08
Pool Area - Pool Deck Tile Resurface (Restrooms, Hall and Pool Area) Based on ASP Study	\$81,930.82
Pool Area - Pool Filter	\$6,062.88
Pool Area - Pool Pump	\$4,588.13
Pool Area - Restroom Bench Seating Refurbishment	\$2,457.92
Pool Area - Restroom Lockers	\$8,193.08
Pool Area - Restroom Remodel (Includes Shower)	\$13,108.93
Pool Area - Spa Filter	\$1,310.89
Pool Area - Spa Pump (2014)	\$3,932.68
Pool Area - Water Feature and Garden Area Rehab	\$9,831.70
Reserve Study - Annual Update (All 3 Studies)	\$2,375.99
Vehicles - Misc Allowance	\$2,457.92
<b>Total</b>	<b>\$319,806.28</b>

**2041**

Building Exterior - Front Doors Repairs Allowance	\$6,718.33
Clubhouse - Bar Appliances/Sink	\$4,198.95
Clubhouse - Exercise Room Sauna Rehab	\$25,193.73
Clubhouse - Painting Interior	\$3,359.16
Clubhouse - Security Camera System Replacement	\$12,596.86
Clubhouse - Security Key Fob System	\$8,397.91
Clubhouse - Water Softener	\$1,343.67
Common Area - Landscaping Trees Maintenance	\$16,795.82
Parking Area - Crack Seal (2019)	\$4,198.95
Pool Area - Furniture Allowance	\$4,198.95
Reserve Study - Annual Update (All 3 Studies)	\$2,435.39
<b>Total</b>	<b>\$89,437.72</b>

**2042**

Common Area - Landscaping Trees Maintenance	\$17,215.71
Pool Area - Painting -Interior Walls	\$13,772.57
Reserve Study - Annual Update (All 3 Studies)	\$2,496.28
Vehicles - Cars and Trucks -Silverado	\$68,862.86
Vehicles - Misc Allowance	\$2,582.36
<b>Total</b>	<b>\$104,929.78</b>

**2043**

Clubhouse - Community Room PA System	\$8,823.05
Clubhouse - Community Room Pool Table Rehab	\$7,058.44
Clubhouse - Exercise Room Equipment Allowance	\$8,823.05
Clubhouse - Kitchen Appliance Allowance	\$4,411.53
Clubhouse - Security Key Fob System	\$8,823.05
Clubhouse - Windows and Doors Allowance	\$8,823.05
Common Area - Concrete Repair or Replacement Allowance	\$4,411.53
Common Area - Landscaping DG and Rock Replenishment	\$8,823.05
Common Area - Landscaping Trees Maintenance	\$17,646.11
Parking Area - Concrete to Asphalt Joint Sealing (2019)	\$8,823.05
Parking Area - Crack Seal (2019)	\$4,411.53
Parking Area - Gravel Maintenance (Parking at Argent and at End of Coloeurs) ( Small Lot)	\$1,764.61
Pool Area - Furniture	\$17,646.11
Pool Area - Furniture Allowance	\$4,411.53
Pool Area - Pool Filter	\$6,529.06
Pool Area - Spa Filter	\$1,411.69
Pool Area - Spa Pump (2014)	\$4,235.07
Reserve Study - Annual Update (All 3 Studies)	\$2,558.69
Reserve Study - Full Reserve Study (Done 2019)	\$5,911.45
<b>Total</b>	<b>\$135,345.65</b>

**2044**

Building Exterior - Front Doors Repairs Allowance	\$7,234.90
Clubhouse - Art Work and Decorations	\$4,521.81
Clubhouse - Bar Stools	\$2,713.09
Clubhouse - Community Room Kitchen Furniture Allowance	\$9,043.63
Clubhouse - Drinking Fountain	\$2,713.09
Clubhouse - Flooring -Tile (Community Room)	\$21,704.71
Clubhouse - Furniture Allowance (Includes Lobby)	\$9,043.63
Clubhouse - Interior Doors Allowance	\$9,043.63
Clubhouse - Kitchen Painting	\$904.36
Clubhouse - Lighting and Electrical Allowance	\$9,043.63
Clubhouse - Office Equipment Allowance	\$2,713.09
Clubhouse - Office Furniture Allowance	\$2,713.09
Clubhouse - Utilities -Water/Sewer Allowance	\$9,043.63
Common Area - Landscaping and Irrigation	\$18,087.26
Common Area - Landscaping Trees Maintenance	\$18,087.26
Common Area - Park Gazebo Rehab	\$2,713.09
Common Area - Perimeter Wall Repairs Allowance	\$9,043.63
Common Area - Tennis/Basketball Court Fencing Chain Link Repair Allowance	\$2,713.09
Common Area - Tennis/Basketball Court Lighting and Electrical Allowance	\$2,713.09
Common Area - Tennis/Basketball Court Rehab	\$108,523.56
Parking Area - Neighborhood Parking Area Surface Maintenance Treatment (Done 2019)	\$1,266.11
Parking Area - Striping and Curb Painting (2019)	\$3,617.45
Parking Area - Surface Maintenance Treatment (2019)	\$9,739.54
Pool Area - Lighting and Electrical Allowance	\$2,713.09
Pool Area - Pool Heater (2018)	\$7,234.90
Reserve Study - Annual Update (All 3 Studies)	\$2,622.65
Vehicles - Cars and Trucks -Honda Civic	\$39,791.97
Vehicles - Misc Allowance	\$2,713.09
Vehicles - Service and Inspection -Silverado 60 Mile Service	\$4,521.81
Vehicles - Utility Trailer	\$4,521.81
<b>Total</b>	<b>\$331,059.69</b>

**2045**

Clubhouse - Painting Community Room	\$4,634.86
Clubhouse - Security Key Fob System	\$9,269.72
Common Area - Landscaping Trees Maintenance	\$18,539.44
Common Area - Tennis/Basketball Court Crack Seal and Painting	\$1.85
Common Area - Tennis/Basketball Court Sealing and Striping (Done 2016)	\$9,269.72
Parking Area - Crack Seal (2019)	\$4,634.86
Parking Area - Tennis/Basketball Court Striping (2018)	\$2,780.92
Parking Area - Tennis/Basketball Court Surface Maintenance Treatment (2018)	\$15,183.80
Pool Area - Furniture Allowance	\$4,634.86
Pool Area - Pool Tile and Coping Stones	\$25,955.22
Pool Area - Restroom Bench Seating Refurbishment	\$2,780.92
Pool Area - Spa Heater (2015)	\$8,528.14
Pool Area - Spa Resurface	\$11,123.66
Reserve Study - Annual Update (All 3 Studies)	\$2,688.22
<b>Total</b>	<b>\$120,026.19</b>

**2046**

Clubhouse - Exercise Room Equipment Allowance	\$9,501.46
Clubhouse - Kitchen Appliance Allowance	\$4,750.73
Clubhouse - Painting Interior	\$3,800.59
Clubhouse - Security Camera System Replacement	\$14,252.20
Clubhouse - Windows and Doors Allowance	\$9,501.46
Common Area - Concrete Repair or Replacement Allowance	\$4,750.73
Common Area - Landscaping DG and Rock Replenishment	\$9,501.46
Common Area - Landscaping Trees Maintenance	\$19,002.93
Common Area - Park Area Barbeques	\$2,850.44
Common Area - Park Area Benches	\$2,850.44
Common Area - Park Area Picnic Tables	\$5,700.88
Common Area - Park Area Trash Can Enclosure	\$1,425.22
Pool Area - Pool Filter	\$7,031.08
Pool Area - Spa Filter	\$1,520.23
Pool Area - Spa Pump (2014)	\$4,560.70
Reserve Study - Annual Update (All 3 Studies)	\$2,755.42
Vehicles - Misc Allowance	\$2,850.44
<b>Total</b>	<b>\$106,606.41</b>

**2047**

Building Exterior - Front Doors Repairs Allowance	\$7,791.20
Clubhouse - Flooring -Carpet (Meeting Room) (Done 2017)	\$2,921.70
Clubhouse - Security Key Fob System	\$9,739.00
Common Area - Landscaping Trees Maintenance	\$19,478.00
Parking Area - Concrete to Asphalt Joint Sealing (2019)	\$9,739.00
Parking Area - Crack Seal (2019)	\$4,869.50
Pool Area - Furniture Allowance	\$4,869.50
Pool Area - Pool Pump	\$5,453.84
Reserve Study - Annual Update (All 3 Studies)	\$2,824.31
<b>Total</b>	<b>\$67,686.05</b>

**2048**

Clubhouse - Community Room PA System	\$9,982.48
Clubhouse - Community Room Pool Table Rehab	\$7,985.98
Clubhouse - Exercise Room Flooring	\$10,980.72
Clubhouse - Flooring -Carpet (Library)	\$3,992.99
Clubhouse - Signage -Emergency	\$9,982.48
Clubhouse - Window Treatments	\$7,985.98
Common Area - Landscaping Trees Maintenance	\$19,964.95
Parking Area - Gravel Maintenance (Parking at Argent and at End of Coloeurs) ( Small Lot)	\$1,996.50
Reserve Study - Annual Update (All 3 Studies)	\$2,894.92
Reserve Study - Full Reserve Study (Done 2019)	\$6,688.26
Vehicles - Misc Allowance	\$2,994.74
<b>Total</b>	<b>\$85,450.00</b>

**2049**

Clubhouse - Bar Rehab	\$5,116.02
Clubhouse - Exercise Room Equipment Allowance	\$10,232.04
Clubhouse - Flooring -Vinyl (Kitchen/Bar)	\$5,116.02
Clubhouse - Furniture Allowance (Includes Lobby)	\$10,232.04
Clubhouse - HVAC	\$39,904.94
Clubhouse - Interior Doors Allowance	\$10,232.04
Clubhouse - Kitchen Appliance Allowance	\$5,116.02
Clubhouse - Library Gas Fireplace	\$2,046.41
Clubhouse - Lighting and Electrical Allowance	\$10,232.04
Clubhouse - Office Equipment Allowance	\$3,069.61
Clubhouse - Office Furniture Allowance	\$3,069.61
Clubhouse - Restroom(s) Remodel -Lobby	\$10,232.04
Clubhouse - Security Key Fob System	\$10,232.04
Clubhouse - Utilities -Water/Sewer Allowance	\$10,232.04
Clubhouse - Water Heater Replacement (2019)	\$3,478.89
Clubhouse - Windows and Doors Allowance	\$10,232.04
Common Area - Concrete Repair or Replacement Allowance	\$5,116.02
Common Area - Landscaping and Irrigation	\$20,464.07
Common Area - Landscaping DG and Rock Replenishment	\$10,232.04
Common Area - Landscaping Trees Maintenance	\$20,464.07
Common Area - Monument Signage	\$10,232.04
Common Area - Perimeter Wall Repairs Allowance	\$10,232.04
Common Area - Tennis/Basketball Court Fencing Chain Link Repair Allowance	\$3,069.61
Common Area - Tennis/Basketball Court Hoops Replacement	\$6,139.22
Common Area - Tennis/Basketball Court Lighting and Electrical Allowance	\$3,069.61
Parking Area - Crack Seal (2019)	\$5,116.02
Parking Area - Cut and Patch (2019)	\$22,510.48
Parking Area - Lighting -Parking Lot Lights Fixtures	\$2,148.73
Parking Area - Neighborhood Parking Area Surface Maintenance Treatment (Done 2019)	\$1,432.49
Parking Area - Striping and Curb Painting (2019)	\$4,092.81
Parking Area - Surface Maintenance Treatment (2019)	\$11,019.39
Pool Area - Furniture Allowance	\$5,116.02
Pool Area - Lighting and Electrical Allowance	\$3,069.61
Pool Area - Painting -Interior Walls	\$16,371.26
Pool Area - Pool Filter	\$7,571.71
Pool Area - Pool Heater (2018)	\$8,185.63
Pool Area - Pool Resurface	\$40,928.15
Pool Area - Pool Signage	\$3,069.61
Pool Area - Spa Air Supply Blower (Done 2019)	\$5,525.30
Pool Area - Spa Filter	\$1,637.13
Pool Area - Spa Pump (2014)	\$4,911.38
Pool Area - Spa Tile and Coping Stones (Done 2019)	\$6,139.22
Reserve Study - Annual Update (All 3 Studies)	\$2,967.29
Vehicles - Service and Inspection -Silverado 60 Mile Service	\$5,116.02

<b>Total</b>	<b>\$394,720.81</b>
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