

Rainbow Bend Homeowners Association

Full Reserve Study

Prepared for Year: 01/01/2026 - 12/31/2026



Better Reserve Consultants

Mari Jo Betterley RSS.0025, Amber Hancock RSS.0281 and Taylor Musselman RSS.0312

Table of Contents

Introduction	Page 3
Important Information	Page 11
Pictures	Page 12
Concepts	Page 16
Component Evaluation	Page 17
Recommended Reserve Contribution Concepts	Page 31
Recommended Reserve Contribution Details	Page 32
Reserve Budget Summary	Page 33
30-Year Planned Expenditures	Page 38



Better Reserve Consultants

Las Vegas, NV
702-605-1200

Fallon, NV
775-427-1617

betterreserves@gmail.com

Mari Jo Betterley
Nevada State RSS 0000025
National Certification - Professional Reserve Analyst 2331
Community Association Institute (CAI) Certified RS 169

June 25, 2025

Rainbow Bend Homeowners Association
Kenyon and Associates
645 Sierra Rose, Suite 104
Reno, NV 89511

Rainbow Bend Homeowners 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.

Reserve Study Requirements NRS 116.3115

2(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.

NRS 116.31152 Duties of Executive Board Regarding Study: The Executive Board Shall

NRS 116.31152 Study of reserves; duties of executive board regarding study; qualifications of person who conducts study; 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 and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore;

(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.

2. Except as otherwise provided in this subsection, the study of the reserves required by subsection 1 must be conducted by a person who holds a permit issued pursuant to chapter 116A of NRS.

NAC 116.415 Contents of Budget to Maintain Reserve

An executive board shall, in addition to the requirements set forth in paragraph (b) of subsection 1 of NRS 116.31151, include in the budget to maintain the reserve:

1. An estimate of the amount of reserve funds necessary in the projected fiscal year, based on industry standards, to complete the maintenance, repairs, replacement or 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 as recommended in the study of reserves conducted pursuant to NRS 116.31152; and
2. If the projected balance of the reserve account at the end of the budgeted fiscal year is less than the amount required to adequately fund the reserves on a reasonable basis at the end of the budgeted fiscal year, as determined by the study of reserves conducted pursuant to NRS 116.31152:
 - (a) The reason for the difference; and
 - (b) How this difference is proposed to be resolved by the executive board.

What is a Reserve Study?

- A Reserve Study is a financial planning tool to fund the repair, replacement, restoration and maintenance of the major components of the common elements. A major component of the common element includes, 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 or annual maintenance. This funding allows an equal payment of each cost over a period of time so that a large burden will not be placed on future owners. Day-to-day expenses and components included in the annual operating budget of an association are not included in the Reserve Study.
- 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 saves or "reserves" your Association's money properly so that there are no needs for "Special Reserve 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&R's 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.

Why have a Reserve Study?

A Reserve Study is required by Nevada Law:

NRS 116.3115 2(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.

There are Three Funding Plans: Baseline, Threshold and Full Funding

This Reserve Study is based on the Threshold Funding Plan: Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount.

Baseline Funding has a goal of maintaining funds above zero, while Full Funding has a goal of attaining and maintaining funding at 100% or greater. This is the most conservative funding goal.

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. They should think about their "vision" of what the property will look like in the future. Plans should be included in the Reserve Study to protect, preserve and enhance the property so that individual unit owner's property values will increase and the property will be maintained properly.

When the Preliminary Reserve 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 Zoom Workshop or Board Meeting to discuss the Study in detail with the Reserve Study Specialist to ensure accuracy and understanding.

When the Reserve Study is adopted by the Board, the Board of Directors should think of it as a real "working tool" to plan the future condition of the Association. The Reserve Study is to be reviewed and updated 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.

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. The Reserve Study Specialist will not perform invasive testing. The Condition of the Components may be based on Representative Sampling. Better Reserve Consultants has the required \$1,000,000.00 professional liability insurance coverage.

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 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.

Site Inspectors include: Kimberly Albrecht, Jason Hancock, Bryce Betterley and Logan Veatch.

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, President BRC, State of Nevada RSS.0025 2004-Present
National Association of Professional Reserve Analysts Certified RS #2331
Community Association Institute Certified RS #169
Chairman - Nevada Reserves for Recovery Task Force
Graduate University of Nevada

Paul Herzbrun, State of Nevada RSS.0234 2019-Present
Business Consultant – Business Systems and Processes 2004- 2019
Personal Development Coach – writing and execution of training courses 2004-2019

Amber Hancock, Regional VP BRC, State of Nevada RSS. 0281 2023- Present
Supervisory Community Association Manager SUPR-9079 2004- Present
Community Association Manager/SUPR 2003/2017 - Present

Taylor Musselman RSS.0312 April 2025-Present
Community Association Manager CAM9431 2019-Present

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. It is always best to work the Association's own vendors to obtain accurate information. Any consultants and other persons with expertise used to assist in the preparation of the reserve study names have been included in this Study.

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.

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

Initial Reserve Bank Balance

The beginning reserve bank balance is the cash balance at the beginning of the fiscal year/period beginning date. The bank balance may be an estimation of the future balance based on the current balance, additional transfers to the reserve bank account and expected expenditures prior to the beginning of the fiscal year. This balance is provided by the Board of Directors and/or the management company. This balance does not include any "due-to-from" amount if any funds are owed to the reserve account from past years.

NRS Requires that an Association is "Adequately Funded"

Nevada Law Requires that Association is Adequately Funded

NAC 116.425 (2) 2, (a) Reserve Study Contents. (NRS.11631152,116.615)

2. As used in this section, "adequately funded reserves" means the funds sufficient to maintain the common elements described in the governing documents:

- (a) At the level described in the most recently conducted or updated study of reserves; and
- (b) Without using the funds from the operating accounts or without special or reserve assessments, except for occurrences that are a result of unforeseen catastrophic events.

The funding level for each association may vary based on the size, age of the community and the component evaluation. It is strongly recommended that the board of directors work with their attorney and accountant to determine the level of funding that is adequate for their 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.

A Reserve Study Annual Update (by a Reserve Specialist) is Required per NRS

NRS 116.31151-Annual distribution to units' owners of operating and reserve budgets or summaries

1....The executive board shall, not less than 30 days or more than 60 days before the beginning of the fiscal year of the association, prepare and distribute to each unit's owner a copy of:

(a) The budget for the daily operation of the association. The budget must include, without limitation, the estimated annual revenue and expenditures of the association and any contributions to be made to the reserve account of the association.

(b) The budget to provide adequate funding for the reserves required by paragraph (b) of subsection 2 of NRS 116.3115. The budget must include, without limitation

(1) The CURRENT estimated replacement cost, estimated remaining life and estimated useful life of each major component of the common elements ...

(2) As of the end of the fiscal year for which the budget is prepared, the CURRENT estimate of the amount of cash reserves that are necessary, and the CURRENT amount of accumulated cash reserves that are set aside, to repair, replace or restore the major components of the common elements...

NRS 116.311522 states that the study of the reserves must be conducted by a person who holds a permit issued pursuant to chapter 116A of NRS

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.

Reserve Study Commencement Date

116.427

1. For the purposes of paragraph (a) of subsection 1 of NRS 116.31152, the 5 year period for conducting a reserve study commences on the date on which the on-site inspection of the major components is performed and concludes upon the adoption of the reserve study by the executive board at a meeting conducted pursuant to NRS 116.31083. For the purposes of this section, the adoption of the reserve study must take place before the culmination of 5 years after the date that the executive board last adopted a full reserve study that includes the information described in NAC 116.425.

2. After a full reserve study is conducted, the next full reserve study must be commenced on, or as close as practicable to, the same month and date that the previous on-site inspection of the major components was performed.

A Reserve Study is a Budget Planning Tool

Do NOT rely on this Reserve Study for condition assessment or evaluation of quality of work. This report is prepared as a budget planning tool to assist the association in its long-range financial planning. Use of the Study for any other purpose is not appropriate. The visual observations made do NOT constitute a Structural or Engineering Inspection and are not detailed enough to be relied upon, nor should they be relied upon, to determine violations of jurisdictional requirements (building ordinances, codes, etc.) relating to the safety, soundness, structural integrity, or habitability of the projects buildings of any individual component. A Reserve Study is a Budget Planning Tool and should not be used for other purposes.

We appreciate this opportunity to EARN your business. Better Reserve Consultants takes pride in completing an accurate Reserve Study that is very “customized” to your Association. It is our goal to provide a Reserve Study that you will actually use as a funding tool - a Study that you will believe in!

Thank you,

Mari Jo Betterley, RSS.0025, Amber Hancock RSS.0281 and Taylor Musselman RSS.0312
Better Reserve Consultants, LLC

Important Information

Reserve Study Prepared for Year: 01/01/2026 - 12/31/2026

Reserve Study Site Inspection Date / Commencement Date: 10/29/2024

Assessment Paying Members/ Units: 402

Location of Association: Sparks, Nevada

Funding Plan: Threshold Funding

Reserve Bank Accounts Interest Rate and Balance as of: 01/01/2025

Reserve Bank Account	4.00%	<u>\$878,102.88</u>
----------------------	-------	---------------------

Total: \$878,102.88

Inflation Rate: 3.00% (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: \$110,000.00

Total estimated current replacement costs of the major component inventory: \$2,280,149.21

"Due-to-From" - Due to the Reserve Account from the Operating Account: \$0.00

(Amount that was not transferred to the Reserve Account as required per the last Reserve Study)

Total Special Reserve Assessment Recommended: \$241,200.00



The Clubhouse Kitchen Renovation and Furniture Replacement has been included in the reserve study. The cost and useful lives were provided by the board of directors.



The Pool Area Renovation is being completed in 2025. The many components will have a "like new" estimated useful life. The costs are based on actual bids and invoices presented by the vendor.



The asphalt parking lot maintenance schedule includes surface maintenance treatment, crack seal, overlay, cut and patch and striping.



The exterior of homes and front yards are maintained by the individual owners and have not been included in the reserve study.



Complete replacement of the exercise equipment has not been scheduled. Instead, replacement is scheduled to be done as needed, through an allowance.



The Clubhouse Interior Components include Flooring, Painting, Furnishings, Pool Area Renovations, Lighting, Heating and Equipment. The costs and useful lives of each component were provided by the Board of Directors.



The Clubhouse Exterior Components include Painting, Roof Replacement and Repairs, Windows and Doors. The costs and useful lives of each component are an estimation only.



The association is well maintained and in overall 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	Unit of Measure	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1.	Doors Repairs (Operating Expense)	2055	allowance	\$	\$0	30	30
2.	Doors Replacement - Double Door - Pool Area (Done 2024)	2044	1 unit	\$10,300	\$10,300	19	20
3.	Doors Replacement - Double Doors - Front Doors	2028	1 unit	\$10,300	\$10,300	3	20
4.	Doors Replacement - Single Doors	2034	7 units	\$5,150/unit	\$36,050	9	20
5.	Lot A & B Awnings Replacement (Done 2024)	2034	3 units	\$900/unit	\$2,700	9	10
6.	Lot A & B Fence/Wall Painting and Repairs	2030	allowance	\$5,700	\$5,700	5	5
7.	Lot A & B Gutters/Drainage Repairs or Replacement	2030	allowance	\$3,100	\$3,100	5	5
8.	Lot A & B Painting and Repairs	2040	allowance	\$10,300	\$10,300	15	15
9.	Lot A & B Roof Replacement	2038	4570 sq ft	\$15.40/sq ft	\$70,378	13	20
10.	Painting Exterior	2032	all	\$41,200	\$41,200	7	15
11.	Roof Inspection and Repairs (Done 2025)	2025	allowance	\$5,200	\$5,200	0	5
12.	Roof Replacement	2037	29951 sq ft	\$2.58/sq ft	\$77,273.58	12	20



Building Interior

	Component	Year Scheduled	Unit of Measure	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1.	Lot A & B Electrical and Lighting	2030	allowance	\$2,600	\$2,600	5	5
2.	Lot A & B Flooring - Carpet Replacement	2031	as needed	\$9,300	\$9,300	6	10
3.	Lot A & B Flooring - Tile Replacement	2034	as needed	\$4,200	\$4,200	9	25
4.	Lot A & B HVAC Replacement (Done 2024)	2044	1 unit	\$7,700	\$7,700	19	20
5.	Lot A & B Painting and Wallpaper Removal	2031	as needed	\$11,000	\$11,000	6	10
6.	Lot A & B Reception Desk Rehab/Remodel	2031	as needed	\$3,600	\$3,600	6	10
7.	Lot A & B Restroom Remodel	2030	2 units	\$3,600/unit	\$7,200	5	20
8.	Lot A & B Restroom Water Heater	2036	1 unit	\$2,600	\$2,600	11	12
9.	Lot A & B Utilities - Water/Sewer	2030	allowance	\$5,700	\$5,700	5	5
10.	Lot A & B Warehouse Floor Installation (Operating Expense)	2054	as needed	\$	\$0	29	30
11.	Lot A & B Warehouse Roll Up Door	2030	1 unit	\$6,200	\$6,200	5	20
12.	Lot A & B Water Heater (Done 2024)	2039	as needed	\$7,000	\$7,000	14	15

Building Interior (Continued)

Component		Year Scheduled	Unit of Measure	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
13.	Lot A & B Water Softener System (Done 2024)	2034	as needed	\$6,300	\$6,300	9	10
14.	Lot A & B Windows and Doors	2040	as needed	\$11,300	\$11,300	15	30



Clubhouse

Component	Year Scheduled	Unit of Measure	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1. Art Work and Decorations	2030	as needed	\$3,100	\$3,100	5	5
2. Bar - Appliances/Sink	2035	allowance	\$5,200	\$5,200	10	10
3. Bar - Flooring Vinyl (Kitchen/Bar)	2030	as needed	\$3,100	\$3,100	5	20
4. Bar - Rehab	2030	as needed	\$5,200	\$5,200	5	20
5. Bar - Stools	2030	10 units	\$360/unit	\$3,600	5	10
6. Community Room - Kitchen Furniture	2035	allowance	\$7,700	\$7,700	10	10
7. Community Room - PA System Upgrade (Projector, Sound System, Etc)	2025	1 unit	\$34,500	\$34,500	0	10
8. Community Room - Pool Table Rehab	2029	2 units	\$2,600/unit	\$5,200	4	5
9. Community Room - Pool Table Replacement	2044	2 units	\$7,700/unit	\$15,400	19	30
10. Drinking Fountain	2029	2 units	\$1,000/unit	\$2,000	4	20
11. Exercise Room Equipment	2027	allowance	\$5,700	\$5,700	2	2
12. Exercise Room Flooring	2028	as needed	\$6,100	\$6,100	3	10
13. Exercise Room Sauna Rehab (Done 2024)	2034	1 unit	\$6,200	\$6,200	9	10
14. Exterior Painting (Done 2020)	2040	as needed	\$45,000	\$45,000	15	20
15. Exterior Roof Replacement	2040	31058 sq ft	\$4.50/sq ft	\$139,761	15	30
16. Flooring -Carpet (Library)	2028	all	\$2,600	\$2,600	3	10

Clubhouse (Continued)

	Component	Year Scheduled	Unit of Measure	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
17.	Flooring -Carpet (Meeting Room)	2028	all	\$2,100	\$2,100	3	15
18.	Flooring -Tile (Lobby)	2039	all	\$15,400	\$15,400	14	30
19.	Flooring -Tile (Rainbow Room)	2029	all	\$15,400	\$15,400	4	20
20.	Furniture (Includes Lobby)	2030	allowance	\$5,200	\$5,200	5	5
21.	HVAC Replacement (Done 2024)	2044	3 units	\$8,750/unit	\$26,250	19	20
22.	Interior Doors Replacement	2030	allowance	\$5,700	\$5,700	5	5
23.	Kitchen Appliance Replacement	2027	as needed	\$8,300	\$8,300	2	10
24.	Kitchen Remodel (Cabinets and Counters)	2039	as needed	\$7,700	\$7,700	14	30
25.	Library Gas Fireplace	2029	1 unit	\$1,600	\$1,600	4	20
26.	Lighting and Electrical	2029	as needed	\$5,200	\$5,200	4	5
27.	Office Equipment	2030	allowance	\$2,600	\$2,600	5	5
28.	Office Furniture	2030	allowance	\$1,600	\$1,600	5	5
29.	Painting and Wallpaper Removal Hallway and Lobby (One Time Cost)	2029	as needed	\$8,800	\$8,800	4	30
30.	Painting Interior	2036	as needed	\$5,200	\$5,200	11	7
31.	Painting Rainbow Room and Kitchen and Cabinets (Done 2024)	2039	as needed	\$10,800	\$10,800	14	15
32.	Patrol Office Electrical Work (Done 2024)	2040	allowance	\$3,900	\$3,900	15	15
33.	Restroom(s) Remodel - Lobby	2029	2 units	\$3,100/unit	\$6,200	4	20
34.	Security Camera System Replacement and Upgrades	2026	as needed	\$8,300	\$8,300	1	5
35.	Security Key Fob System	2026	1 unit	\$51,500	\$51,500	1	10
36.	Signage - Emergency (Operating Expense)	2055	as needed	\$	\$0	30	30
38.	Sound System - Future Component Replacement	2030	allowance	\$5,000	\$5,000	5	5
37.	Sound System (Screen, Projector, TV, Speakers, WiFi) (Done 2025)	2025	1 unit	\$34,500	\$34,500	0	20
39.	Utilities - Water/Sewer/Plumbing	2030	allowance	\$5,200	\$5,200	5	5
40.	Water Heater Replacement (Done 2024)	2034	1 unit	\$2,700	\$2,700	9	10
41.	Water Softener	2031	1 unit	\$1,000	\$1,000	6	10
42.	Window Treatments	2035	allowance	\$4,200	\$4,200	10	10
43.	Windows and Doors	2027	as needed	\$5,700	\$5,700	2	3

Clubhouse (Continued)

Component		Year Scheduled	Unit of Measure	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
44.	Windows and Doors Replacement	2039	as needed	\$33,000	\$33,000	14	30



Common Area

	Component	Year Scheduled	Unit of Measure	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1.	Concrete Repair or Replacement	2028	allowance	\$5,200	\$5,200	3	3
2.	Landscaping - DG and Rock Replenishment	2028	allowance	\$5,700	\$5,700	3	3
3.	Landscaping - Renovation (Plants, Brushes, Trees Replacement)	Annual	allowance	\$1,100	\$1,100	1	1
4.	Landscaping Irrigation	2030	allowance	\$10,300	\$10,300	5	5
5.	Landscaping Trees Maintenance	2026	as needed	\$15,400	\$15,400	1	2
6.	Monument Signage (Entrance)	2026	1 unit	\$5,700	\$5,700	1	20
7.	Park Area Barbeques	2026	2 units	\$1,000/unit	\$2,000	1	10
8.	Park Area Benches (Done 2024)	2034	3 units	\$1,030/unit	\$3,090	9	10
9.	Park Area Picnic Tables Phase 01(Done 2025)	2034	2 units	\$1,050/unit	\$2,100	9	10
10.	Park Area Picnic Tables Phase 02	2027	1 unit	\$1,100	\$1,100	2	10
11.	Park Area Trash Can Enclosure	2029	2 units	\$1,000/unit	\$2,000	4	10
12.	Park Gazebo Rehab Sanding and Painting (Done 2024)	2029	as needed	\$1,700	\$1,700	4	5
13.	Perimeter Wall Repairs	2030	allowance	\$5,500	\$5,500	5	5
14.	Storage Shed	2030	2 units	\$2,600/unit	\$5,200	5	20

Common Area (Continued)

	Component	Year Scheduled	Unit of Measure	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
15.	Tennis/Basketball Court Fencing Chain Link Repair	2030	allowance	\$1,700	\$1,700	5	5
16.	Tennis/Basketball Court Hoops Replacement	2029	2 units	\$1,650/unit	\$3,300	4	20
17.	Tennis/Basketball Court Lighting and Electrical (Done 2024)	2030	allowance	\$1,600	\$1,600	5	5
18.	Tennis/Basketball Court Pickle Ball - Crack Seal and Painting	2026	as needed	\$7,700	\$7,700	1	5
19.	Tennis/Basketball Court Rehab	2026	as needed	\$67,000	\$67,000	1	30



Parking Area

Component		Year Scheduled	Unit of Measure	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1.	Concrete Drainage Swale	2034	as needed	\$16,400	\$16,400	9	30
2.	Concrete Park Blocks	2034	as needed	\$16,400	\$16,400	9	30
3.	Concrete to Asphalt Joint Sealing	2026	as needed	\$5,500	\$5,500	1	4
4.	Crack Seal	2026	as needed	\$2,800	\$2,800	1	2
5.	Cut and Patch	2029	as needed	\$10,300	\$10,300	4	10
6.	Gravel Maintenance (Parking at Argent and at End of Coloeurs) (Small Lot)	2026	as needed	\$1,600	\$1,600	1	5
7.	Lighting -Parking Lot Lights Fixtures	2029	3 units	\$412/unit	\$1,236	4	20
8.	Lot A & B Concrete Repair and Replacement	2030	allowance	\$1,800	\$1,800	5	5
9.	Lot A & B Cut and Patch	2035	allowance	\$6,200	\$6,200	10	10
10.	Lot A & B Overlay	2055	allowance	\$2.83/allowance	\$22,300.40	30	30
11.	Lot A & B Surface Maintenance Treatment	2030	allowance	\$.40/allowance	\$3,167.76	5	5
12.	Neighborhood Parking Area Overlay	2044	2000 sq ft	\$2.85/sq ft	\$5,700	19	30
13.	Neighborhood Parking Area Surface Maintenance Treatment (Done 2019)	2026	2000 sq ft	\$.45/sq ft	\$900	1	5
14.	Overlay	2040	15385 sq ft	\$1.64/sq ft	\$25,231.40	15	30
15.	Striping and Curb Painting	2026	as needed	\$2,300	\$2,300	1	5

Parking Area (Continued)

Component		Year Scheduled	Unit of Measure	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
16.	Surface Maintenance Treatment	2026	15385 sq ft	\$.38/sq ft	\$5,877.07	1	5



Pool Area

Component	Year Scheduled	Unit of Measure	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1. Deck Pavers Repairs	2035	allowance	\$5,000	\$5,000	10	10
2. Door Replacement	2035	1 unit	\$10,000	\$10,000	10	10
3. Furniture	2029	all	\$10,300	\$10,300	4	20
4. Furniture Cushions (Operating Expense)	2055	as needed	\$	\$0	30	30
5. Lighting and Electrical	2030	allowance	\$1,600	\$1,600	5	5
6. Painting -Interior Walls (2025)	2032	as needed	\$8,800	\$8,800	7	7
7. Plant Area Rehab	2025	as needed	\$5,200	\$5,200	0	10
8. Pool Ceiling Rehab (Glue-Lam) (2025)	2045	as needed	\$5,500	\$5,500	20	20
9. Pool Cover (2025)	2045	ea	\$4,500	\$4,500	20	20
10. Pool Filter	2028	ea	\$4,200	\$4,200	3	3
11. Pool Heater (2024)	2029	1 unit	\$6,700	\$6,700	4	5
12. Pool Pump	2031	1 unit	\$3,100	\$3,100	6	7
13. Pool Renovation (Done 2025) (One Time Cost)	2025	as needed	\$745,534	\$745,534	0	30
14. Pool Resurface	2035	1 unit	\$21,800	\$21,800	10	10
15. Pool Signage	2035	as needed	\$1,700	\$1,700	10	10
16. Restroom Bench Seating Refurbishment	2027	as needed	\$1,700	\$1,700	2	5
17. Restroom Lockers	2027	2 units	\$2,750/unit	\$5,500	2	10
18. Restroom Remodel (Includes Shower)	2027	2 units	\$8,750/unit	\$17,500	2	20

Pool Area (Continued)

	Component	Year Scheduled	Unit of Measure	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
19.	Spa Air Supply Blower - Air Pump	2029	1 unit	\$3,000	\$3,000	4	10
20.	Spa Filter	2028	1 unit	\$1,600	\$1,600	3	3
21.	Spa Heater	2035	1 unit	\$6,700	\$6,700	10	10
22.	Spa Pump	2028	1 unit	\$2,700	\$2,700	3	3
23.	Spa Resurface	2033	1 unit	\$9,300	\$9,300	8	8
24.	Ventilation System / Dehumidifier - Boiler	2031	1 unit	\$6,700	\$6,700	6	10
25.	Ventilation System / Dehumidifier Rehab	2045	as needed	\$170,000	\$170,000	20	30

Vehicles

	Component	Year Scheduled	Unit of Measure	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1.	Cars and Trucks - Will be Replaced with Golf Cart	2054	1 unit	\$	\$0	29	30
2.	Golf Carts	2034	1 unit	\$10,300	\$10,300	9	10
3.	Misc Repairs	2027	allowance	\$1,700	\$1,700	2	2
4.	Utility Trailer	2035	1 unit	\$3,800	\$3,800	10	10



Reserve Study

Component		Year Scheduled	Unit of Measure	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1.	Annual Update (Both Studies) (Required per NRS 116.31151)	Annual	ea	TBD	To Be Determined	1	1
2.	Full Reserve Study (Done 2025)	2030	ea	TBD	To Be Determined	5	5

Recommended Reserve Contribution and Funding Levels - Concepts

Beginning of the Year Balance	Reserve Bank Account(s) Balance as of the Beginning of the year
Special Reserve Assessment	A temporary assessment levied on the members in addition to regular assessments by the board of directors when necessary for several reasons, including funding a major repair or replacement of a common element or funding, in general, the reserve account.
Annual Transfer	Recommended Transfer or Annual Contribution to the Reserve Account
Monthly Contribution per Unit	An example of the amount of money that each unit owner would contribute to the Reserve Bank Account each month
Annual Expenditures	Estimated Expenditures based on the Component Evaluation
Investment Earnings	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.
Income Tax	Estimated Income Tax - 30% of the Reserve Bank Account(s) earned interest
End of the Year Balance	Recommended Reserve Bank Account Ending Balance at the end of the Fiscal Year
% Funded	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.
Fully Funded	Funding of 100% of the depreciation of each Component.

0% - 39% 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% - 69% Funded is considered to be a "fair" financial position. This does not represent financial strength and stability. The likelihood of a Special Reserve Assessment is still possible. The Association should make every effort to continue strengthening the financial position of the Reserve Fund.

70% - 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.

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%)
2025	\$878,102.88	\$0.00	\$110,000.00	\$22.80	\$824,934.00	\$35,124.00	\$10,537.20	\$187,755.68	25.31	\$741,882.27
2026	\$187,755.68	\$48,240.00	\$120,000.00	\$24.88	\$183,007.38	\$7,510.00	\$2,253.00	\$178,245.30	25.15	\$708,664.94
2027	\$178,245.30	\$48,240.00	\$130,000.00	\$26.95	\$51,241.47	\$7,130.00	\$2,139.00	\$310,234.83	38.31	\$809,814.17
2028	\$310,234.83	\$48,240.00	\$150,000.00	\$31.09	\$65,345.07	\$12,409.00	\$3,722.70	\$451,816.06	50.00	\$903,626.58
2029	\$451,816.06	\$48,240.00	\$170,000.00	\$35.24	\$102,912.03	\$18,073.00	\$5,421.90	\$579,795.13	59.95	\$967,112.58
2030	\$579,795.13	\$48,240.00	\$190,000.00	\$39.39	\$159,246.90	\$23,192.00	\$6,957.60	\$675,022.63	68.85	\$980,429.90
2031	\$675,022.63	\$0.00	\$200,000.00	\$41.46	\$106,601.49	\$27,001.00	\$8,100.30	\$787,321.84	74.91	\$1,050,985.11
2032	\$787,321.84	\$0.00	\$200,000.00	\$41.46	\$87,321.05	\$31,493.00	\$9,447.90	\$922,045.89	80.38	\$1,147,143.04
2033	\$922,045.89	\$0.00	\$200,000.00	\$41.46	\$29,769.10	\$36,882.00	\$11,064.60	\$1,118,094.19	85.49	\$1,307,835.67
2034	\$1,118,094.19	\$0.00	\$200,000.00	\$41.46	\$221,080.76	\$44,724.00	\$13,417.20	\$1,128,320.23	87.68	\$1,286,849.73
2035	\$1,128,320.23	\$0.00	\$200,000.00	\$41.46	\$264,573.83	\$45,133.00	\$13,539.90	\$1,095,339.50	89.28	\$1,226,898.19
2036	\$1,095,339.50	\$0.00	\$200,000.00	\$41.46	\$156,386.68	\$43,814.00	\$13,144.20	\$1,169,622.62	91.50	\$1,278,269.22
2037	\$1,169,622.62	\$0.00	\$200,000.00	\$41.46	\$173,620.02	\$46,785.00	\$14,035.50	\$1,228,752.10	93.16	\$1,319,019.32
2038	\$1,228,752.10	\$0.00	\$200,000.00	\$41.46	\$157,100.81	\$49,150.00	\$14,745.00	\$1,306,056.29	94.46	\$1,382,654.33
2039	\$1,306,056.29	\$0.00	\$200,000.00	\$41.46	\$198,149.25	\$52,242.00	\$15,672.60	\$1,344,476.44	95.18	\$1,412,541.55
2040	\$1,344,476.44	\$0.00	\$200,000.00	\$41.46	\$551,769.96	\$53,779.00	\$16,133.70	\$1,030,351.78	93.98	\$1,096,371.97
2041	\$1,030,351.78	\$0.00	\$200,000.00	\$41.46	\$122,081.36	\$41,214.00	\$12,364.20	\$1,137,120.22	94.29	\$1,206,002.24
2042	\$1,137,120.22	\$0.00	\$200,000.00	\$41.46	\$53,221.68	\$45,485.00	\$13,645.50	\$1,315,738.04	94.44	\$1,393,264.26
2043	\$1,315,738.04	\$0.00	\$200,000.00	\$41.46	\$59,925.65	\$52,630.00	\$15,789.00	\$1,492,653.39	94.17	\$1,585,045.63
2044	\$1,492,653.39	\$0.00	\$200,000.00	\$41.46	\$239,949.76	\$59,706.00	\$17,911.80	\$1,494,497.83	92.89	\$1,608,850.36
2045	\$1,494,497.83	\$0.00	\$210,000.00	\$43.53	\$758,869.71	\$59,780.00	\$17,934.00	\$987,474.12	87.96	\$1,122,593.68
2046	\$987,474.12	\$0.00	\$220,000.00	\$45.61	\$258,352.26	\$39,499.00	\$11,849.70	\$976,771.16	86.50	\$1,129,231.93
2047	\$976,771.16	\$0.00	\$230,000.00	\$47.68	\$160,569.47	\$39,071.00	\$11,721.30	\$1,073,551.39	86.53	\$1,240,615.79
2048	\$1,073,551.39	\$0.00	\$240,000.00	\$49.75	\$91,969.12	\$42,942.00	\$12,882.60	\$1,251,641.67	87.49	\$1,430,655.94
2049	\$1,251,641.67	\$0.00	\$250,000.00	\$51.82	\$226,323.17	\$50,066.00	\$15,019.80	\$1,310,364.70	87.39	\$1,499,362.14
2050	\$1,310,364.70	\$0.00	\$250,000.00	\$51.82	\$286,570.69	\$52,415.00	\$15,724.50	\$1,310,484.51	86.35	\$1,517,642.53
2051	\$1,310,484.51	\$0.00	\$250,000.00	\$51.82	\$156,303.42	\$52,419.00	\$15,725.70	\$1,440,874.39	86.06	\$1,674,248.57
2052	\$1,440,874.39	\$0.00	\$260,000.00	\$53.90	\$96,626.07	\$57,635.00	\$17,290.50	\$1,644,592.82	86.43	\$1,902,707.63
2053	\$1,644,592.82	\$0.00	\$260,000.00	\$53.90	\$39,581.15	\$65,784.00	\$19,735.20	\$1,911,060.47	86.77	\$2,202,464.73
2054	\$1,911,060.47	\$0.00	\$260,000.00	\$53.90	\$321,765.46	\$76,442.00	\$22,932.60	\$1,902,804.41	85.04	\$2,237,533.98
Total:		\$241,200.00	\$6,100,000.00		\$6,205,168.77	\$1,269,529.00	\$380,858.70			

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.

NRS 116.31151-Annual distribution to units' owners of operating and reserve budgets or summaries

1....The executive board shall, not less than 30 days or more than 60 days before the beginning of the fiscal year of the association, prepare and distribute to each unit's owner a copy of:

(a)The budget for the daily operation of the association. The budget must include, without limitation, the estimated annual revenue and expenditures of the association and any contributions to be made to the reserve account of the association.

(b)The budget to provide adequate funding for the reserves required by paragraph (b) of subsection 2 of NRS 116.3115. The budget must include, without limitation

(1) The CURRENT estimated replacement cost, estimated remaining life and estimated useful life of each major component of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore;

(2) As of the end of the fiscal year for which the budget is prepared, the CURRENT estimate of the amount of cash reserves that are necessary, and the CURRENT amount of accumulated cash reserves that are set aside, to repair, replace or restore the major components of the common elements...

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 Prepared for Year: 01/01/2026 - 12/31/2026

Projected Reserve Bank Balance as of Beginning Date: \$187,755.68

Annual Contribution to the Reserve Account: \$120,000.00

Estimated Expenditures: \$183,007.38

Projected Reserve Bank Balance at the End of the Fiscal Year: \$178,245.30

Planned Special Reserve Assessments: \$48,240.00

Current "Due-to-From" Amount - Due to Reserve Account from Operating Account: \$0.00

(Amount that was not transferred to the Reserve Account per previous Reserve Study)

Study Funding Plan: Threshold Funding

Reserve Study Completed By: Reserve Study Specialists: Mari Jo Betterley RSS.0025, Amber Hancock RSS.0281 and Taylor Musselman RSS.0312, Better Reserve Consultants

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

Component	Today's Cost	Estimated Remaining Useful Life	Estimated Life When New
<u>Building Exterior</u>			
Doors Repairs (Operating Expense)	\$0	30	30
Doors Replacement - Double Door - Pool Area (Done 2024)	\$10,300	19	20
Doors Replacement - Double Doors - Front Doors	\$10,300	3	20
Doors Replacement - Single Doors	\$36,050	9	20
Lot A & B Awnings Replacement (Done 2024)	\$2,700	9	10
Lot A & B Fence/Wall Painting and Repairs	\$5,700	5	5
Lot A & B Gutters/Drainage Repairs or Replacement	\$3,100	5	5
Lot A & B Painting and Repairs	\$10,300	15	15
Lot A & B Roof Replacement	\$70,378	13	20
Painting Exterior	\$41,200	7	15
Roof Inspection and Repairs (Done 2025)	\$5,200	0	5
Roof Replacement	\$77,273.58	12	20
Subtotal:	\$272,501.58		
<u>Building Interior</u>			
Lot A & B Electrical and Lighting	\$2,600	5	5
Lot A & B Flooring - Carpet Replacement	\$9,300	6	10
Lot A & B Flooring - Tile Replacement	\$4,200	9	25
Lot A & B HVAC Replacement (Done 2024)	\$7,700	19	20
Lot A & B Painting and Wallpaper Removal	\$11,000	6	10
Lot A & B Reception Desk Rehab/Remodel	\$3,600	6	10
Lot A & B Restroom Remodel	\$7,200	5	20
Lot A & B Restroom Water Heater	\$2,600	11	12
Lot A & B Utilities - Water/Sewer	\$5,700	5	5
Lot A & B Warehouse Floor Installation (Operating Expense)	\$0	29	30
Lot A & B Warehouse Roll Up Door	\$6,200	5	20
Lot A & B Water Heater (Done 2024)	\$7,000	14	15
Lot A & B Water Softener System (Done 2024)	\$6,300	9	10
Lot A & B Windows and Doors	\$11,300	15	30
Subtotal:	\$84,700		

Clubhouse

Art Work and Decorations	\$3,100	5	5
Bar - Appliances/Sink	\$5,200	10	10
Bar - Flooring Vinyl (Kitchen/Bar)	\$3,100	5	20
Bar - Rehab	\$5,200	5	20
Bar - Stools	\$3,600	5	10
Community Room - Kitchen Furniture	\$7,700	10	10
Community Room - PA System Upgrade (Projector, Sound System, Etc)	\$34,500	0	10
Community Room - Pool Table Rehab	\$5,200	4	5
Community Room - Pool Table Replacement	\$15,400	19	30
Drinking Fountain	\$2,000	4	20
Exercise Room Equipment	\$5,700	2	2
Exercise Room Flooring	\$6,100	3	10
Exercise Room Sauna Rehab (Done 2024)	\$6,200	9	10
Exterior Painting (Done 2020)	\$45,000	15	20
Exterior Roof Replacement	\$139,761	15	30
Flooring -Carpet (Library)	\$2,600	3	10
Flooring -Carpet (Meeting Room)	\$2,100	3	15
Flooring -Tile (Lobby)	\$15,400	14	30
Flooring -Tile (Rainbow Room)	\$15,400	4	20
Furniture (Includes Lobby)	\$5,200	5	5
HVAC Replacement (Done 2024)	\$26,250	19	20
Interior Doors Replacement	\$5,700	5	5
Kitchen Appliance Replacement	\$8,300	2	10
Kitchen Remodel (Cabinets and Counters)	\$7,700	14	30
Library Gas Fireplace	\$1,600	4	20
Lighting and Electrical	\$5,200	4	5
Office Equipment	\$2,600	5	5
Office Furniture	\$1,600	5	5
Painting and Wallpaper Removal Hallway and Lobby (One Time Cost)	\$8,800	4	30
Painting Interior	\$5,200	11	7
Painting Rainbow Room and Kitchen and Cabinets (Done 2024)	\$10,800	14	15
Patrol Office Electrical Work (Done 2024)	\$3,900	15	15
Restroom(s) Remodel - Lobby	\$6,200	4	20
Security Camera System Replacement and Upgrades	\$8,300	1	5
Security Key Fob System	\$51,500	1	10
Signage - Emergency (Operating Expense)	\$0	30	30
Sound System - Future Component Replacement	\$5,000	5	5
Sound System (Screen, Projector, TV, Speakers, WiFi) (Done 2025)	\$34,500	0	20
Utilities - Water/Sewer/Plumbing	\$5,200	5	5
Water Heater Replacement (Done 2024)	\$2,700	9	10
Water Softener	\$1,000	6	10
Window Treatments	\$4,200	10	10
Windows and Doors	\$5,700	2	3
Windows and Doors Replacement	\$33,000	14	30

Subtotal: \$573,411

Common Area

Concrete Repair or Replacement	\$5,200	3	3
Landscaping - DG and Rock Replenishment	\$5,700	3	3
Landscaping - Renovation (Plants, Brushes, Trees Replacement)	\$1,100	1	1
Landscaping Irrigation	\$10,300	5	5
Landscaping Trees Maintenance	\$15,400	1	2
Monument Signage (Entrance)	\$5,700	1	20
Park Area Barbeques	\$2,000	1	10
Park Area Benches (Done 2024)	\$3,090	9	10
Park Area Picnic Tables Phase 01 (Done 2025)	\$2,100	9	10
Park Area Picnic Tables Phase 02	\$1,100	2	10
Park Area Trash Can Enclosure	\$2,000	4	10
Park Gazebo Rehab Sanding and Painting (Done 2024)	\$1,700	4	5
Perimeter Wall Repairs	\$5,500	5	5
Storage Shed	\$5,200	5	20
Tennis/Basketball Court Fencing Chain Link Repair	\$1,700	5	5
Tennis/Basketball Court Hoops Replacement	\$3,300	4	20
Tennis/Basketball Court Lighting and Electrical (Done 2024)	\$1,600	5	5
Tennis/Basketball Court Pickle Ball - Crack Seal and Painting	\$7,700	1	5
Tennis/Basketball Court Rehab	\$67,000	1	30
Subtotal:			

\$147,390

Parking Area

Concrete Drainage Swale	\$16,400	9	30
Concrete Park Blocks	\$16,400	9	30
Concrete to Asphalt Joint Sealing	\$5,500	1	4
Crack Seal	\$2,800	1	2
Cut and Patch	\$10,300	4	10
Gravel Maintenance (Parking at Argent and at End of Coloeurs) (Small Lot)	\$1,600	1	5
Lighting -Parking Lot Lights Fixtures	\$1,236	4	20
Lot A & B Concrete Repair and Replacement	\$1,800	5	5
Lot A & B Cut and Patch	\$6,200	10	10
Lot A & B Overlay	\$22,300.40	30	30
Lot A & B Surface Maintenance Treatment	\$3,167.76	5	5
Neighborhood Parking Area Overlay	\$5,700	19	30
Neighborhood Parking Area Surface Maintenance Treatment (Done 2019)	\$900	1	5
Overlay	\$25,231.40	15	30
Striping and Curb Painting	\$2,300	1	5
Surface Maintenance Treatment	\$5,877.07	1	5
Subtotal:			

\$127,712.63

Pool Area

Deck Pavers Repairs	\$5,000	10	10
Door Replacement	\$10,000	10	10
Furniture	\$10,300	4	20
Furniture Cushions (Operating Expense)	\$0	30	30
Lighting and Electrical	\$1,600	5	5
Painting -Interior Walls (2025)	\$8,800	7	7
Plant Area Rehab	\$5,200	0	10
Pool Ceiling Rehab (Glue-Lam) (2025)	\$5,500	20	20
Pool Cover (2025)	\$4,500	20	20
Pool Filter	\$4,200	3	3
Pool Heater (2024)	\$6,700	4	5
Pool Pump	\$3,100	6	7
Pool Renovation (Done 2025) (One Time Cost)	\$745,534	0	30
Pool Resurface	\$21,800	10	10
Pool Signage	\$1,700	10	10
Restroom Bench Seating Refurbishment	\$1,700	2	5
Restroom Lockers	\$5,500	2	10
Restroom Remodel (Includes Shower)	\$17,500	2	20
Spa Air Supply Blower - Air Pump	\$3,000	4	10
Spa Filter	\$1,600	3	3
Spa Heater	\$6,700	10	10
Spa Pump	\$2,700	3	3
Spa Resurface	\$9,300	8	8
Ventilation System / Dehumidifier - Boiler	\$6,700	6	10
Ventilation System / Dehumidifier Rehab	\$170,000	20	30
Subtotal:	\$1,058,634		

Reserve Study

Annual Update (Both Studies) (Required per NRS 116.31151)	To Be Determined	1	1
Full Reserve Study (Done 2025)	To Be Determined	5	5

Vehicles

Cars and Trucks - Will be Replaced with Golf Cart	\$0	29	30
Golf Carts	\$10,300	9	10
Misc Repairs	\$1,700	2	2
Utility Trailer	\$3,800	10	10
Subtotal:	\$15,800		
Total:	\$2,280,149.21		

30 Year Planned Expenditures

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

2025

Building Exterior - Roof Inspection and Repairs (Done 2025)	\$5,200.00
Clubhouse - Community Room - PA System Upgrade (Projector, Sound System, Etc)	\$34,500.00
Clubhouse - Sound System (Screen, Projector, TV, Speakers, WiFi) (Done 2025)	\$34,500.00
Pool Area - Plant Area Rehab	\$5,200.00
Pool Area - Pool Renovation (Done 2025) (One Time Cost)	\$745,534.00
Reserve Study - Full Reserve Study (Done 2025)	TBD
Total	\$824,934.00

2026

Clubhouse - Security Camera System Replacement and Upgrades	\$8,549.00
Clubhouse - Security Key Fob System	\$53,045.00
Common Area - Landscaping - Renovation (Plants, Brushes, Trees Replacement)	\$1,133.00
Common Area - Landscaping Trees Maintenance	\$15,862.00
Common Area - Monument Signage (Entrance)	\$5,871.00
Common Area - Park Area Barbeques	\$2,060.00
Common Area - Tennis/Basketball Court Pickle Ball - Crack Seal and Painting	\$7,931.00
Common Area - Tennis/Basketball Court Rehab	\$69,010.00
Parking Area - Concrete to Asphalt Joint Sealing	\$5,665.00
Parking Area - Crack Seal	\$2,884.00
Parking Area - Gravel Maintenance (Parking at Argent and at End of Coloeurs) (Small Lot)	\$1,648.00
Parking Area - Neighborhood Parking Area Surface Maintenance Treatment (Done 2019)	\$927.00
Parking Area - Striping and Curb Painting	\$2,369.00
Parking Area - Surface Maintenance Treatment	\$6,053.38
Reserve Study - Annual Update (Both Studies) (Required per NRS 116.31151)	TBD
Total	\$183,007.38

2027

Clubhouse - Exercise Room Equipment	\$6,047.13
Clubhouse - Kitchen Appliance Replacement	\$8,805.47
Clubhouse - Windows and Doors	\$6,047.13
Common Area - Landscaping - Renovation (Plants, Brushes, Trees Replacement)	\$1,166.99
Common Area - Park Area Picnic Tables Phase 02	\$1,166.99
Pool Area - Restroom Bench Seating Refurbishment	\$1,803.53
Pool Area - Restroom Lockers	\$5,834.95
Pool Area - Restroom Remodel (Includes Shower)	\$18,565.75
Reserve Study - Annual Update (Both Studies) (Required per NRS 116.31151)	TBD
Vehicles - Misc Repairs	\$1,803.53

Total**\$51,241.47****2028**

Building Exterior - Doors Replacement - Double Doors - Front Doors	\$11,255.09
Clubhouse - Exercise Room Flooring	\$6,665.63
Clubhouse - Flooring -Carpet (Library)	\$2,841.09
Clubhouse - Flooring -Carpet (Meeting Room)	\$2,294.73
Common Area - Concrete Repair or Replacement	\$5,682.18
Common Area - Landscaping - DG and Rock Replenishment	\$6,228.54
Common Area - Landscaping - Renovation (Plants, Brushes, Trees Replacement)	\$1,202.00
Common Area - Landscaping Trees Maintenance	\$16,828.00
Parking Area - Crack Seal	\$3,059.64
Pool Area - Pool Filter	\$4,589.45
Pool Area - Spa Filter	\$1,748.36
Pool Area - Spa Pump	\$2,950.36
Reserve Study - Annual Update (Both Studies) (Required per NRS 116.31151)	TBD

Total**\$65,345.07**

2029

Clubhouse - Community Room - Pool Table Rehab	\$5,852.65
Clubhouse - Drinking Fountain	\$2,251.02
Clubhouse - Exercise Room Equipment	\$6,415.40
Clubhouse - Flooring -Tile (Rainbow Room)	\$17,332.84
Clubhouse - Library Gas Fireplace	\$1,800.81
Clubhouse - Lighting and Electrical	\$5,852.65
Clubhouse - Painting and Wallpaper Removal Hallway and Lobby (One Time Cost)	\$9,904.48
Clubhouse - Restroom(s) Remodel - Lobby	\$6,978.15
Common Area - Landscaping - Renovation (Plants, Brushes, Trees Replacement)	\$1,238.06
Common Area - Park Area Trash Can Enclosure	\$2,251.02
Common Area - Park Gazebo Rehab Sanding and Painting (Done 2024)	\$1,913.36
Common Area - Tennis/Basketball Court Hoops Replacement	\$3,714.18
Parking Area - Cut and Patch	\$11,592.74
Parking Area - Lighting -Parking Lot Lights Fixtures	\$1,391.13
Pool Area - Furniture	\$11,592.74
Pool Area - Pool Heater (2024)	\$7,540.91
Pool Area - Spa Air Supply Blower - Air Pump	\$3,376.53
Reserve Study - Annual Update (Both Studies) (Required per NRS 116.31151)	TBD
Vehicles - Misc Repairs	\$1,913.36
Total	\$102,912.03

2030

Building Exterior - Lot A & B Fence/Wall Painting and Repairs	\$6,607.86
Building Exterior - Lot A & B Gutters/Drainage Repairs or Replacement	\$3,593.75
Building Exterior - Roof Inspection and Repairs (Done 2025)	\$6,028.23
Building Interior - Lot A & B Electrical and Lighting	\$3,014.11
Building Interior - Lot A & B Restroom Remodel	\$8,346.77
Building Interior - Lot A & B Utilities - Water/Sewer	\$6,607.86
Building Interior - Lot A & B Warehouse Roll Up Door	\$7,187.50
Clubhouse - Art Work and Decorations	\$3,593.75
Clubhouse - Bar - Flooring Vinyl (Kitchen/Bar)	\$3,593.75
Clubhouse - Bar - Rehab	\$6,028.23
Clubhouse - Bar - Stools	\$4,173.39
Clubhouse - Furniture (Includes Lobby)	\$6,028.23
Clubhouse - Interior Doors Replacement	\$6,607.86
Clubhouse - Office Equipment	\$3,014.11
Clubhouse - Office Furniture	\$1,854.84
Clubhouse - Sound System - Future Component Replacement	\$5,796.37
Clubhouse - Utilities - Water/Sewer/Plumbing	\$6,028.23
Clubhouse - Windows and Doors	\$6,607.86
Common Area - Landscaping - Renovation (Plants, Brushes, Trees Replacement)	\$1,275.20
Common Area - Landscaping Irrigation	\$11,940.52
Common Area - Landscaping Trees Maintenance	\$17,852.82
Common Area - Perimeter Wall Repairs	\$6,376.01
Common Area - Storage Shed	\$6,028.23
Common Area - Tennis/Basketball Court Fencing Chain Link Repair	\$1,970.77
Common Area - Tennis/Basketball Court Lighting and Electrical (Done 2024)	\$1,854.84
Parking Area - Concrete to Asphalt Joint Sealing	\$6,376.01
Parking Area - Crack Seal	\$3,245.97
Parking Area - Lot A & B Concrete Repair and Replacement	\$2,086.69
Parking Area - Lot A & B Surface Maintenance Treatment	\$3,672.30
Pool Area - Lighting and Electrical	\$1,854.84
Reserve Study - Full Reserve Study (Done 2025)	TBD
Total	\$159,246.90

2031

Building Interior - Lot A & B Flooring - Carpet Replacement	\$11,104.69
Building Interior - Lot A & B Painting and Wallpaper Removal	\$13,134.58
Building Interior - Lot A & B Reception Desk Rehab/Remodel	\$4,298.59
Clubhouse - Exercise Room Equipment	\$6,806.10
Clubhouse - Security Camera System Replacement and Upgrades	\$9,910.63
Clubhouse - Water Softener	\$1,194.05
Common Area - Concrete Repair or Replacement	\$6,209.07
Common Area - Landscaping - DG and Rock Replenishment	\$6,806.10
Common Area - Landscaping - Renovation (Plants, Brushes, Trees Replacement)	\$1,313.46
Common Area - Tennis/Basketball Court Pickle Ball - Crack Seal and Painting	\$9,194.20
Parking Area - Gravel Maintenance (Parking at Argent and at End of Coloeurs) (Small Lot)	\$1,910.48
Parking Area - Neighborhood Parking Area Surface Maintenance Treatment (Done 2019)	\$1,074.65
Parking Area - Striping and Curb Painting	\$2,746.32
Parking Area - Surface Maintenance Treatment	\$7,017.53
Pool Area - Pool Filter	\$5,015.02
Pool Area - Pool Pump	\$3,701.56
Pool Area - Spa Filter	\$1,910.48
Pool Area - Spa Pump	\$3,223.94
Pool Area - Ventilation System / Dehumidifier - Boiler	\$8,000.15
Reserve Study - Annual Update (Both Studies) (Required per NRS 116.31151)	TBD
Vehicles - Misc Repairs	\$2,029.89
Total	\$106,601.49

2032

Building Exterior - Painting Exterior	\$50,670.80
Common Area - Landscaping - Renovation (Plants, Brushes, Trees Replacement)	\$1,352.86
Common Area - Landscaping Trees Maintenance	\$18,940.06
Parking Area - Crack Seal	\$3,443.65
Pool Area - Painting -Interior Walls (2025)	\$10,822.89
Pool Area - Restroom Bench Seating Refurbishment	\$2,090.79
Reserve Study - Annual Update (Both Studies) (Required per NRS 116.31151)	TBD
Total	\$87,321.05

2033

Clubhouse - Exercise Room Equipment	\$7,220.59
Clubhouse - Windows and Doors	\$7,220.59
Common Area - Landscaping - Renovation (Plants, Brushes, Trees Replacement)	\$1,393.45
Pool Area - Spa Resurface	\$11,780.96
Reserve Study - Annual Update (Both Studies) (Required per NRS 116.31151)	TBD
Vehicles - Misc Repairs	\$2,153.51
Total	\$29,769.10

2034

Building Exterior - Doors Replacement - Single Doors	\$47,037.07
Building Exterior - Lot A & B Awnings Replacement (Done 2024)	\$3,522.89
Building Interior - Lot A & B Flooring - Tile Replacement	\$5,480.05
Building Interior - Lot A & B Water Softener System (Done 2024)	\$8,220.07
Clubhouse - Community Room - Pool Table Rehab	\$6,784.82
Clubhouse - Exercise Room Sauna Rehab (Done 2024)	\$8,089.59
Clubhouse - Lighting and Electrical	\$6,784.82
Clubhouse - Water Heater Replacement (Done 2024)	\$3,522.89
Common Area - Concrete Repair or Replacement	\$6,784.82
Common Area - Landscaping - DG and Rock Replenishment	\$7,437.21
Common Area - Landscaping - Renovation (Plants, Brushes, Trees Replacement)	\$1,435.25
Common Area - Landscaping Trees Maintenance	\$20,093.51
Common Area - Park Area Benches (Done 2024)	\$4,031.75
Common Area - Park Area Picnic Tables Phase 01(Done 2025)	\$2,740.02
Common Area - Park Gazebo Rehab Sanding and Painting (Done 2024)	\$2,218.11
Parking Area - Concrete Drainage Swale	\$21,398.28
Parking Area - Concrete Park Blocks	\$21,398.28
Parking Area - Concrete to Asphalt Joint Sealing	\$7,176.25
Parking Area - Crack Seal	\$3,653.36
Pool Area - Pool Filter	\$5,480.05
Pool Area - Pool Heater (2024)	\$8,741.98
Pool Area - Spa Filter	\$2,087.64
Pool Area - Spa Pump	\$3,522.89
Reserve Study - Annual Update (Both Studies) (Required per NRS 116.31151)	TBD
Vehicles - Golf Carts	\$13,439.16
Total	\$221,080.76

2035

Building Exterior - Lot A & B Fence/Wall Painting and Repairs	\$7,660.32
Building Exterior - Lot A & B Gutters/Drainage Repairs or Replacement	\$4,166.14
Building Exterior - Roof Inspection and Repairs (Done 2025)	\$6,988.37
Building Interior - Lot A & B Electrical and Lighting	\$3,494.18
Building Interior - Lot A & B Utilities - Water/Sewer	\$7,660.32
Clubhouse - Art Work and Decorations	\$4,166.14
Clubhouse - Bar - Appliances/Sink	\$6,988.37
Clubhouse - Community Room - Kitchen Furniture	\$10,348.16
Clubhouse - Community Room - PA System Upgrade (Projector, Sound System, Etc)	\$46,365.12
Clubhouse - Exercise Room Equipment	\$7,660.32
Clubhouse - Furniture (Includes Lobby)	\$6,988.37
Clubhouse - Interior Doors Replacement	\$7,660.32
Clubhouse - Office Equipment	\$3,494.18
Clubhouse - Office Furniture	\$2,150.27
Clubhouse - Sound System - Future Component Replacement	\$6,719.58
Clubhouse - Utilities - Water/Sewer/Plumbing	\$6,988.37
Clubhouse - Window Treatments	\$5,644.45
Common Area - Landscaping - Renovation (Plants, Brushes, Trees Replacement)	\$1,478.31
Common Area - Landscaping Irrigation	\$13,842.34
Common Area - Perimeter Wall Repairs	\$7,391.54
Common Area - Tennis/Basketball Court Fencing Chain Link Repair	\$2,284.66
Common Area - Tennis/Basketball Court Lighting and Electrical (Done 2024)	\$2,150.27
Parking Area - Lot A & B Concrete Repair and Replacement	\$2,419.05
Parking Area - Lot A & B Cut and Patch	\$8,332.28
Parking Area - Lot A & B Surface Maintenance Treatment	\$4,257.20
Pool Area - Deck Pavers Repairs	\$6,719.58
Pool Area - Door Replacement	\$13,439.16
Pool Area - Lighting and Electrical	\$2,150.27
Pool Area - Plant Area Rehab	\$6,988.37
Pool Area - Pool Resurface	\$29,297.38
Pool Area - Pool Signage	\$2,284.66
Pool Area - Spa Heater	\$9,004.24
Reserve Study - Full Reserve Study (Done 2025)	TBD
Vehicles - Misc Repairs	\$2,284.66
Vehicles - Utility Trailer	\$5,106.88
Total	\$264,573.83

2036

Building Interior - Lot A & B Restroom Water Heater	\$3,599.01
Clubhouse - Painting Interior	\$7,198.02
Clubhouse - Security Camera System Replacement and Upgrades	\$11,489.14
Clubhouse - Security Key Fob System	\$71,288.04
Clubhouse - Windows and Doors	\$7,890.13
Common Area - Landscaping - Renovation (Plants, Brushes, Trees Replacement)	\$1,522.66
Common Area - Landscaping Trees Maintenance	\$21,317.20
Common Area - Park Area Barbeques	\$2,768.47
Common Area - Tennis/Basketball Court Pickle Ball - Crack Seal and Painting	\$10,658.60
Parking Area - Crack Seal	\$3,875.85
Parking Area - Gravel Maintenance (Parking at Argent and at End of Coloeurs) (Small Lot)	\$2,214.77
Parking Area - Neighborhood Parking Area Surface Maintenance Treatment (Done 2019)	\$1,245.81
Parking Area - Striping and Curb Painting	\$3,183.74
Parking Area - Surface Maintenance Treatment	\$8,135.24
Reserve Study - Annual Update (Both Studies) (Required per NRS 116.31151)	TBD
Total	\$156,386.68

2037

Building Exterior - Roof Replacement	\$110,173.65
Clubhouse - Exercise Room Equipment	\$8,126.84
Clubhouse - Kitchen Appliance Replacement	\$11,833.82
Common Area - Concrete Repair or Replacement	\$7,413.96
Common Area - Landscaping - DG and Rock Replenishment	\$8,126.84
Common Area - Landscaping - Renovation (Plants, Brushes, Trees Replacement)	\$1,568.34
Common Area - Park Area Picnic Tables Phase 02	\$1,568.34
Pool Area - Pool Filter	\$5,988.20
Pool Area - Restroom Bench Seating Refurbishment	\$2,423.79
Pool Area - Restroom Lockers	\$7,841.68
Pool Area - Spa Filter	\$2,281.22
Pool Area - Spa Pump	\$3,849.55
Reserve Study - Annual Update (Both Studies) (Required per NRS 116.31151)	TBD
Vehicles - Misc Repairs	\$2,423.79
Total	\$173,620.02

2038

Building Exterior - Lot A & B Roof Replacement	\$103,352.47
Clubhouse - Exercise Room Flooring	\$8,958.06
Clubhouse - Flooring -Carpet (Library)	\$3,818.19
Common Area - Landscaping - Renovation (Plants, Brushes, Trees Replacement)	\$1,615.39
Common Area - Landscaping Trees Maintenance	\$22,615.42
Parking Area - Concrete to Asphalt Joint Sealing	\$8,076.94
Parking Area - Crack Seal	\$4,111.89
Pool Area - Pool Pump	\$4,552.45
Reserve Study - Annual Update (Both Studies) (Required per NRS 116.31151)	TBD
Total	\$157,100.81

2039

Building Interior - Lot A & B Water Heater (Done 2024)	\$10,588.13
Clubhouse - Community Room - Pool Table Rehab	\$7,865.47
Clubhouse - Exercise Room Equipment	\$8,621.76
Clubhouse - Flooring -Tile (Lobby)	\$23,293.88
Clubhouse - Kitchen Remodel (Cabinets and Counters)	\$11,646.94
Clubhouse - Lighting and Electrical	\$7,865.47
Clubhouse - Painting Rainbow Room and Kitchen and Cabinets (Done 2024)	\$16,335.97
Clubhouse - Windows and Doors	\$8,621.76
Clubhouse - Windows and Doors Replacement	\$49,915.46
Common Area - Landscaping - Renovation (Plants, Brushes, Trees Replacement)	\$1,663.85
Common Area - Park Area Trash Can Enclosure	\$3,025.18
Common Area - Park Gazebo Rehab Sanding and Painting (Done 2024)	\$2,571.40
Parking Area - Cut and Patch	\$15,579.67
Pool Area - Painting -Interior Walls (2025)	\$13,310.79
Pool Area - Pool Heater (2024)	\$10,134.35
Pool Area - Spa Air Supply Blower - Air Pump	\$4,537.77
Reserve Study - Annual Update (Both Studies) (Required per NRS 116.31151)	TBD
Vehicles - Misc Repairs	\$2,571.40
Total	\$198,149.25

2040

Building Exterior - Lot A & B Fence/Wall Painting and Repairs	\$8,880.41
Building Exterior - Lot A & B Gutters/Drainage Repairs or Replacement	\$4,829.70
Building Exterior - Lot A & B Painting and Repairs	\$16,047.06
Building Exterior - Roof Inspection and Repairs (Done 2025)	\$8,101.43
Building Interior - Lot A & B Electrical and Lighting	\$4,050.72
Building Interior - Lot A & B Utilities - Water/Sewer	\$8,880.41
Building Interior - Lot A & B Windows and Doors	\$17,605.03
Clubhouse - Art Work and Decorations	\$4,829.70
Clubhouse - Bar - Stools	\$5,608.68
Clubhouse - Exterior Painting (Done 2020)	\$70,108.53
Clubhouse - Exterior Roof Replacement	\$217,743.08
Clubhouse - Furniture (Includes Lobby)	\$8,101.43
Clubhouse - Interior Doors Replacement	\$8,880.41
Clubhouse - Office Equipment	\$4,050.72
Clubhouse - Office Furniture	\$2,492.75
Clubhouse - Patrol Office Electrical Work (Done 2024)	\$6,076.07
Clubhouse - Sound System - Future Component Replacement	\$7,789.84
Clubhouse - Utilities - Water/Sewer/Plumbing	\$8,101.43
Common Area - Concrete Repair or Replacement	\$8,101.43
Common Area - Landscaping - DG and Rock Replenishment	\$8,880.41
Common Area - Landscaping - Renovation (Plants, Brushes, Trees Replacement)	\$1,713.76
Common Area - Landscaping Irrigation	\$16,047.06
Common Area - Landscaping Trees Maintenance	\$23,992.70
Common Area - Perimeter Wall Repairs	\$8,568.82
Common Area - Tennis/Basketball Court Fencing Chain Link Repair	\$2,648.54
Common Area - Tennis/Basketball Court Lighting and Electrical (Done 2024)	\$2,492.75
Parking Area - Crack Seal	\$4,362.31
Parking Area - Lot A & B Concrete Repair and Replacement	\$2,804.34
Parking Area - Lot A & B Surface Maintenance Treatment	\$4,935.27
Parking Area - Overlay	\$39,309.70
Pool Area - Lighting and Electrical	\$2,492.75
Pool Area - Pool Filter	\$6,543.46
Pool Area - Spa Filter	\$2,492.75
Pool Area - Spa Pump	\$4,206.51
Reserve Study - Full Reserve Study (Done 2025)	TBD
Total	\$551,769.96

2041

Building Interior - Lot A & B Flooring - Carpet Replacement	\$14,923.77
Building Interior - Lot A & B Painting and Wallpaper Removal	\$17,651.77
Building Interior - Lot A & B Reception Desk Rehab/Remodel	\$5,776.94
Clubhouse - Exercise Room Equipment	\$9,146.83
Clubhouse - Security Camera System Replacement and Upgrades	\$13,319.06
Clubhouse - Water Softener	\$1,604.71
Common Area - Landscaping - Renovation (Plants, Brushes, Trees Replacement)	\$1,765.18
Common Area - Tennis/Basketball Court Pickle Ball - Crack Seal and Painting	\$12,356.24
Parking Area - Gravel Maintenance (Parking at Argent and at End of Coloeurs) (Small Lot)	\$2,567.53
Parking Area - Neighborhood Parking Area Surface Maintenance Treatment (Done 2019)	\$1,444.24
Parking Area - Striping and Curb Painting	\$3,690.82
Parking Area - Surface Maintenance Treatment	\$9,430.97
Pool Area - Spa Resurface	\$14,923.77
Pool Area - Ventilation System / Dehumidifier - Boiler	\$10,751.53
Reserve Study - Annual Update (Both Studies) (Required per NRS 116.31151)	TBD
Vehicles - Misc Repairs	\$2,728.00
Total	\$122,081.36

2042

Clubhouse - Windows and Doors	\$9,421.23
Common Area - Landscaping - Renovation (Plants, Brushes, Trees Replacement)	\$1,818.13
Common Area - Landscaping Trees Maintenance	\$25,453.85
Parking Area - Concrete to Asphalt Joint Sealing	\$9,090.66
Parking Area - Crack Seal	\$4,627.97
Pool Area - Restroom Bench Seating Refurbishment	\$2,809.84
Reserve Study - Annual Update (Both Studies) (Required per NRS 116.31151)	TBD
Total	\$53,221.68

2043

Clubhouse - Exercise Room Equipment	\$9,703.87
Clubhouse - Flooring -Carpet (Meeting Room)	\$3,575.11
Clubhouse - Painting Interior	\$8,852.65
Common Area - Concrete Repair or Replacement	\$8,852.65
Common Area - Landscaping - DG and Rock Replenishment	\$9,703.87
Common Area - Landscaping - Renovation (Plants, Brushes, Trees Replacement)	\$1,872.68
Pool Area - Pool Filter	\$7,150.22
Pool Area - Spa Filter	\$2,723.89
Pool Area - Spa Pump	\$4,596.57
Reserve Study - Annual Update (Both Studies) (Required per NRS 116.31151)	TBD
Vehicles - Misc Repairs	\$2,894.14
Total	\$59,925.65

2044

Building Exterior - Doors Replacement - Double Door - Pool Area (Done 2024)	\$18,061.11
Building Exterior - Lot A & B Awnings Replacement (Done 2024)	\$4,734.47
Building Interior - Lot A & B HVAC Replacement (Done 2024)	\$13,502.00
Building Interior - Lot A & B Water Softener System (Done 2024)	\$11,047.09
Clubhouse - Community Room - Pool Table Rehab	\$9,118.23
Clubhouse - Community Room - Pool Table Replacement	\$27,003.99
Clubhouse - Exercise Room Sauna Rehab (Done 2024)	\$10,871.74
Clubhouse - HVAC Replacement (Done 2024)	\$46,029.53
Clubhouse - Lighting and Electrical	\$9,118.23
Clubhouse - Water Heater Replacement (Done 2024)	\$4,734.47
Common Area - Landscaping - Renovation (Plants, Brushes, Trees Replacement)	\$1,928.86
Common Area - Landscaping Trees Maintenance	\$27,003.99
Common Area - Park Area Benches (Done 2024)	\$5,418.33
Common Area - Park Area Picnic Tables Phase 01(Done 2025)	\$3,682.36
Common Area - Park Gazebo Rehab Sanding and Painting (Done 2024)	\$2,980.96
Parking Area - Crack Seal	\$4,909.82
Parking Area - Neighborhood Parking Area Overlay	\$9,994.98
Pool Area - Pool Heater (2024)	\$11,748.49
Reserve Study - Annual Update (Both Studies) (Required per NRS 116.31151)	TBD
Vehicles - Golf Carts	\$18,061.11
Total	\$239,949.76

2045

Building Exterior - Lot A & B Fence/Wall Painting and Repairs	\$10,294.83
Building Exterior - Lot A & B Gutters/Drainage Repairs or Replacement	\$5,598.94
Building Exterior - Roof Inspection and Repairs (Done 2025)	\$9,391.78
Building Interior - Lot A & B Electrical and Lighting	\$4,695.89
Building Interior - Lot A & B Utilities - Water/Sewer	\$10,294.83
Clubhouse - Art Work and Decorations	\$5,598.94
Clubhouse - Bar - Appliances/Sink	\$9,391.78
Clubhouse - Community Room - Kitchen Furniture	\$13,907.06
Clubhouse - Community Room - PA System Upgrade (Projector, Sound System, Etc)	\$62,310.84
Clubhouse - Exercise Room Equipment	\$10,294.83
Clubhouse - Furniture (Includes Lobby)	\$9,391.78
Clubhouse - Interior Doors Replacement	\$10,294.83
Clubhouse - Office Equipment	\$4,695.89
Clubhouse - Office Furniture	\$2,889.78
Clubhouse - Sound System - Future Component Replacement	\$9,030.56
Clubhouse - Sound System (Screen, Projector, TV, Speakers, WiFi) (Done 2025)	\$62,310.84
Clubhouse - Utilities - Water/Sewer/Plumbing	\$9,391.78
Clubhouse - Window Treatments	\$7,585.67
Clubhouse - Windows and Doors	\$10,294.83
Common Area - Landscaping - Renovation (Plants, Brushes, Trees Replacement)	\$1,986.72
Common Area - Landscaping Irrigation	\$18,602.95
Common Area - Perimeter Wall Repairs	\$9,933.61
Common Area - Tennis/Basketball Court Fencing Chain Link Repair	\$3,070.39
Common Area - Tennis/Basketball Court Lighting and Electrical (Done 2024)	\$2,889.78
Parking Area - Lot A & B Concrete Repair and Replacement	\$3,251.00
Parking Area - Lot A & B Cut and Patch	\$11,197.89
Parking Area - Lot A & B Surface Maintenance Treatment	\$5,721.33
Pool Area - Deck Pavers Repairs	\$9,030.56
Pool Area - Door Replacement	\$18,061.11
Pool Area - Lighting and Electrical	\$2,889.78
Pool Area - Plant Area Rehab	\$9,391.78
Pool Area - Pool Ceiling Rehab (Glue-Lam) (2025)	\$9,933.61
Pool Area - Pool Cover (2025)	\$8,127.50
Pool Area - Pool Pump	\$5,598.94
Pool Area - Pool Resurface	\$39,373.22
Pool Area - Pool Signage	\$3,070.39
Pool Area - Spa Heater	\$12,100.95
Pool Area - Ventilation System / Dehumidifier Rehab	\$307,038.91
Reserve Study - Full Reserve Study (Done 2025)	TBD
Vehicles - Misc Repairs	\$3,070.39
Vehicles - Utility Trailer	\$6,863.22

Total	\$758,869.71
2046	
Clubhouse - Security Camera System Replacement and Upgrades	\$15,440.44
Clubhouse - Security Key Fob System	\$95,805.17
Common Area - Concrete Repair or Replacement	\$9,673.53
Common Area - Landscaping - DG and Rock Replenishment	\$10,603.68
Common Area - Landscaping - Renovation (Plants, Brushes, Trees Replacement)	\$2,046.32
Common Area - Landscaping Trees Maintenance	\$28,648.54
Common Area - Monument Signage (Entrance)	\$10,603.68
Common Area - Park Area Barbeques	\$3,720.59
Common Area - Tennis/Basketball Court Pickle Ball - Crack Seal and Painting	\$14,324.27
Parking Area - Concrete to Asphalt Joint Sealing	\$10,231.62
Parking Area - Crack Seal	\$5,208.82
Parking Area - Gravel Maintenance (Parking at Argent and at End of Coloeurs) (Small Lot)	\$2,976.47
Parking Area - Neighborhood Parking Area Surface Maintenance Treatment (Done 2019)	\$1,674.27
Parking Area - Striping and Curb Painting	\$4,278.68
Parking Area - Surface Maintenance Treatment	\$10,933.08
Pool Area - Painting -Interior Walls (2025)	\$16,370.59
Pool Area - Pool Filter	\$7,813.24
Pool Area - Spa Filter	\$2,976.47
Pool Area - Spa Pump	\$5,022.80
Reserve Study - Annual Update (Both Studies) (Required per NRS 116.31151)	TBD
Total	\$258,352.26

2047

Building Exterior - Painting Exterior	\$78,943.46
Clubhouse - Exercise Room Equipment	\$10,921.79
Clubhouse - Kitchen Appliance Replacement	\$15,903.66
Common Area - Landscaping - Renovation (Plants, Brushes, Trees Replacement)	\$2,107.71
Common Area - Park Area Picnic Tables Phase 02	\$2,107.71
Pool Area - Restroom Bench Seating Refurbishment	\$3,257.38
Pool Area - Restroom Lockers	\$10,538.57
Pool Area - Restroom Remodel (Includes Shower)	\$33,531.81
Reserve Study - Annual Update (Both Studies) (Required per NRS 116.31151)	TBD
Vehicles - Misc Repairs	\$3,257.38

Total**\$160,569.47****2048**

Building Exterior - Doors Replacement - Double Doors - Front Doors	\$20,327.94
Building Interior - Lot A & B Restroom Water Heater	\$5,131.32
Clubhouse - Exercise Room Flooring	\$12,038.88
Clubhouse - Flooring -Carpet (Library)	\$5,131.32
Clubhouse - Windows and Doors	\$11,249.44
Common Area - Landscaping - Renovation (Plants, Brushes, Trees Replacement)	\$2,170.95
Common Area - Landscaping Trees Maintenance	\$30,393.23
Parking Area - Crack Seal	\$5,526.04
Reserve Study - Annual Update (Both Studies) (Required per NRS 116.31151)	TBD

Total**\$91,969.12**

2049

Clubhouse - Community Room - Pool Table Rehab	\$10,570.53
Clubhouse - Drinking Fountain	\$4,065.59
Clubhouse - Exercise Room Equipment	\$11,586.93
Clubhouse - Flooring -Tile (Rainbow Room)	\$31,305.03
Clubhouse - Library Gas Fireplace	\$3,252.47
Clubhouse - Lighting and Electrical	\$10,570.53
Clubhouse - Restroom(s) Remodel - Lobby	\$12,603.32
Common Area - Concrete Repair or Replacement	\$10,570.53
Common Area - Landscaping - DG and Rock Replenishment	\$11,586.93
Common Area - Landscaping - Renovation (Plants, Brushes, Trees Replacement)	\$2,236.07
Common Area - Park Area Trash Can Enclosure	\$4,065.59
Common Area - Park Gazebo Rehab Sanding and Painting (Done 2024)	\$3,455.75
Common Area - Tennis/Basketball Court Hoops Replacement	\$6,708.22
Parking Area - Cut and Patch	\$20,937.78
Parking Area - Lighting -Parking Lot Lights Fixtures	\$2,512.53
Pool Area - Furniture	\$20,937.78
Pool Area - Pool Filter	\$8,537.74
Pool Area - Pool Heater (2024)	\$13,619.72
Pool Area - Spa Air Supply Blower - Air Pump	\$6,098.38
Pool Area - Spa Filter	\$3,252.47
Pool Area - Spa Pump	\$5,488.54
Pool Area - Spa Resurface	\$18,904.99
Reserve Study - Annual Update (Both Studies) (Required per NRS 116.31151)	TBD
Vehicles - Misc Repairs	\$3,455.75
Total	\$226,323.17

2050

Building Exterior - Lot A & B Fence/Wall Painting and Repairs	\$11,934.53
Building Exterior - Lot A & B Gutters/Drainage Repairs or Replacement	\$6,490.71
Building Exterior - Roof Inspection and Repairs (Done 2025)	\$10,887.65
Building Interior - Lot A & B Electrical and Lighting	\$5,443.82
Building Interior - Lot A & B Restroom Remodel	\$15,075.20
Building Interior - Lot A & B Utilities - Water/Sewer	\$11,934.53
Building Interior - Lot A & B Warehouse Roll Up Door	\$12,981.42
Clubhouse - Art Work and Decorations	\$6,490.71
Clubhouse - Bar - Flooring Vinyl (Kitchen/Bar)	\$6,490.71
Clubhouse - Bar - Rehab	\$10,887.65
Clubhouse - Bar - Stools	\$7,537.60
Clubhouse - Furniture (Includes Lobby)	\$10,887.65
Clubhouse - Interior Doors Replacement	\$11,934.53
Clubhouse - Office Equipment	\$5,443.82
Clubhouse - Office Furniture	\$3,350.04
Clubhouse - Painting Interior	\$10,887.65
Clubhouse - Sound System - Future Component Replacement	\$10,468.89
Clubhouse - Utilities - Water/Sewer/Plumbing	\$10,887.65
Common Area - Landscaping - Renovation (Plants, Brushes, Trees Replacement)	\$2,303.16
Common Area - Landscaping Irrigation	\$21,565.91
Common Area - Landscaping Trees Maintenance	\$32,244.18
Common Area - Perimeter Wall Repairs	\$11,515.78
Common Area - Storage Shed	\$10,887.65
Common Area - Tennis/Basketball Court Fencing Chain Link Repair	\$3,559.42
Common Area - Tennis/Basketball Court Lighting and Electrical (Done 2024)	\$3,350.04
Parking Area - Concrete to Asphalt Joint Sealing	\$11,515.78
Parking Area - Crack Seal	\$5,862.58
Parking Area - Lot A & B Concrete Repair and Replacement	\$3,768.80
Parking Area - Lot A & B Surface Maintenance Treatment	\$6,632.59
Pool Area - Lighting and Electrical	\$3,350.04
Reserve Study - Full Reserve Study (Done 2025)	TBD
Total	\$286,570.69

2051

Building Interior - Lot A & B Flooring - Carpet Replacement	\$20,056.30
Building Interior - Lot A & B Painting and Wallpaper Removal	\$23,722.50
Building Interior - Lot A & B Reception Desk Rehab/Remodel	\$7,763.73
Clubhouse - Exercise Room Equipment	\$12,292.57
Clubhouse - Security Camera System Replacement and Upgrades	\$17,899.71
Clubhouse - Water Softener	\$2,156.59
Clubhouse - Windows and Doors	\$12,292.57
Common Area - Landscaping - Renovation (Plants, Brushes, Trees Replacement)	\$2,372.25
Common Area - Tennis/Basketball Court Pickle Ball - Crack Seal and Painting	\$16,605.75
Parking Area - Gravel Maintenance (Parking at Argent and at End of Coloeurs) (Small Lot)	\$3,450.55
Parking Area - Neighborhood Parking Area Surface Maintenance Treatment (Done 2019)	\$1,940.93
Parking Area - Striping and Curb Painting	\$4,960.16
Parking Area - Surface Maintenance Treatment	\$12,674.44
Pool Area - Ventilation System / Dehumidifier - Boiler	\$14,449.16
Reserve Study - Annual Update (Both Studies) (Required per NRS 116.31151)	TBD
Vehicles - Misc Repairs	\$3,666.21
Total	\$156,303.42

2052

Common Area - Concrete Repair or Replacement	\$11,550.70
Common Area - Landscaping - DG and Rock Replenishment	\$12,661.35
Common Area - Landscaping - Renovation (Plants, Brushes, Trees Replacement)	\$2,443.42
Common Area - Landscaping Trees Maintenance	\$34,207.85
Parking Area - Crack Seal	\$6,219.61
Pool Area - Pool Filter	\$9,329.41
Pool Area - Pool Pump	\$6,886.00
Pool Area - Restroom Bench Seating Refurbishment	\$3,776.19
Pool Area - Spa Filter	\$3,554.06
Pool Area - Spa Pump	\$5,997.48
Reserve Study - Annual Update (Both Studies) (Required per NRS 116.31151)	TBD
Total	\$96,626.07

2053

Clubhouse - Exercise Room Equipment	\$13,041.19
Common Area - Landscaping - Renovation (Plants, Brushes, Trees Replacement)	\$2,516.72
Pool Area - Painting -Interior Walls (2025)	\$20,133.76
Reserve Study - Annual Update (Both Studies) (Required per NRS 116.31151)	TBD
Vehicles - Misc Repairs	\$3,889.48
Total	\$39,581.15

2054

Building Exterior - Doors Replacement - Single Doors	\$84,954.19
Building Exterior - Lot A & B Awnings Replacement (Done 2024)	\$6,362.73
Building Interior - Lot A & B Water Heater (Done 2024)	\$16,495.96
Building Interior - Lot A & B Water Softener System (Done 2024)	\$14,846.36
Clubhouse - Community Room - Pool Table Rehab	\$12,254.14
Clubhouse - Exercise Room Sauna Rehab (Done 2024)	\$14,610.71
Clubhouse - Lighting and Electrical	\$12,254.14
Clubhouse - Painting Rainbow Room and Kitchen and Cabinets (Done 2024)	\$25,450.91
Clubhouse - Water Heater Replacement (Done 2024)	\$6,362.73
Clubhouse - Windows and Doors	\$13,432.42
Common Area - Landscaping - Renovation (Plants, Brushes, Trees Replacement)	\$2,592.22
Common Area - Landscaping Trees Maintenance	\$36,291.11
Common Area - Park Area Benches (Done 2024)	\$7,281.79
Common Area - Park Area Picnic Tables Phase 01(Done 2025)	\$4,948.79
Common Area - Park Gazebo Rehab Sanding and Painting (Done 2024)	\$4,006.16
Parking Area - Concrete to Asphalt Joint Sealing	\$12,961.11
Parking Area - Crack Seal	\$6,598.38
Pool Area - Pool Heater (2024)	\$15,788.99
Reserve Study - Annual Update (Both Studies) (Required per NRS 116.31151)	TBD
Vehicles - Golf Carts	\$24,272.62
Total	\$321,765.46