

Reserve Study Transmittal Letter

Date: July 02, 2024
To: Scott Wingfield, The Howard Hughes Corporation
From: Browning Reserve Group, LLC (BRG)

Re: Summerlin North Community Association; Update w/ Site Visit Review

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

1. Where do I find the recommended reserve contribution for the 2025 budget?

This is found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* **\$1,444,631** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **\$0.57 /Lot/month @ 212852**. For any other funding related issues, if any, see *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."*

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

This is found for the 30-year term of the study in *Section IV, "30 Year Reserve Funding Plan, Including Fully Funded Balance and % Funded."* For the year for which the study was prepared, 2025, the Association is **97.3%** funded.

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

Nevada statute imposes no reserve funding level requirements. Although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that the Association's reserves are inadequately funded.

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

While this information is in various places in the study, it can always be found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* For this study the assumption is **2.50%** for the interest rate and **2.50%** for the inflation factor. Please be advised these rates estimate the values that will stand the test of time over the 30-year term of the study, not simply only next year.

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

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

5. What are the next steps?

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

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

Please read the two helpful sections entitled "Glossary" and "Notes to the Auditor." The glossary explains common reserve study terms as well as BRG specific terminology. The Notes to the Auditor while intended to assist the auditor, has useful information for the casual reader on how year zero, (2024) the current fiscal year is dealt with in the study.

Thank you for the opportunity to work with the Summerlin North Community Association on this study.



RESERVE STUDY

Update w/ Site Visit Review

Summerlin North Community Association

Final

Published - July 02, 2024

Prepared for the 2025 Fiscal Year

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Summerlin North Community Association

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Member Distribution Materials

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

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Reserve Study Summary

A Reserve Study was conducted of Summerlin North Community Association (the "**Association**") which is a Planned Community with a total of 212,852 Lots. An **Update With Site-Visit Review** is a reserve study update in which the following tasks are performed:

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

Physical Inspection

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

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

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

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

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

Summary of Reserves

For the first year of the Reserve Study, the reserve contribution is based upon the existing budget unless otherwise noted in "*Section III, Reserve Funding Plan*." In addition BRG relied on the Association to provide an accurate Beginning Reserve Balance.

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

1. **The Expenditure Forecast of the following Reserve Study identifies the major components which the Association is obligated to repair, replace, restore or maintain, as determined in accordance with the criteria specified above, and specifies for each such component:**
 - a. **Its current estimated replacement cost;**
 - b. **Its estimated useful life; and**
 - c. **Its estimated remaining useful life.**
2. **It is estimated that the total cash reserves necessary to repair, replace, restore or maintain such major components (in the aggregate) during and at the end of their first remaining useful life is \$5,742,596.**
 - **[For purposes of this calculation, "necessary" is defined as the Fully Funded Balance (FFB) (Component Current Cost X Effective Age / Useful Life, including a provision for interest and inflation in future years.)]**
3. **The current amount of accumulated cash reserves actually set aside to repair, replace, restore, or maintain such major components as of the fiscal year ending December 31, 2025 is estimated to be \$5,589,558, constituting 97.3% of the total expenditures anticipated for all such major components through their first end of useful life replacement.**
4. **Based upon the schedule of annual reserve contributions necessary to defray the cost of repairing, replacing, restoring or maintaining such major components in the years such expenditures are estimated to be required, it is estimated that annual reserve contributions in the initial amount of \$1,444,631 [*\$0.57 per Lot per month (average)*] for the fiscal year ending December 31, 2025 (the first full fiscal year following first distribution of this report) will be necessary in order to meet all such reserve expenditures when they are projected to come due.**

Funding Assessment

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

Nevada statute imposes no reserve funding level requirements. Although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that the Association's reserves are inadequately funded.

As used in NAC 116.425.2, "adequately funded reserves" 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 accounts or without special or reserve assessments, except for occurrences that are a result of unforeseen catastrophic events.

Percent Funded Status

Based on paragraphs 1 - 3 above, the Association is 97.3% funded. The following scale can be used as a measure to determine the Association's financial picture whereas the lower the percentage, the higher the likelihood of the Association requiring a special assessment, or other large increases to the reserve contribution in the future.



Methodology

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

Funding Goals

The funding goal employed for Summerlin North Community Association is

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

Limitations

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

Statutory Disclosures

Compliance

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

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

Life Expectancy

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

Supplemental Disclosures

General:

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

Personnel Credentials:

BRG is a California licensed general building contractor (CSLB #768851), and the owner, Robert W Browning, holds the Reserve Specialist (RS #46) and Professional Community Association Manager (PCAM #723) designations from the Community Associations Institute (CAI), and Reserve Study Specialist (RSS #5) registration from Nevada.

Completeness:

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

Reliance on Client Data:

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

Scope:

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

Reserve Balance:

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

Reserve Projects:

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

Component Quantities:

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



Browning Reserve Group, LLC

[See Section VI-b for Excluded Components](#)

Reserve Component	Current Replacement Cost	Life Useful / Remaining	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
00040 - General																	
02000 - Concrete																	
200 - Sidewalks, Curbs & Gutters Sidewalks	112,000	3 2			117,670			126,718			136,461			146,954			158,253
Total 02000 - Concrete	112,000				117,670			126,718			136,461			146,954			158,253
18000 - Landscaping																	
200 - Irrigation: Valves 2,000 Irrigation Valves (11%)	43,471	1 1		44,558	45,672	46,813	47,984	49,183	50,413	51,673	52,965	54,289	55,647	57,038	58,464	59,925	61,423
340 - Irrigation: Pumps S Town Center North of Park Run	8,500	5 3				9,154					10,356					11,717	
530 - Plant Replacement Trees	120,000	1 1		123,000	126,075	129,227	132,458	135,769	139,163	142,642	146,208	149,864	153,610	157,450	161,387	165,421	169,557
600 - Major Renovation Streetscape Revegetation	295,000	1 0	295,000	302,375	309,934	317,683	325,625	333,765	342,110	350,662	359,429	368,415	377,625	387,066	396,742	406,661	416,827
604 - Major Renovation Streetscape Revegetation	281,500	1 0	281,500	288,538	295,751	303,145	310,723	318,491	326,454	334,615	342,980	351,555	360,344	369,352	378,586	388,051	397,752
610 - Major Renovation 65 Subdivision Revegetation (10%)	121,875	1 0	121,875	124,922	128,045	131,246	134,527	137,890	141,338	144,871	148,493	152,205	156,010	159,911	163,908	168,006	172,206
Total 18000 - Landscaping	870,346		698,375	883,392	905,477	937,267	951,317	975,100	999,477	1,024,464	1,060,432	1,076,328	1,103,236	1,130,817	1,159,087	1,199,782	1,217,766
20000 - Lighting																	
200 - Landscape 64 In-Ground Up-Lights (25%)	17,520	4 2			18,407				20,318				22,427				24,755
296 - Monument Lights 12 Lake Mead @ Buffalo Monument Lights (25%)	4,200	4 1		4,305				4,752				5,245				5,790	
304 - Monument Lights 5 4' Florescent Lights (40%)	3,724	8 4					4,110								5,008		
Total 20000 - Lighting	25,444			4,305	18,407		4,110	4,752	20,318			5,245	22,427		5,008	5,790	24,755
21000 - Signage																	
288 - Monument 30,744 sf [4] Village Ctr @ Town Ctr Wall Sealing	61,488	10 2			64,601										82,695		
296 - Monument 6,418 lf [4] Village Ctr @ Town Ctr Wall Caulking	56,249	10 2			59,096										75,648		
300 - Monument 2,220 sf [3] Summerlin Pyramids	15,029	5 2			15,790					17,865					20,213		
Total 21000 - Signage	132,766				139,487					17,865					178,556		
30000 - Miscellaneous																	
820 - Vehicle Golf Cart	10,836	10 10											13,872				
970 - Electrical 100 Electrical Pedestals (10%)	150,000	4 1		153,750				169,711				187,329				206,777	

See Section VI-b for Excluded Components

Summerlin North Community Association
30 Year Expense Forecast - Detailed

Final

Prepared for the 2025 Fiscal Year

Reserve Component	Current Replacement		Life Useful /		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Cost	Remaining																	
Total 30000 - Miscellaneous	160,836					153,750				169,711				187,329	13,872			206,777	
Total [General] Expenditures Inflated @ 2.50%					698,375	1,041,447	1,181,041	937,267	955,427	1,276,280	1,019,795	1,042,329	1,196,893	1,268,902	1,139,534	1,277,770	1,342,650	1,412,348	1,400,774
00080 - Hills Village North																			
03000 - Painting: Exterior																			
400 - Wrought Iron 1,126 lf WI Fences	6,103	5	1		6,255					7,078						8,008			
460 - Masonry Walls 193,570 sf Block Walls	98,721	5	2			103,718					117,348						132,768		
Total 03000 - Painting: Exterior	104,824				6,255	103,718				7,078	117,348					8,008	132,768		
18000 - Landscaping																			
100 - Irrigation: Controllers 36 Timeclocks	87,799	10	1		89,993											115,199			
534 - Plant Replacement 179 Palm Trees (3%)	40,650	5	2			42,708					48,320						54,670		
Total 18000 - Landscaping	128,449				89,993	42,708					48,320					115,199	54,670		
19000 - Fencing																			
200 - Wrought Iron 1,126 lf Fences	86,702	35	6							100,548									
400 - Masonry Wall: On-going Maint. 29,780 lf Stucco Clad Block Walls (0.3%)	23,541	5	2			24,733					27,983						31,660		
754 - Gates 7 Breezeway Gates (28.6%)	2,150	5	3				2,315					2,620						2,964	
Total 19000 - Fencing	112,393					24,733	2,315			100,548	27,983	2,620					31,660	2,964	
20000 - Lighting																			
208 - Landscape 9 Landscape Lights (22%)	2,190	4	2			2,301				2,540					2,803				3,094
312 - Monument Lights 5 Neighborhood Monument Lights (20%)	1,825	4	2			1,917				2,116					2,336				2,579
600 - Common Area 50 Accent Lights (24%)	9,700	4	2			10,191				11,249					12,417				13,706
Total 20000 - Lighting	13,715					14,409				15,905					17,557				19,379
21000 - Signage																			
312 - Monument 13 Hills North Village Monument Refurbish	61,494	8	2			64,607									78,718				
400 - Monument Amarante Double Sided Sign	6,587	8	3				7,093									8,642			
404 - Monument 2 Cherry Creek Signs	7,604	8	5							8,604								10,483	
408 - Monument Copper Ridge Sign	3,293	8	4					3,635									4,429		
412 - Monument Cypress Grove Sign	3,802	8	3				4,095									4,989			
416 - Monument Evergreen Sign	5,800	8	6							6,726									8,195
420 - Monument Hillpointe Sign	4,072	8	3				4,385									5,342			
424 - Monument Las Colinas Sign	3,293	8	2			3,460									4,216				

See Section VI-b for Excluded Components

Summerlin North Community Association
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Reserve Component	Current Replacement		Life Useful /		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Cost																		
432 - Monument Panorama Pointe Sign	4,311	8	4						4,759								5,798		
436 - Monument 2 Serenata Signs	6,587	8	2			6,920									8,431				
440 - Monument 2 Valle Del Fiori Signs	6,587	8	4						7,270								8,858		
444 - Monument 2 Visions Signs	6,587	8	4						7,270								8,858		
448 - Monument Willow Tree Sign	3,293	8	3				3,546									4,321			
Total 21000 - Signage	123,309					74,987	19,119	22,934	8,604	6,726					91,365	23,294	27,943	10,483	8,195
26000 - Outdoor Equipment																			
110 - Tot Lot: Play Equipment 3 Copper Ridge Park Concrete Turtles	6,105	40	7									7,257							
180 - Bike Rack 2 Hillpointe Bike Racks	800	40	16																
270 - Picnic Tables Las Colinas Picnic Table	1,250	20	3				1,346												
300 - Benches 17 Benches (23.5%)	5,111	4	3				5,504					6,076				6,706			
306 - Picnic Tables 3 Hillpointe Picnic Tables	4,350	20	5						4,922										
370 - Pet Stations 11 Pet Stations (25%)	2,159	4	1		2,213				2,442					2,696				2,976	
400 - Garbage Receptacles 3 Hillpointe Garbage Receptacles (33%)	915	6	4					1,010							1,171				
Total 26000 - Outdoor Equipment	20,690				2,213		6,850	1,010	7,364		13,332			2,696	1,171	6,706		2,976	
Total [Hills Village North] Expenditures Inflated @ 2.50%						98,462	260,556	28,284	23,944	15,968	130,257	206,983	2,620	2,696	110,092	153,207	247,042	16,422	27,574
00120 - Hills Village South																			
03000 - Painting: Exterior																			
404 - Wrought Iron 4,340 If WI Fences	23,523	5	2			24,714						27,961					31,636		
464 - Masonry Walls 251,943 sf Block Walls	128,491	5	2			134,996						152,735					172,806		
Total 03000 - Painting: Exterior	152,014					159,709						180,697					204,442		
18000 - Landscaping																			
108 - Irrigation: Controllers 12 Timeclocks	29,266	10	1		29,998											38,400			
538 - Plant Replacement 16 Palm Trees (13%)	13,550	5	4					14,957						16,922					19,146
Total 18000 - Landscaping	42,816				29,998			14,957						16,922		38,400			19,146
19000 - Fencing																			
208 - Wrought Iron 4,340 If Phase I & II Fences	334,180	35	7									397,235							
410 - Masonry Wall: On-going Maint. 1,320 If Stucco Clad Block Walls (0.3%)	1,043	10	2			1,096											1,403		
420 - Masonry Wall: On-going Maint. 38,760 If Stucco Clad Block Walls (0.3%)	30,640	5	2			32,191						36,421					41,207		
Total 19000 - Fencing	365,863					33,287						433,656					42,610		
20000 - Lighting																			

See Section VI-b for Excluded Components

Summerlin North Community Association
30 Year Expense Forecast - Detailed

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Reserve Component	Current Replacement		Life Useful /		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
	Cost		Remaining																
216 - Landscape 5 In-Ground Up-Lights (20%)	1,095	4	2			1,150					1,270				1,402				1,547
224 - Landscape 15 Landscape Lights (26.7%)	3,233	4	2			3,397					3,750				4,139				4,569
316 - Monument Lights 10 Village Monument Lights (30%)	2,425	5	2			2,548						2,883					3,261		
320 - Monument Lights 3 Village Monument Lights (33%)	1,317	5	2			1,384						1,566					1,772		
Total 20000 - Lighting	8,071					8,479					5,020	4,448			5,541		5,033		6,116
21000 - Signage																			
316 - Monument 5 Hills South Village Monument Refurbish	23,652	8	2			24,849									30,276				
Total 21000 - Signage	23,652					24,849									30,276				
26000 - Outdoor Equipment																			
312 - Benches 2 Benches (50%)	1,278	8	3				1,376									1,677			
374 - Pet Stations 3 Pet Stations (33%)	785	5	2			825						933					1,056		
404 - Garbage Receptacles 2 Garbage Receptacles (50%)	915	9	4					1,010										1,261	
Total 26000 - Outdoor Equipment	2,978					825	1,376	1,010				933				1,677	1,056	1,261	
Total [Hills Village South] Expenditures Inflated @ 2.50%					29,998	227,150	1,376	15,967			5,020	619,734		16,922	35,817	40,076	253,141	1,261	25,262
00160 - Pueblo																			
03000 - Painting: Exterior																			
408 - Wrought Iron 2,000 If WI Fences	10,840	5	1		11,111						12,571					14,223			
468 - Masonry Walls 221,364 sf Block Walls	112,896	5	3				121,576						137,552					155,628	
Total 03000 - Painting: Exterior	123,736				11,111		121,576				12,571		137,552			14,223		155,628	
18000 - Landscaping																			
116 - Irrigation: Controllers 21 Timedlocks	51,216	10	1		52,496											67,200			
542 - Plant Replacement 31 Palm Trees (3%)	6,775	5	5							7,665					8,673				
Total 18000 - Landscaping	57,991				52,496					7,665					8,673		67,200		
19000 - Fencing																			
224 - Wrought Iron 2,000 If Fences	154,000	35	9											192,325					
430 - Masonry Wall: On-going Maint. 34,056 If Stucco Clad Block Walls (0.3%)	26,921	5	3				28,991						32,801					37,111	
758 - Gates 2 Breezeway Gates (50%)	1,075	9	3				1,158										1,446		
Total 19000 - Fencing	181,996						30,149						32,801	192,325			1,446	37,111	
20000 - Lighting																			
232 - Landscape 76 In-Ground Up-Lights (25%)	20,805	4	2			21,858					24,127				26,632				29,397
248 - Landscape 10 Pedestal Lights (30%)	2,425	5	2			2,548						2,883					3,261		

See Section VI-b for Excluded Components

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30 Year Expense Forecast - Detailed

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Prepared for the 2025 Fiscal Year

Reserve Component	Current Replacement	Life Useful /	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
300 - Monument Lights	5,269	4	2		5,536				6,111				6,745				7,445
16 Village Monument Lights (25%)																	
324 - Monument Lights	3,650	5	2		3,835					4,339					4,909		
5 Neighborhood Monument Lights (40%)																	
Total 20000 - Lighting	32,149				33,777				30,238	7,221			33,377		8,170		36,842
21000 - Signage																	
320 - Monument	52,033	8	6						60,343								73,522
11 Pueblo Village Monument Refurbish																	
460 - Monument	6,587	8	3				7,093							8,642			
2 Bonita Canyon Signs																	
464 - Monument	15,209	8	1	15,589								18,994					
4 Buena Vista Signs																	
468 - Monument	6,587	8	4				7,270								8,858		
2 Hermosa Signs																	
472 - Monument	7,425	8	3				7,996							9,742			
2 Mirada Signs																	
476 - Monument	6,587	8	3				7,093							8,642			
2 Monterrey Signs																	
480 - Monument	8,383	8	3				9,027							10,999			
2 Santa Fe Signs																	
484 - Monument	3,293	8	4				3,635								4,429		
Sedona Sign																	
488 - Monument	6,587	8	4				7,270								8,858		
2 Tamarisk Signs																	
492 - Monument	3,293	8	5					3,726								4,540	
The Plateau Sign																	
496 - Monument	3,293	8	3				3,546							4,321			
Valencia Sign																	
500 - Monument	7,664	8	4				8,460								10,308		
2 Vista del Oro Signs																	
Total 21000 - Signage	126,940			15,589		34,755	26,636	3,726	60,343			18,994		42,346	32,453	4,540	73,522
26000 - Outdoor Equipment																	
120 - Tot Lot: Play Equipment	4,075	30	5					4,610									
Cielo Vista Btwn Sonoma & Taos																	
124 - Tot Lot: Play Equipment	2,035	40	10										2,605				
Cielo Vista Btwn Sonoma & Taos Turtle																	
140 - Tot Lot: Safety Surface	5,640	10	5					6,381									
47 Cu. Yds. Cielo Vista Btwn Sonoma & Taos																	
184 - Bike Rack	800	40	25														
2 Bike Racks																	
318 - Benches	5,111	4	2		5,370				5,927				6,543				7,222
16 Benches (25%)																	
324 - Benches	27,200	27	3				29,291										
17 Concrete Benches																	
378 - Pet Stations	1,766	4	1	1,810				1,998				2,206				2,435	
9 Pet Stations (25%)																	
408 - Garbage Receptacles	13,000	35	5					14,708									
10 Concrete Garbage Receptacles																	
412 - Garbage Receptacles	2,745	6	3				2,956					3,428					
9 Garbage Receptacles (33%)																	
Total 26000 - Outdoor Equipment	62,372			1,810	5,370	32,247		27,698	5,927			5,634	9,148			2,435	7,222

See Section VI-b for Excluded Components

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Total [Pueblo] Expenditures Inflated @ 2.50%				81,007	39,147	218,728	26,636	39,090	109,079	7,221	170,353	216,953	51,197	123,769	42,069	199,714	117,586
00200 - Canyons																	
03000 - Painting: Exterior																	
412 - Wrought Iron 1,400 lf WI Fences	7,588	5 3				8,171					9,245					10,460	
472 - Masonry Walls 225,140 sf Block Walls	114,821	5 3				123,650					139,899					158,283	
Total 03000 - Painting: Exterior	122,409					131,822					149,144					168,743	
18000 - Landscaping																	
124 - Irrigation: Controllers 20 Timeclocks	48,777	10 1		49,996										64,000			
546 - Plant Replacement 91 Palm Trees (3%)	20,325	3 10											26,018			28,018	
Total 18000 - Landscaping	69,102			49,996									26,018	64,000		28,018	
19000 - Fencing																	
232 - Wrought Iron 1,400 lf Fences	107,800	35 8									131,344						
440 - Masonry Wall: On-going Maint. 34,636 lf Stucco Clad Block Walls (0.3%)	27,380	5 3				29,485					33,360					37,743	
450 - Masonry Wall: On-going Maint. 142 lf Stone Faced Walls (3%)	1,020	5 3				1,099					1,243					1,406	
Total 19000 - Fencing	136,200					30,584					165,947					39,150	
20000 - Lighting																	
610 - Common Area 124 Accent Lights (25%)	25,059	4 2			26,327				29,060				32,077				35,407
Total 20000 - Lighting	25,059				26,327				29,060				32,077				35,407
21000 - Signage																	
324 - Monument 9 Canyons Village Monument Refurbish	42,573	8 7								50,606							
Total 21000 - Signage	42,573									50,606							
26000 - Outdoor Equipment																	
330 - Benches 8 Benches (25%)	2,556	4 2			2,685				2,964				3,271				3,611
382 - Pet Stations 4 Pet Stations (25%)	785	4 2			825				910				1,005				1,109
416 - Garbage Receptacles 4 Garbage Receptacles (50%)	1,830	9 4					2,020									2,523	
Total 26000 - Outdoor Equipment	5,171				3,510		2,020		3,874				4,276			2,523	4,720
Total [Canyons] Expenditures Inflated @ 2.50%				49,996	29,837	162,405	2,020		32,934	50,606	315,090		62,371	64,000		238,433	40,127
00240 - Trails																	
03000 - Painting: Exterior																	
416 - Wrought Iron 1,689 lf WI Fences	9,154	5 2			9,618					10,882					12,312		
476 - Masonry Walls 267,353 sf Block Walls	136,350	5 2			143,253					162,077					183,376		
Total 03000 - Painting: Exterior	145,504				152,871					172,959					195,687		
18000 - Landscaping																	

See Section VI-b for Excluded Components

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Reserve Component	Current Replacement	Life Useful /	Cost	Remaining	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
130 - Irrigation: Controllers 28 Timedlocks	68,288	10	1		69,995											89,599			
550 - Plant Replacement 74 Palm Trees (4%)	20,325	5	3					21,888					24,764					28,018	
Total 18000 - Landscaping	88,613				69,995			21,888					24,764			89,599		28,018	
19000 - Fencing																			
240 - Wrought Iron 1,689 If Fences	130,053	35	5						147,143										
460 - Masonry Wall: On-going Maint. 41,131 If Stucco Clad Block Walls (0.3%)	32,514	5	2			34,160						38,649					43,728		
762 - Gates 3 Breezeway Gates (33%)	1,075	6	3					1,158						1,343					
Total 19000 - Fencing	163,642					34,160		1,158		147,143		38,649		1,343			43,728		
20000 - Lighting																			
256 - Landscape 21 In-Ground Up-Lights (23.8%)	5,475	4	2			5,752					6,349				7,008				7,736
328 - Monument Lights 20 Neighborhood Monument Lights (25%)	9,125	4	2			9,587					10,582				11,681				12,893
332 - Monument Lights 5 Village Monument Lights (40%)	2,192	5	2			2,302						2,605					2,947		
Total 20000 - Lighting	16,792					17,642					16,932	2,605			18,689		2,947		20,629
21000 - Signage																			
328 - Monument 11 Trails Village Monument Refurbish	52,033	8	3					56,034								68,272			
520 - Monument Highline Sign	3,293	8	4						3,635								4,429		
524 - Monument 2 Highpointe Signs	6,587	8	7									7,829							
528 - Monument 2 La Paz Signs	6,587	8	4						7,270								8,858		
532 - Monument 2 Marble Canyon Signs	6,587	8	4						7,270								8,858		
536 - Monument 2 Mountain Crest Signs	8,203	8	5							9,281								11,308	
540 - Monument 2 Sequoia Signs	6,587	8	3					7,093								8,642			
544 - Monument 6 Sierra Ridge Signs	27,304	8	3					29,404								35,825			
548 - Monument 2 Sunset Crest Signs	6,587	8	4						7,270								8,858		
552 - Monument 4 Willow Bend Signs	21,400	8	5							24,212								29,500	
Total 21000 - Signage	145,167						92,531	25,446	33,493			7,829				112,740	31,003	40,808	
26000 - Outdoor Equipment																			
336 - Benches 3 Benches (33%)	1,278	5	3					1,376					1,557					1,761	
386 - Pet Stations 6 Pet Stations (25%)	1,178	4	2			1,237					1,366				1,507				1,664
420 - Garbage Receptacles 3 Garbage Receptacles	2,745	18	13															3,784	

See Section VI-b for Excluded Components

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Reserve Component		Current Replacement Cost	Life Useful / Remaining	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Total 26000 - Outdoor Equipment		5,200				1,237	1,376			1,366		1,557		1,507			5,545	1,664
Total [Trails] Expenditures Inflated @ 2.50%				69,995	205,909	116,952	25,446	180,636	18,297	222,042	26,321	1,343	20,197	202,339	273,366	74,372	22,293	
00280 - Crossings																		
03000 - Painting: Exterior																		
420 - Wrought Iron 6,174 lf WI Fences		33,463	5 2			35,157					39,777					45,004		
Total 03000 - Painting: Exterior		33,463				35,157					39,777					45,004		
18000 - Landscaping																		
138 - Irrigation: Controllers 24 Timeclocks		58,532	10 1		59,996									76,799				
554 - Plant Replacement 9 Palm Trees (11%)		6,775	5 7							8,053						9,112		
Total 18000 - Landscaping		65,307			59,996					8,053				76,799		9,112		
19000 - Fencing																		
248 - Wrought Iron 6,174 lf Phase I & II Fences		475,398	35 11											623,763				
470 - Masonry Wall: On-going Maint. 35,000 lf Split Face Block Walls (0.3%)		25,148	5 2			26,421				29,892						33,821		
766 - Gates Breezeway Gate		1,075	18 5						1,216									
Total 19000 - Fencing		501,621				26,421			1,216	29,892				623,763		33,821		
20000 - Lighting																		
264 - Landscape 22 In-Ground Up-Lights (27%)		6,570	4 2			6,903				7,619				8,410				9,283
336 - Monument Lights 8 Neighborhood Monument Lights (25%)		3,650	4 2			3,835				4,233				4,672				5,157
340 - Monument Lights 4 Village Monument Lights (25%)		808	4 2			849				937				1,035				1,142
Total 20000 - Lighting		11,028				11,587				12,789				14,117				15,583
21000 - Signage																		
332 - Monument 8 Crossings Village Monument Refurbish		37,843	8 7							44,983								
570 - Monument Aspen Glen Sign		3,293	8 7							3,915								
574 - Monument Crimson Ridge Sign		6,600	8 6							7,654								9,326
578 - Monument 2 Discovery Hills Signs		9,900	8 5						11,201								13,647	
582 - Monument 3 Highland Hills Signs		8,600	8 5						9,730								11,855	
586 - Monument Sycamore Ridge Sign		3,293	8 4					3,635								4,429		
590 - Monument 3 West Hills Signs		9,880	8 2			10,380								12,647				
594 - Monument 2 Westridge Signs		6,587	8 3				7,093								8,642			
Total 21000 - Signage		85,995				10,380	7,093	3,635	20,931	7,654	48,897			12,647	8,642	4,429	25,502	9,326
26000 - Outdoor Equipment																		

See Section VI-b for Excluded Components

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188 - Bike Rack Bike Rack	400	40 13														551	
342 - Benches 7 Benches (28.6%)	2,556	4 3				2,752				3,038				3,353			
390 - Pet Stations 6 Pet Stations (25%)	1,178	4 2			1,237				1,366				1,507				1,664
424 - Garbage Receptacles 4 Garbage Receptacles (50%)	1,830	9 4					2,020									2,523	
Total 26000 - Outdoor Equipment	5,963				1,237	2,752	2,020		1,366	3,038			1,507	3,353		3,074	1,664
Total [Crossings] Expenditures Inflated @ 2.50%				59,996	84,781	9,845	5,655	22,147	21,809	129,658			28,271	712,558	92,365	28,577	26,572
00320 - Arbors																	
03000 - Painting: Exterior																	
424 - Wrought Iron 12,966 lf WI Fences & Monument Arbors	70,276	5 3				75,679					85,624					96,876	
480 - Masonry Walls 472,930 sf Block Walls	241,194	5 3				259,740					293,872					332,489	
Total 03000 - Painting: Exterior	311,470					335,419					379,496					429,365	
04000 - Structural Repairs																	
300 - Trellis 10 Monument Metal Lattice	19,000	40 15															
Total 04000 - Structural Repairs	19,000																
18000 - Landscaping																	
146 - Irrigation: Controllers 55 Timeclocks	134,137	10 1		137,490										175,999			
558 - Plant Replacement 45 Palm Trees (4%)	13,550	5 10											17,345				
Total 18000 - Landscaping	147,687			137,490									17,345	175,999			
19000 - Fencing																	
264 - Wrought Iron 13,966 lf Phase I & II Fences	1,075,382	35 6							1,247,113								
265 - Wrought Iron 25 lf Brookfield Mini Park Railing (2024 Only)[nr:1]	1,911	1 0	1,911														
480 - Masonry Wall: On-going Maint. 72,758 lf Stucco Clad Block Walls (0.3%)	57,515	5 3				61,938					70,077					79,285	
750 - Gates 11 Breezeway Gates (27%)	3,225	5 3				3,473					3,929					4,446	
Total 19000 - Fencing	1,138,033		1,911			65,411			1,247,113		74,006					83,731	
20000 - Lighting																	
272 - Landscape 36 Landscape Lights (25%)	7,275	4 2			7,643				8,437				9,313				10,280
344 - Monument Lights 28 Neighborhood Monument Lights (25%)	12,775	4 2			13,422				14,815				16,353				18,051
348 - Landscape 30 In-Ground Up-Lights (23%)	7,665	4 2			8,053				8,889				9,812				10,830
352 - Monument Lights 40 Village Monument Lights (25%)	5,988	5 2			6,291				7,118						8,053		
Total 20000 - Lighting	33,703				35,409				32,141	7,118			35,478		8,053		39,161

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
21000 - Signage																	
344 - Monument 10 Arbors Village Monument Refurbish	47,303	8 4					52,214								63,617		
610 - Monument Arbor Grove Sign	3,293	8 3				3,546							4,321				
614 - Monument 2 Arbor View Signs	6,587	8 4					7,270								8,858		
618 - Monument 2 Brookfield Signs	6,587	8 4					7,270								8,858		
622 - Monument 2 Chardonnay Hills Signs	6,587	8 6						7,638									9,307
626 - Monument 2 Chardonnay Ridge Signs	6,587	8 7							7,829								
628 - Monument Cypress Pointe Sign	3,293	8 7							3,915								
632 - Monument Fallbrook Sign	3,293	8 2			3,460								4,216				
636 - Monument 2 Glenmere Signs	6,587	8 3				7,093								8,642			
640 - Monument 2 Manorwood Signs	6,587	8 2			6,920								8,431				
648 - Monument 2 Napa Hills Signs	6,587	8 7							7,829								
652 - Monument Oak Hills Sign	3,293	8 3				3,546								4,321			
656 - Monument 2 Oak Knoll Signs	6,587	8 2			6,920								8,431				
660 - Monument 2 Rosedale Signs	8,301	8 0	8,301							10,113							
664 - Monument 2 Royal Woods Signs	6,587	8 2			6,920								8,431				
668 - Monument 2 Sonoma Hills Signs	6,587	8 1		6,751								8,226					
672 - Monument 2 Sycamore Heights Signs	6,587	8 1		6,751								8,226					
676 - Monument 4 Westbrook Signs	13,173	8 3				14,186								17,284			
Total 21000 - Signage	154,401		8,301	13,502	24,220	28,372	66,754		7,638	19,573	10,113	16,451	29,510	34,568	81,334		9,307
26000 - Outdoor Equipment																	
130 - Tot Lot: Play Equipment Rosedale Play Equipment	35,000	18 15															
144 - Tot Lot: Safety Surface 800 sf Rosedale Play Area	11,200	10 4					12,363										15,825
280 - Picnic Tables 5 Royal Woods, Oak Knoll, Brookfield Picnic Tables	7,250	20 1		7,431													
290 - Picnic Tables Fallbrook Picnic Table	1,250	20 19															
348 - Benches 21 Benches (25%)	6,708	4 2			7,048				7,780				8,587				9,479
394 - Pet Stations 23 Pet Stations (25%)	4,514	4 2			4,742				5,235				5,778				6,378
428 - Garbage Receptacles 2 Oak Knoll Concrete Receptacles	2,600	25 3				2,800											

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost	Life Useful /	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
432 - Garbage Receptacles 24 Garbage Receptacles (31.8%)	6,987	6 2			7,341						8,513						9,873
Total 26000 - Outdoor Equipment	75,509			7,431	19,131	2,800	12,363		13,014		8,513		14,365				41,555
Total [Arbors] Expenditures Inflated @ 2.50%			10,212	158,424	78,760	432,001	79,117		1,299,907	26,691	472,129	16,451	96,698	210,567	89,387	513,096	90,022
00360 - Admin																	
01000 - Paving																	
100 - Asphalt: Sealing 12,875 sf Parking	2,544	6 4					2,808						3,257				
200 - Asphalt: Ongoing Repairs 12,875 sf Parking (2%)	1,134	6 4					1,252						1,451				
300 - Asphalt: Overlay 12,875 sf Parking	35,406	25 10											45,323				
800 - Striping 42 Parking & Red Curbs	675	6 4					745						864				
Total 01000 - Paving	39,759						4,805						50,895				
03000 - Painting: Exterior																	
120 - Surface Restoration 5,650 sf Admin Building & Entry Structure	9,040	12 1		9,266												12,462	
Total 03000 - Painting: Exterior	9,040			9,266												12,462	
03500 - Painting: Interior																	
100 - Building 12,000 sf Admin Building	21,000	10 0	21,000										26,882				
Total 03500 - Painting: Interior	21,000		21,000										26,882				
04000 - Structural Repairs																	
700 - Carports: Metal 2,880 sf [3] Carports	31,217	30 12														41,984	
912 - Doors 22 Admin Building	23,847	30 12														32,071	
Total 04000 - Structural Repairs	55,064															74,055	
05000 - Roofing																	
200 - Low Slope: BUR 2,300 sf Admin Building Reroof	26,105	28 11											34,252				
340 - Low Slope: Coating 2,300 sf Admin Building Recoat	10,925	28 1		11,198													
670 - Pitched: Tile 78 Squares- Admin Building	84,547	30 12														113,706	
Total 05000 - Roofing	121,577			11,198									34,252		113,706		
08000 - Rehab																	
100 - General Reception, Conference, Offices	22,000	15 0	22,000														
101 - General Design Fee (2024 Only)[nr:1]	2,500	1 0	2,500														
200 - Restrooms 2 Restrooms	13,600	15 4					15,012										
Total 08000 - Rehab	38,100		24,500				15,012										
20000 - Lighting																	

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100 - Exterior: Misc. Fixtures 33 Building Exterior Lights	13,200	35 27															
500 - Parking Lot 6 Parking Lot Lights	20,400	35 27															
Total 20000 - Lighting	33,600																
21000 - Signage																	
788 - Monument Management Office	3,000	20 15															
Total 21000 - Signage	3,000																
22000 - Office Equipment																	
200 - Computers, Misc. 2 File Servers	10,778	8 2			11,324								13,797				
260 - Computers, Misc. 13 Printers (50%)	5,254	4 2			5,520				6,093				6,726				7,424
Total 22000 - Office Equipment	16,032				16,844				6,093				20,523				7,424
23000 - Mechanical Equipment																	
200 - HVAC Rooftop 5-ton Unit	14,000	15 9										17,484					
204 - HVAC Rooftop 5-ton Unit	14,000	15 8									17,058						
210 - HVAC Rooftop 4-ton Unit	12,300	15 7								14,621							
214 - HVAC 2 Rooftop 4-ton Units	24,600	15 2			25,845												
220 - HVAC Rooftop 3-ton Unit	11,200	15 3				12,061											
600 - Water Heater Mop Closet	900	12 3				969											
Total 23000 - Mechanical Equipment	77,000				25,845	13,030				14,621	17,058	17,484					
24000 - Furnishings																	
200 - Chairs 38 Stacking Chairs	3,862	20 5						4,369									
212 - Chairs 20 Office Chairs	9,275	10 0	9,275										11,873				
220 - Chairs 6 Executive Chairs	4,471	10 0	4,471										5,724				
240 - Chairs 14 Conference Room Chairs	5,310	14 0	5,310														7,503
330 - Tables 4 Tables	4,336	20 3				4,669											
620 - Office Desk, Chair 5 Workstation Desks	12,194	20 3				13,132											
640 - Modular Office Desk 10 Office Cubes	46,000	25 7								54,680							
660 - Storage 65 File Cabinets	78,000	30 12													104,901		
664 - Storage 20 Bookcases, Cabinets, Shelves, Etc	12,194	30 12													16,400		
910 - Window Coverings 36 Window Blinds	19,440	15 0	19,440														

See Section VI-b for Excluded Components

Reserve Component		Current Replacement	Life Useful /	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
		Cost	Remaining															
Total	24000 - Furnishings	195,083		38,497			17,801		4,369		54,680			17,597		121,301		7,503
24600 - Safety / Access																		
120 - Fire Control Misc		8,145	30	12												10,954		
Fire System																		
700 - Security System		6,825	10	5					7,722									
Surveillance & Intrusion System																		
Total	24600 - Safety / Access	14,970							7,722							10,954		
25000 - Flooring																		
200 - Carpeting		32,437	10	0	32,437									41,522				
570 Sq. Yds. Admin Building																		
400 - Tile		12,710	30	12												17,094		
620 sf [2] Restrooms																		
600 - Vinyl		4,089	18	5					4,626									
116 Sq. Yds. Admin Building																		
900 - Coatings		2,317	18	3			2,495											
342 sf Reception Area																		
Total	25000 - Flooring	51,553			32,437		2,495		4,626					41,522		17,094		
Total [Admin] Expenditures Inflated @ 2.50%				116,433	20,464	42,689	33,326	19,817	16,717	6,093	69,300	17,058	17,484	157,418	34,252	337,109	12,462	14,927
Total Expenditures Inflated @ 2.50%				825,020	1,609,788	2,149,870	1,940,186	1,154,028	1,550,839	2,643,191	2,374,565	2,200,464	1,540,751	1,701,595	2,818,539	2,677,129	2,496,685	1,765,138
Total Current Replacement Cost		7,209,738																

See Section VI-b for Excluded Components

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Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
00040 - General															
02000 - Concrete															
200 - Sidewalks, Curbs & Gutters Sidewalks			170,421			183,525			197,636			212,833			229,198
Total 02000 - Concrete			170,421			183,525			197,636			212,833			229,198
18000 - Landscaping															
200 - Irrigation: Valves 2,000 Irrigation Valves (11%)	62,959	64,533	66,146	67,800	69,495	71,232	73,013	74,838	76,709	78,627	80,593	82,608	84,673	86,790	88,959
340 - Irrigation: Pumps S Town Center North of Park Run				13,257					14,999					16,970	
530 - Plant Replacement Trees	173,796	178,141	182,594	187,159	191,838	196,634	201,550	206,589	211,753	217,047	222,473	228,035	233,736	239,579	245,569
600 - Major Renovation Streetscape Revegetation	427,248	437,929	448,877	460,099	471,602	483,392	495,477	507,864	520,560	533,574	546,914	560,586	574,601	588,966	603,690
604 - Major Renovation Streetscape Revegetation	407,696	417,888	428,336	439,044	450,020	461,271	472,802	484,622	496,738	509,156	521,885	534,932	548,306	562,013	576,064
610 - Major Renovation 65 Subdivision Revegetation (10%)	176,511	180,924	185,447	190,083	194,835	199,706	204,699	209,817	215,062	220,438	225,949	231,598	237,388	243,323	249,406
Total 18000 - Landscaping	1,248,210	1,279,415	1,311,401	1,357,443	1,377,790	1,412,235	1,447,541	1,483,729	1,535,822	1,558,843	1,597,814	1,637,760	1,678,704	1,737,641	1,763,688
20000 - Lighting															
200 - Landscape 64 In-Ground Up-Lights (25%)				27,325				30,162				33,293			
296 - Monument Lights 12 Lake Mead @ Buffalo Monument Lights (25%)			6,391				7,054				7,787				8,595
304 - Monument Lights 5 4' Florescent Lights (40%)						6,101								7,434	
Total 20000 - Lighting			6,391	27,325		6,101	7,054	30,162			7,787	33,293		7,434	8,595
21000 - Signage															
288 - Monument 30,744 sf [4] Village Ctr @ Town Ctr Wall Sealing								105,856							
296 - Monument 6,418 lf [4] Village Ctr @ Town Ctr Wall Caulking								96,836							
300 - Monument 2,220 sf [3] Summerlin Pyramids			22,869					25,874					29,274		
Total 21000 - Signage			22,869					228,566					29,274		
30000 - Miscellaneous															
820 - Vehicle Golf Cart						17,757									
970 - Electrical 100 Electrical Pedestals (10%)			228,243				251,937				278,092				306,961
Total 30000 - Miscellaneous			228,243			17,757	251,937				278,092				306,961
Total [General] Expenditures Inflated @ 2.50%	1,248,210	1,279,415	1,739,324	1,384,768	1,377,790	1,619,618	1,706,532	1,742,458	1,733,458	1,558,843	1,883,692	1,883,886	1,707,978	1,745,075	2,308,442
00080 - Hills Village North															
03000 - Painting: Exterior															
400 - Wrought Iron 1,126 lf WI Fences		9,060					10,250					11,597			

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460 - Masonry Walls 193,570 sf Block Walls			150,215					169,955					192,288		
Total 03000 - Painting: Exterior		9,060	150,215				10,250	169,955				11,597	192,288		
18000 - Landscaping															
100 - Irrigation: Controllers 36 Timedlocks							147,465								
534 - Plant Replacement 179 Palm Trees (3%)			61,854					69,982					79,178		
Total 18000 - Landscaping			61,854				147,465	69,982					79,178		
19000 - Fencing															
200 - Wrought Iron 1,126 If Fences															
400 - Masonry Wall: On-going Maint. 29,780 If Stucco Clad Block Walls (0.3%)			35,821					40,528					45,853		
754 - Gates 7 Breezeway Gates (28.6%)				3,353					3,794					4,292	
Total 19000 - Fencing			35,821	3,353				40,528	3,794				45,853	4,292	
20000 - Lighting															
208 - Landscape 9 Landscape Lights (22%)				3,416				3,770				4,162			
312 - Monument Lights 5 Neighborhood Monument Lights (20%)				2,846				3,142				3,468			
600 - Common Area 50 Accent Lights (24%)				15,129				16,699				18,433			
Total 20000 - Lighting				21,391				23,612				26,063			
21000 - Signage															
312 - Monument 13 Hills North Village Monument Refurbish				95,910								116,857			
400 - Monument Amarante Double Sided Sign					10,530								12,829		
404 - Monument 2 Cherry Creek Signs							12,772								15,562
408 - Monument Copper Ridge Sign						5,396								6,575	
412 - Monument Cypress Grove Sign					6,078								7,406		
416 - Monument Evergreen Sign								9,985							
420 - Monument Hillpointe Sign					6,509								7,931		
424 - Monument Las Colinas Sign				5,136								6,258			
432 - Monument Panorama Pointe Sign						7,064								8,607	
436 - Monument 2 Serenata Signs				10,273								12,516			
440 - Monument 2 Valle Del Fiori Signs						10,793								13,150	
444 - Monument 2 Visions Signs						10,793								13,150	

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Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
448 - Monument Willow Tree Sign					5,265								6,415		
Total 21000 - Signage				111,319	28,382	34,046	12,772	9,985				135,631	34,581	41,482	15,562
26000 - Outdoor Equipment															
110 - Tot Lot: Play Equipment 3 Copper Ridge Park Concrete Turtles															
180 - Bike Rack 2 Hillpointe Bike Racks		1,188													
270 - Picnic Tables Las Colinas Picnic Table									2,206						
300 - Benches 17 Benches (23.5%)	7,402				8,171				9,019				9,955		
306 - Picnic Tables 3 Hillpointe Picnic Tables											8,065				
370 - Pet Stations 11 Pet Stations (25%)			3,285				3,626				4,002				4,418
400 - Garbage Receptacles 3 Hillpointe Garbage Receptacles (33%)		1,358						1,575						1,827	
Total 26000 - Outdoor Equipment	7,402	2,546	3,285		8,171		3,626	1,575	11,225		12,067		9,955	1,827	4,418
Total [Hills Village North] Expenditures Inflated @ 2.50%	7,402	11,606	251,174	136,063	36,553	34,046	174,113	315,636	15,019		12,067	173,291	361,856	47,601	19,979
00120 - Hills Village South															
03000 - Painting: Exterior															
404 - Wrought Iron 4,340 lf WI Fences			35,793					40,496					45,818		
464 - Masonry Walls 251,943 sf Block Walls			195,514					221,206					250,275		
Total 03000 - Painting: Exterior			231,307					261,702					296,092		
18000 - Landscaping															
108 - Irrigation: Controllers 12 Timeclocks							49,155								
538 - Plant Replacement 16 Palm Trees (13%)					21,662					24,508					27,729
Total 18000 - Landscaping					21,662		49,155			24,508					27,729
19000 - Fencing															
208 - Wrought Iron 4,340 lf Phase I & II Fences															
410 - Masonry Wall: On-going Maint. 1,320 lf Stucco Clad Block Walls (0.3%)								1,796							
420 - Masonry Wall: On-going Maint. 38,760 lf Stucco Clad Block Walls (0.3%)			46,622					52,749					59,680		
Total 19000 - Fencing			46,622					54,545					59,680		
20000 - Lighting															
216 - Landscape 5 In-Ground Up-Lights (20%)				1,708				1,885				2,081			
224 - Landscape 15 Landscape Lights (26.7%)				5,043				5,566				6,144			
316 - Monument Lights 10 Village Monument Lights (30%)			3,690					4,175					4,723		
320 - Monument Lights 3 Village Monument Lights (33%)			2,004					2,268					2,566		

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Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Total 20000 - Lighting			5,694	6,751				13,894				8,225	7,289		
21000 - Signage															
316 - Monument 5 Hills South Village Monument Refurbish				36,888								44,945			
Total 21000 - Signage				36,888								44,945			
26000 - Outdoor Equipment															
312 - Benches 2 Benches (50%)					2,043								2,489		
374 - Pet Stations 3 Pet Stations (33%)			1,194					1,351					1,529		
404 - Garbage Receptacles 2 Garbage Receptacles (50%)								1,575							
Total 26000 - Outdoor Equipment			1,194		2,043			2,927					4,018		
Total [Hills Village South] Expenditures Inflated @ 2.50%			284,818	43,639	23,704		49,155	333,068		24,508		53,170	367,080		27,729
00160 - Pueblo															
03000 - Painting: Exterior															
408 - Wrought Iron 2,000 If WI Fences		16,092					18,207					20,599			
468 - Masonry Walls 221,364 sf Block Walls				176,079				199,217					225,396		
Total 03000 - Painting: Exterior		16,092		176,079			18,207	199,217				20,599	225,396		
18000 - Landscaping															
116 - Irrigation: Controllers 21 Timeclocks							86,021								
542 - Plant Replacement 31 Palm Trees (3%)	9,812					11,102				12,560					
Total 18000 - Landscaping	9,812					11,102	86,021			12,560					
19000 - Fencing															
224 - Wrought Iron 2,000 If Fences															
430 - Masonry Wall: On-going Maint. 34,056 If Stucco Clad Block Walls (0.3%)				41,988					47,506				53,748		
758 - Gates 2 Breezeway Gates (50%)							1,806								
Total 19000 - Fencing				41,988			1,806		47,506				53,748		
20000 - Lighting															
232 - Landscape 76 In-Ground Up-Lights (25%)				32,449				35,817				39,536			
248 - Landscape 10 Pedestal Lights (30%)			3,690					4,175					4,723		
300 - Monument Lights 16 Village Monument Lights (25%)				8,218				9,071				10,013			
324 - Monument Lights 5 Neighborhood Monument Lights (40%)			5,554					6,284					7,109		
Total 20000 - Lighting			9,244	40,667				55,347				49,549	11,833		
21000 - Signage															

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Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
320 - Monument								89,579							
11 Pueblo Village Monument Refurbish															
460 - Monument					10,530								12,829		
2 Bonita Canyon Signs															
464 - Monument			23,142								28,196				
4 Buena Vista Signs															
468 - Monument						10,793								13,150	
2 Hermosa Signs															
472 - Monument					11,870								14,462		
2 Mirada Signs															
476 - Monument					10,530								12,829		
2 Monterrey Signs															
480 - Monument					13,401								16,328		
2 Santa Fe Signs															
484 - Monument						5,396								6,575	
Sedona Sign															
488 - Monument						10,793								13,150	
2 Tamarisk Signs															
492 - Monument							5,531								6,739
The Plateau Sign															
496 - Monument					5,265								6,415		
Valencia Sign															
500 - Monument						12,559								15,302	
2 Vista del Oro Signs															
Total 21000 - Signage			23,142		51,595	39,541	5,531	89,579			28,196		62,863	48,177	6,739
26000 - Outdoor Equipment															
120 - Tot Lot: Play Equipment															
Cielo Vista Btwn Sonoma & Taos															
124 - Tot Lot: Play Equipment															
Cielo Vista Btwn Sonoma & Taos Turtle															
140 - Tot Lot: Safety Surface	8,168										10,456				
47 Cu. Yds. Cielo Vista Btwn Sonoma & Taos															
184 - Bike Rack											1,483				
2 Bike Racks															
318 - Benches				7,972				8,799				9,713			
16 Benches (25%)															
324 - Benches															
17 Concrete Benches															
378 - Pet Stations			2,688				2,967				3,275				3,614
9 Pet Stations (25%)															
408 - Garbage Receptacles															
10 Concrete Garbage Receptacles															
412 - Garbage Receptacles	3,976						4,610						5,347		
9 Garbage Receptacles (33%)															
Total 26000 - Outdoor Equipment	12,144		2,688	7,972			7,577	8,799			15,214	9,713	5,347		3,614
Total [Pueblo] Expenditures Inflated @ 2.50%	21,956	16,092	35,074	266,705	51,595	50,642	119,142	153,726	246,722		55,971	79,860	80,043	327,320	10,354
00200 - Canyons															
03000 - Painting: Exterior															
412 - Wrought Iron				11,835					13,390					15,149	
1,400 If WI Fences															
472 - Masonry Walls				179,082					202,615					229,240	
225,140 sf Block Walls															

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Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Total 03000 - Painting: Exterior				190,917					216,005					244,390	
18000 - Landscaping															
124 - Irrigation: Controllers 20 Timeclocks							81,925								
546 - Plant Replacement 91 Palm Trees (3%)		30,173		32,493				34,991			37,681			40,579	
Total 18000 - Landscaping		30,173		32,493			81,925	34,991			37,681			40,579	
19000 - Fencing															
232 - Wrought Iron 1,400 If Fences															
440 - Masonry Wall: On-going Maint. 34,636 If Stucco Clad Block Walls (0.3%)				42,703					48,315					54,664	
450 - Masonry Wall: On-going Maint. 142 If Stone Faced Walls (3%)				1,591					1,800					2,037	
Total 19000 - Fencing				44,294					50,115					56,701	
20000 - Lighting															
610 - Common Area 124 Accent Lights (25%)				39,083				43,140				47,619			
Total 20000 - Lighting				39,083				43,140				47,619			
21000 - Signage															
324 - Monument 9 Canyons Village Monument Refurbish	61,658								75,124						
Total 21000 - Signage	61,658								75,124						
26000 - Outdoor Equipment															
330 - Benches 8 Benches (25%)				3,986				4,400				4,856			
382 - Pet Stations 4 Pet Stations (25%)				1,224				1,351				1,492			
416 - Garbage Receptacles 4 Garbage Receptacles (50%)								3,150							
Total 26000 - Outdoor Equipment				5,210				8,901				6,348			
Total [Canyons] Expenditures Inflated @ 2.50%	61,658	30,173		279,504	32,493		81,925	87,033	341,244		37,681	53,967		341,669	
00240 - Trails															
03000 - Painting: Exterior															
416 - Wrought Iron 1,689 If WI Fences			13,929					15,760					17,831		
476 - Masonry Walls 267,353 sf Block Walls			207,473					234,736					265,583		
Total 03000 - Painting: Exterior			221,402					250,496					283,413		
18000 - Landscaping															
130 - Irrigation: Controllers 28 Timeclocks							114,695								
550 - Plant Replacement 74 Palm Trees (4%)				31,700					35,866					40,579	
Total 18000 - Landscaping				31,700			114,695		35,866					40,579	
19000 - Fencing															

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240 - Wrought Iron 1,689 If Fences															
460 - Masonry Wall: On-going Maint. 41,131 If Stucco Clad Block Walls (0.3%)			49,474					55,975					63,331		
762 - Gates 3 Breezeway Gates (33%)	1,557						1,806						2,094		
Total 19000 - Fencing	1,557		49,474				1,806	55,975					65,425		
20000 - Lighting															
256 - Landscape 21 In-Ground Up-Lights (23.8%)				8,539				9,426				10,404			
328 - Monument Lights 20 Neighborhood Monument Lights (25%)				14,232				15,709				17,340			
332 - Monument Lights 5 Village Monument Lights (40%)			3,335					3,773					4,269		
Total 20000 - Lighting			3,335	22,771				28,908				27,744	4,269		
21000 - Signage															
328 - Monument 11 Trails Village Monument Refurbish					83,183								101,351		
520 - Monument Highline Sign						5,396								6,575	
524 - Monument 2 Highpointe Signs	9,539								11,623						
528 - Monument 2 La Paz Signs						10,793								13,150	
532 - Monument 2 Marble Canyon Signs						10,793								13,150	
536 - Monument 2 Mountain Crest Signs							13,778								16,787
540 - Monument 2 Sequoia Signs					10,530								12,829		
544 - Monument 6 Sierra Ridge Signs					43,650								53,183		
548 - Monument 2 Sunset Crest Signs						10,793								13,150	
552 - Monument 4 Willow Bend Signs							35,943								43,793
Total 21000 - Signage	9,539				137,362	37,775	49,721		11,623				167,363	46,025	60,580
26000 - Outdoor Equipment															
336 - Benches 3 Benches (33%)				1,993					2,255					2,551	
386 - Pet Stations 6 Pet Stations (25%)				1,836				2,027				2,238			
420 - Garbage Receptacles 3 Garbage Receptacles															
Total 26000 - Outdoor Equipment				3,829				2,027	2,255			2,238		2,551	
Total [Trails] Expenditures Inflated @ 2.50%	11,096		274,211	58,300	137,362	37,775	166,221	337,406	49,743			29,982	520,470	89,155	60,580
00280 - Crossings															
03000 - Painting: Exterior															
420 - Wrought Iron 6,174 If WI Fences			50,918					57,609					65,179		

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Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Total 03000 - Painting: Exterior			50,918					57,609					65,179		
18000 - Landscaping															
138 - Irrigation: Controllers 24 Timeclocks							98,310								
554 - Plant Replacement 9 Palm Trees (11%)			10,309					11,664					13,196		
Total 18000 - Landscaping			10,309				98,310	11,664					13,196		
19000 - Fencing															
248 - Wrought Iron 6,174 If Phase I & II Fences															
470 - Masonry Wall: On-going Maint. 35,000 If Split Face Block Walls (0.3%)			38,265					43,293					48,982		
766 - Gates Breezeway Gate									1,897						
Total 19000 - Fencing			38,265					43,293	1,897				48,982		
20000 - Lighting															
264 - Landscape 22 In-Ground Up-Lights (27%)				10,247				11,311				12,485			
336 - Monument Lights 8 Neighborhood Monument Lights (25%)				5,693				6,284				6,936			
340 - Monument Lights 4 Village Monument Lights (25%)				1,261				1,392				1,536			
Total 20000 - Lighting				17,200				18,986				20,957			
21000 - Signage															
332 - Monument 8 Crossings Village Monument Refurbish	54,807							66,777							
570 - Monument Aspen Glen Sign	4,770							5,811							
574 - Monument Crimson Ridge Sign								11,362							
578 - Monument 2 Discovery Hills Signs							16,628							20,259	
582 - Monument 3 Highland Hills Signs							14,444							17,599	
586 - Monument Sycamore Ridge Sign						5,396								6,575	
590 - Monument 3 West Hills Signs			15,409									18,774			
594 - Monument 2 Westridge Signs					10,530								12,829		
Total 21000 - Signage	59,577		15,409	10,530	5,396	31,072	11,362	72,589				18,774	12,829	6,575	37,859
26000 - Outdoor Equipment															
188 - Bike Rack Bike Rack															
342 - Benches 7 Benches (28.6%)	3,701			4,085				4,510					4,978		
390 - Pet Stations 6 Pet Stations (25%)			1,836					2,027				2,238			
424 - Garbage Receptacles 4 Garbage Receptacles (50%)								3,150							

See Section VI-b for Excluded Components

Summerlin North Community Association
30 Year Expense Forecast - Detailed
Final

Prepared for the 2025 Fiscal Year

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Total 26000 - Outdoor Equipment	3,701			1,836	4,085			5,178	4,510			2,238	4,978		
Total [Crossings] Expenditures Inflated @ 2.50%	63,278		99,492	34,446	14,615	5,396	129,382	148,092	78,995			41,969	145,165	6,575	37,859
00320 - Arbors															
03000 - Painting: Exterior															
424 - Wrought Iron 12,966 lf WI Fences & Monument Arbors				109,606					124,009					140,305	
480 - Masonry Walls 472,930 sf Block Walls				376,181					425,614					481,543	
Total 03000 - Painting: Exterior				485,787					549,623					621,848	
04000 - Structural Repairs															
300 - Trellis 10 Monument Metal Lattice	27,518														
Total 04000 - Structural Repairs	27,518														
18000 - Landscaping															
146 - Irrigation: Controllers 55 Timeclocks							225,293								
558 - Plant Replacement 45 Palm Trees (4%)	19,624					22,203					25,121				
Total 18000 - Landscaping	19,624					22,203	225,293				25,121				
19000 - Fencing															
264 - Wrought Iron 13,966 lf Phase I & II Fences															
265 - Wrought Iron 25 lf Brookfield Mini Park Railing (2024 Only)[nr:1]															
480 - Masonry Wall: On-going Maint. 72,758 lf Stucco Clad Block Walls (0.3%)				89,704					101,492					114,829	
750 - Gates 11 Breezeway Gates (27%)				5,030					5,691					6,439	
Total 19000 - Fencing				94,734					107,183					121,268	
20000 - Lighting															
272 - Landscape 36 Landscape Lights (25%)				11,347				12,525				13,825			
344 - Monument Lights 28 Neighborhood Monument Lights (25%)				19,925				21,993				24,276			
348 - Landscape 30 In-Ground Up-Lights (23%)				11,955				13,196				14,566			
352 - Monument Lights 40 Village Monument Lights (25%)			9,111					10,308					11,663		
Total 20000 - Lighting			9,111	43,226				58,022				52,667	11,663		
21000 - Signage															
344 - Monument 10 Arbors Village Monument Refurbish						77,512								94,440	
610 - Monument Arbor Grove Sign					5,265								6,415		
614 - Monument 2 Arbor View Signs						10,793								13,150	

See Section VI-b for Excluded Components

Summerlin North Community Association
30 Year Expense Forecast - Detailed
Final
Prepared for the 2025 Fiscal Year

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
618 - Monument 2 Brookfield Signs					10,793									13,150	
622 - Monument 2 Chardonay Hills Signs								11,339							
626 - Monument 2 Chardonay Ridge Signs	9,539								11,623						
628 - Monument Cypress Pointe Sign	4,770								5,811						
632 - Monument Fallbrook Sign				5,136								6,258			
636 - Monument 2 Glenmere Signs					10,530								12,829		
640 - Monument 2 Manorwood Signs				10,273								12,516			
648 - Monument 2 Napa Hills Signs	9,539								11,623						
652 - Monument Oak Hills Sign					5,265								6,415		
656 - Monument 2 Oak Knoll Signs				10,273								12,516			
660 - Monument 2 Rosedale Signs		12,322								15,013					
664 - Monument 2 Royal Woods Signs				10,273								12,516			
668 - Monument 2 Sonoma Hills Signs			10,022								12,211				
672 - Monument 2 Sycamore Heights Signs			10,022								12,211				
676 - Monument 4 Westbrook Signs					21,059								25,658		
Total 21000 - Signage	23,848	12,322	20,044	35,954	42,118	99,097		11,339	29,057	15,013	24,422	43,807	51,317	120,740	
26000 - Outdoor Equipment															
130 - Tot Lot: Play Equipment Rosedale Play Equipment	50,690														
144 - Tot Lot: Safety Surface 800 sf Rosedale Play Area										20,258					
280 - Picnic Tables 5 Royal Woods, Oak Knoll, Brookfield Picnic Tables								12,177							
290 - Picnic Tables Fallbrook Picnic Table					1,998										
348 - Benches 21 Benches (25%)				10,463				11,549				12,748			
394 - Pet Stations 23 Pet Stations (25%)				7,040				7,771				8,577			
428 - Garbage Receptacles 2 Oak Knoll Concrete Receptacles														5,191	
432 - Garbage Receptacles 24 Garbage Receptacles (31.8%)						11,449						13,278			
Total 26000 - Outdoor Equipment	50,690			17,503	1,998	11,449	12,177	19,320		20,258		34,603		5,191	
Total [Arbors] Expenditures Inflated @ 2.50%	121,681	12,322	29,155	677,204	44,116	132,750	237,470	88,681	685,863	35,271	49,543	131,077	62,980	869,047	
00360 - Admin															
01000 - Paving															

See Section VI-b for Excluded Components

Prepared for the 2025 Fiscal Year

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
100 - Asphalt: Sealing 12,875 sf Parking		3,777						4,380						5,079	
200 - Asphalt: Ongoing Repairs 12,875 sf Parking (2%)		1,683						1,952						2,264	
300 - Asphalt: Overlay 12,875 sf Parking															
800 - Striping 42 Parking & Red Curbs		1,002						1,162						1,348	
Total 01000 - Paving		6,462						7,494						8,691	
03000 - Painting: Exterior															
120 - Surface Restoration 5,650 sf Admin Building & Entry Structure											16,760				
Total 03000 - Painting: Exterior											16,760				
03500 - Painting: Interior															
100 - Building 12,000 sf Admin Building						34,411									
Total 03500 - Painting: Interior						34,411									
04000 - Structural Repairs															
700 - Carports: Metal 2,880 sf [3] Carports															
912 - Doors 22 Admin Building															
Total 04000 - Structural Repairs															
05000 - Roofing															
200 - Low Slope: BUR 2,300 sf Admin Building Reroof															
340 - Low Slope: Coating 2,300 sf Admin Building Recoat															22,357
670 - Pitched: Tile 78 Squares- Admin Building															
Total 05000 - Roofing															22,357
08000 - Rehab															
100 - General Reception, Conference, Offices	31,863														
101 - General Design Fee (2024 Only)[nr:1]															
200 - Restrooms 2 Restrooms					21,742										
Total 08000 - Rehab	31,863				21,742										
20000 - Lighting															
100 - Exterior: Misc. Fixtures 33 Building Exterior Lights													25,711		
500 - Parking Lot 6 Parking Lot Lights													39,735		
Total 20000 - Lighting													65,446		
21000 - Signage															
788 - Monument Management Office	4,345														

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Total 21000 - Signage	4,345														
22000 - Office Equipment															
200 - Computers, Misc. 2 File Servers				16,810								20,481			
260 - Computers, Misc. 13 Printers (50%)				8,195				9,046				9,985			
Total 22000 - Office Equipment				25,005				9,046				30,466			
23000 - Mechanical Equipment															
200 - HVAC Rooftop 5-ton Unit										25,322					
204 - HVAC Rooftop 5-ton Unit								24,705							
210 - HVAC Rooftop 4-ton Unit							21,175								
214 - HVAC 2 Rooftop 4-ton Units			37,432												
220 - HVAC Rooftop 3-ton Unit				17,468											
600 - Water Heater Mop Closet	1,303												1,753		
Total 23000 - Mechanical Equipment	1,303		37,432	17,468				21,175	24,705	25,322			1,753		
24000 - Furnishings															
200 - Chairs 38 Stacking Chairs											7,159				
212 - Chairs 20 Office Chairs						15,199									
220 - Chairs 6 Executive Chairs						7,327									
240 - Chairs 14 Conference Room Chairs														10,602	
330 - Tables 4 Tables								7,651							
620 - Office Desk, Chair 5 Workstation Desks								21,518							
640 - Modular Office Desk 10 Office Cubes															
660 - Storage 65 File Cabinets															
664 - Storage 20 Bookcases, Cabinets, Shelves, Etc															
910 - Window Coverings 36 Window Blinds	28,155														
Total 24000 - Furnishings	28,155					22,525			29,169		7,159			10,602	
24600 - Safety / Access															
120 - Fire Control Misc Fire System															
700 - Security System Surveillance & Intrusion System	9,885										12,653				
Total 24600 - Safety / Access	9,885										12,653				
25000 - Flooring															

See Section VI-b for Excluded Components

Reserve Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
200 - Carpeting						53,151									
570 Sq. Yds. Admin Building															
400 - Tile															
620 sf [2] Restrooms															
600 - Vinyl									7,215						
116 Sq. Yds. Admin Building															
900 - Coatings							3,891								
342 sf Reception Area															
Total 25000 - Flooring						53,151	3,891		7,215						
Total [Admin] Expenditures Inflated @ 2.50%	75,550	6,462	37,432	42,473	21,742	110,088	3,891	37,715	61,089	25,322	36,572	30,466	67,199	19,292	22,357
Total Expenditures Inflated @ 2.50%	1,610,832	1,356,070	2,750,680	2,923,103	1,739,970	1,990,315	2,667,832	3,243,814	3,212,134	1,643,945	2,075,526	2,477,668	3,312,769	3,445,735	2,487,299

30 Year Reserve Funding Plan Cash Flow Method

Final

Prepared for the 2025 Fiscal Year

\$0.5M Excess Funds Transfer + \$0.5M Land Sale Proceeds

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Beginning Balance	3,938,794	5,616,370	5,589,558	5,075,992	4,822,642	5,419,693	5,690,651	4,923,124	4,469,144	4,240,842
Inflated Expenditures @ 2.5%	825,020	1,609,788	2,149,870	1,940,186	1,154,028	1,550,839	2,643,191	2,374,565	2,200,464	1,540,751
Reserve Contribution	1,384,631	1,444,631	1,504,631	1,564,631	1,624,631	1,684,631	1,744,631	1,804,631	1,864,631	1,911,247
<i>Lots/month @ 212852</i>	0.54	0.57	0.59	0.61	0.64	0.66	0.68	0.71	0.73	0.75
<i>Percentage Increase</i>		4.3%	4.2%	4.0%	3.8%	3.7%	3.6%	3.4%	3.3%	2.5%
Special Assessments / Other	1,000,000 ¹	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	117,965	138,345	131,673	122,205	126,449	137,165	131,034	115,954	107,531	110,652
Ending Balance	5,616,370	5,589,558	5,075,992	4,822,642	5,419,693	5,690,651	4,923,124	4,469,144	4,240,842	4,721,990

1) \$500,000 excess funds transfer from operating to reserve plus \$500,000 land sale proceeds to reserve.

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Beginning Balance	4,721,990	5,100,690	4,407,541	3,891,068	3,596,481	4,088,621	4,804,035	5,851,385	5,570,384	5,166,724
Inflated Expenditures @ 2.5%	1,701,595	2,818,539	2,677,129	2,496,685	1,765,138	1,610,832	1,356,070	2,750,680	2,923,103	1,739,970
Reserve Contribution	1,959,028	2,008,004	2,058,204	2,109,659	2,162,400	2,216,460	2,271,872	2,328,669	2,386,886	2,446,558
<i>Lots/month @ 212852</i>	0.77	0.79	0.81	0.83	0.85	0.87	0.89	0.91	0.93	0.96
<i>Percentage Increase</i>	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	121,268	117,386	102,452	92,439	94,878	109,786	131,548	141,010	132,557	138,000
Ending Balance	5,100,690	4,407,541	3,891,068	3,596,481	4,088,621	4,804,035	5,851,385	5,570,384	5,166,724	6,011,312

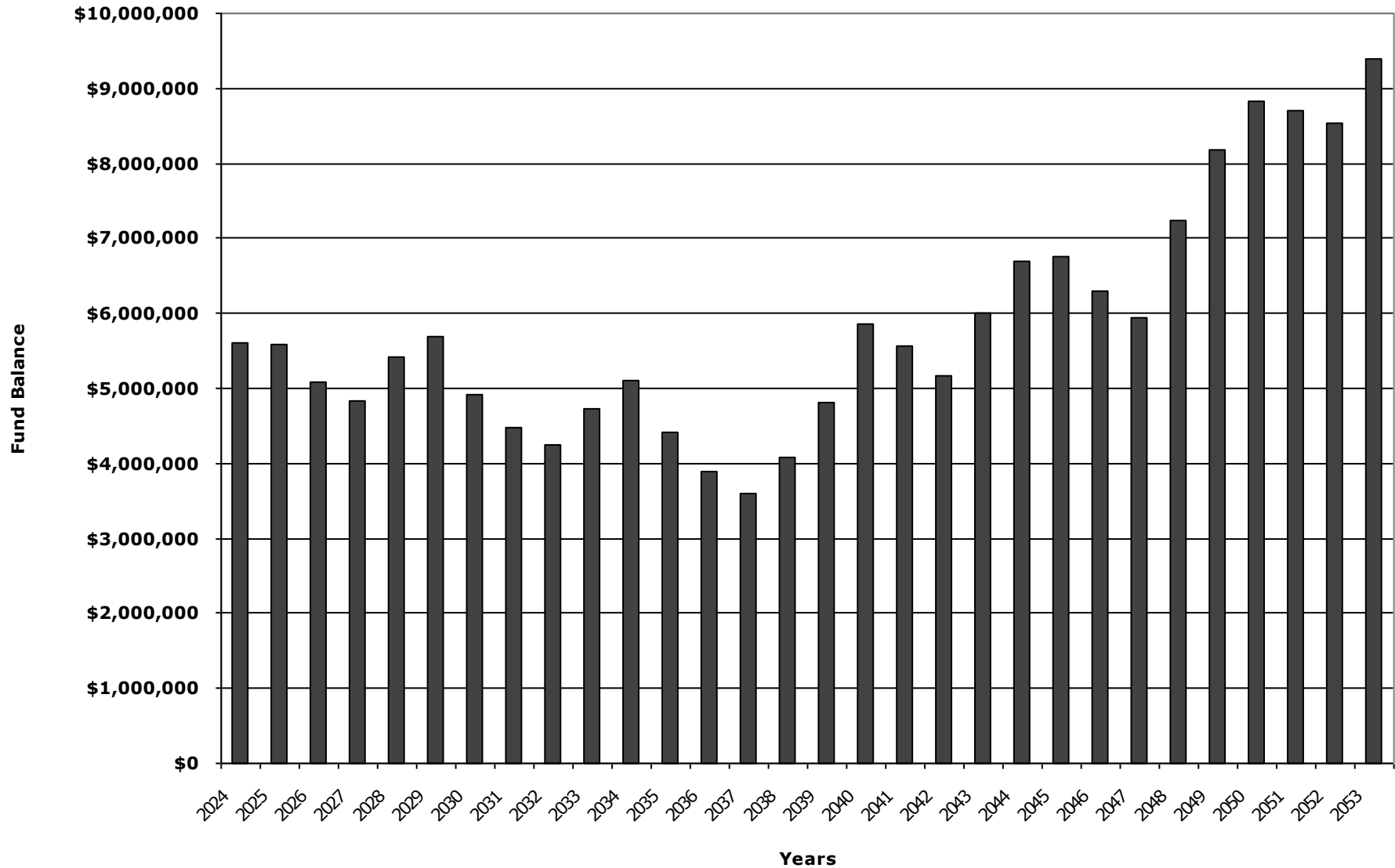
	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Beginning Balance	6,011,312	6,685,469	6,753,971	6,306,066	5,945,731	7,232,537	8,184,603	8,825,120	8,709,723	8,532,267
Inflated Expenditures @ 2.5%	1,990,315	2,667,832	3,243,814	3,212,134	1,643,945	2,075,526	2,477,668	3,312,769	3,445,735	2,487,299
Reserve Contribution	2,507,722	2,570,415	2,634,675	2,700,542	2,768,056	2,837,257	2,908,188	2,980,893	3,055,415	3,131,800
<i>Lots/month @ 212852</i>	0.98	1.01	1.03	1.06	1.08	1.11	1.14	1.17	1.20	1.23
<i>Percentage Increase</i>	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	156,750	165,919	161,235	151,257	162,695	190,335	209,997	216,480	212,864	221,363
Ending Balance	6,685,469	6,753,971	6,306,066	5,945,731	7,232,537	8,184,603	8,825,120	8,709,723	8,532,267	9,398,130

30 Year Reserve Funding Plan Cash Flow Method - Ending Balances

Final

Prepared for the 2025 Fiscal Year

\$0.5M Excess Funds Transfer + \$0.5M Land Sale Proceeds



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

Final

Prepared for the 2025 Fiscal Year

\$0.5M Excess Funds Transfer + \$0.5M Land Sale Proceeds

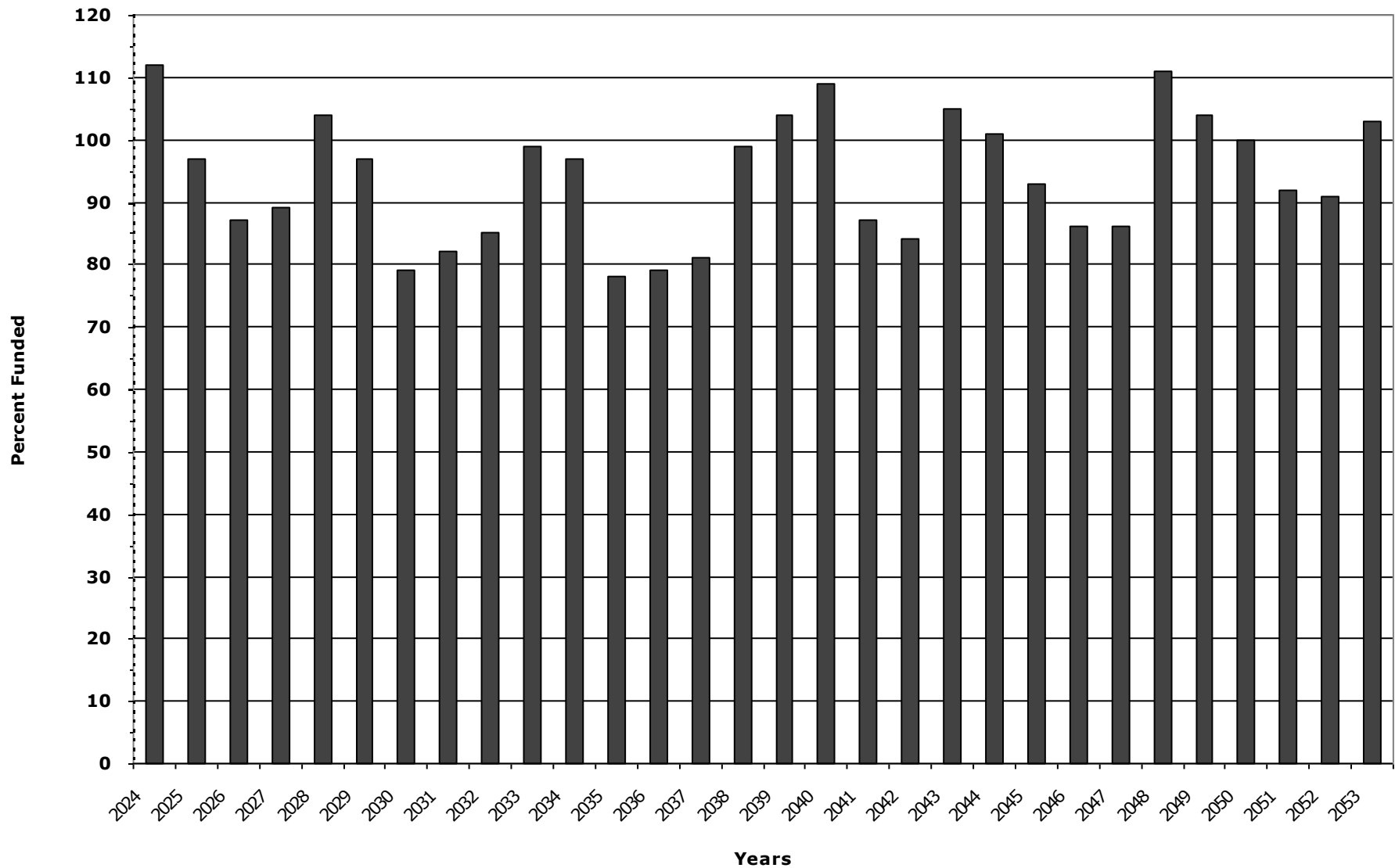
Year	Beginning Balance	Fully Funded Balance	Percent Funded	Inflated Expenditures @ 2.50%	Reserve Contribution	Special Assessments & Other Contributions	Interest	Ending Balance
2024	3,938,794	4,997,853	112.4%	825,020	1,384,631	1,000,000	117,965	5,616,370
2025	5,616,370	5,742,596	97.3%	1,609,788	1,444,631	0	138,345	5,589,558
2026	5,589,558	5,826,414	87.1%	2,149,870	1,504,631	0	131,673	5,075,992
2027	5,075,992	5,398,673	89.3%	1,940,186	1,564,631	0	122,205	4,822,642
2028	4,822,642	5,217,313	103.9%	1,154,028	1,624,631	0	126,449	5,419,693
2029	5,419,693	5,879,269	96.8%	1,550,839	1,684,631	0	137,165	5,690,651
2030	5,690,651	6,194,277	79.5%	2,643,191	1,744,631	0	131,034	4,923,124
2031	4,923,124	5,444,527	82.1%	2,374,565	1,804,631	0	115,954	4,469,144
2032	4,469,144	4,997,317	84.9%	2,200,464	1,864,631	0	107,531	4,240,842
2033	4,240,842	4,769,992	99.0%	1,540,751	1,911,247	0	110,652	4,721,990
2034	4,721,990	5,260,770	97.0%	1,701,595	1,959,028	0	121,268	5,100,690
2035	5,100,690	5,647,721	78.0%	2,818,539	2,008,004	0	117,386	4,407,541
2036	4,407,541	4,949,469	78.6%	2,677,129	2,058,204	0	102,452	3,891,068
2037	3,891,068	4,429,944	81.2%	2,496,685	2,109,659	0	92,439	3,596,481
2038	3,596,481	4,134,906	98.9%	1,765,138	2,162,400	0	94,878	4,088,621
2039	4,088,621	4,636,161	103.6%	1,610,832	2,216,460	0	109,786	4,804,035
2040	4,804,035	5,363,289	109.1%	1,356,070	2,271,872	0	131,548	5,851,385
2041	5,851,385	6,426,286	86.7%	2,750,680	2,328,669	0	141,010	5,570,384
2042	5,570,384	6,144,354	84.1%	2,923,103	2,386,886	0	132,557	5,166,724
2043	5,166,724	5,738,061	104.8%	1,739,970	2,446,558	0	138,000	6,011,312
2044	6,011,312	6,595,229	101.4%	1,990,315	2,507,722	0	156,750	6,685,469
2045	6,685,469	7,279,652	92.8%	2,667,832	2,570,415	0	165,919	6,753,971
2046	6,753,971	7,350,721	85.8%	3,243,814	2,634,675	0	161,235	6,306,066
2047	6,306,066	6,898,775	86.2%	3,212,134	2,700,542	0	151,257	5,945,731
2048	5,945,731	6,535,233	110.7%	1,643,945	2,768,056	0	162,695	7,232,537
2049	7,232,537	7,838,908	104.4%	2,075,526	2,837,257	0	190,335	8,184,603
2050	8,184,603	8,803,436	100.2%	2,477,668	2,908,188	0	209,997	8,825,120
2051	8,825,120	9,452,282	92.1%	3,312,769	2,980,893	0	216,480	8,709,723
2052	8,709,723	9,335,579	91.4%	3,445,735	3,055,415	0	212,864	8,532,267
2053	8,532,267	9,155,733	102.6%	2,487,299	3,131,800	0	221,363	9,398,130

30 Year Reserve Funding Plan Cash Flow Method - Percent Funded

Final

Prepared for the 2025 Fiscal Year

\$0.5M Excess Funds Transfer + \$0.5M Land Sale Proceeds



\$0.5M Excess Funds Transfer + \$0.5M Land Sale Proceeds

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00040 - General									
02000 - Concrete									
200 - Sidewalks, Curbs & Gutters Sidewalks	112,000	3	2	117,670	39,223	37,333	76,533	2.63%	37,941
18000 - Landscaping									
200 - Irrigation: Valves 2,000 Irrigation Valves (11%)	43,471	1	1	44,558	22,279	21,735	44,558	1.49%	21,551
340 - Irrigation: Pumps S Town Center North of Park Run	8,500	5	3	9,154	1,831	3,400	5,228	0.12%	1,771
530 - Plant Replacement Trees	120,000	1	1	123,000	61,500	60,000	123,000	4.12%	59,490
600 - Major Renovation Streetscape Revegetation	295,000	1	0	295,000	295,000	295,000	302,375	19.75%	285,357
604 - Major Renovation Streetscape Revegetation	281,500	1	0	281,500	281,500	281,500	288,538	18.85%	272,298
610 - Major Renovation 65 Subdivision Revegetation (10%)	121,875	1	0	121,875	121,875	121,875	124,922	8.16%	117,891
Sub-total [18000 - Landscaping]	870,346			875,086	783,985	783,510	888,620	52.49%	758,357
20000 - Lighting									
200 - Landscape 64 In-Ground Up-Lights (25%)	17,520	4	2	18,407	4,602	8,760	13,469	0.31%	4,451
296 - Monument Lights 12 Lake Mead @ Buffalo Monument Lights (25%)	4,200	4	1	4,305	1,076	3,150	4,305	0.07%	1,041
304 - Monument Lights 5 4' Florescent Lights (40%)	3,724	8	4	4,110	514	1,862	2,385	0.03%	497
Sub-total [20000 - Lighting]	25,444			26,822	6,192	13,772	20,159	0.41%	5,989

\$0.5M Excess Funds Transfer + \$0.5M Land Sale Proceeds

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00040 - General									
21000 - Signage									
288 - Monument 30,744 sf [4] Village Ctr @ Town Ctr Wall Sealing	61,488	10	2	64,601	6,460	49,190	56,723	0.43%	6,249
296 - Monument 6,418 lf [4] Village Ctr @ Town Ctr Wall Caulking	56,249	10	2	59,096	5,910	44,999	51,890	0.40%	5,716
300 - Monument 2,220 sf [3] Summerlin Pyramids	15,029	5	2	15,790	3,158	9,018	12,324	0.21%	3,055
Sub-total [21000 - Signage]	132,766			139,487	15,528	103,207	120,936	1.04%	15,020
30000 - Miscellaneous									
820 - Vehicle Golf Cart	10,836	10	10	13,872	1,261	985	1,111	0.08%	1,220
970 - Electrical 100 Electrical Pedestals (10%)	150,000	4	1	153,750	38,438	112,500	153,750	2.57%	37,181
Sub-total [30000 - Miscellaneous]	160,836			167,622	39,699	113,485	154,861	2.66%	38,401
Sub-total General	1,301,392			1,326,687	884,626	1,051,308	1,261,109	59.23%	855,708
00080 - Hills Village North									
03000 - Painting: Exterior									
400 - Wrought Iron 1,126 lf WI Fences	6,103	5	1	6,255	1,251	4,882	6,255	0.08%	1,210
460 - Masonry Walls 193,570 sf Block Walls	98,721	5	2	103,718	20,744	59,232	80,951	1.39%	20,066
Sub-total [03000 - Painting: Exterior]	104,824			109,974	21,995	64,115	87,206	1.47%	21,276
18000 - Landscaping									
100 - Irrigation: Controllers 36 Timeclocks	87,799	10	1	89,993	8,999	79,019	89,993	0.60%	8,705
534 - Plant Replacement 179 Palm Trees (3%)	40,650	5	2	42,708	8,542	24,390	33,333	0.57%	8,262
Sub-total [18000 - Landscaping]	128,449			132,701	17,541	103,409	123,326	1.17%	16,968
19000 - Fencing									
200 - Wrought Iron 1,126 lf Fences	86,702	35	6	100,548	2,873	71,839	76,174	0.19%	2,779
400 - Masonry Wall: On-going Maint. 29,780 lf Stucco Clad Block Walls (0.3%)	23,541	5	2	24,733	4,947	14,125	19,304	0.33%	4,785
754 - Gates 7 Breezeway Gates (28.6%)	2,150	5	3	2,315	463	860	1,322	0.03%	448
Sub-total [19000 - Fencing]	112,393			127,596	8,282	86,823	96,800	0.55%	8,012

\$0.5M Excess Funds Transfer + \$0.5M Land Sale Proceeds

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00080 - Hills Village North									
20000 - Lighting									
208 - Landscape 9 Landscape Lights (22%)	2,190	4	2	2,301	575	1,095	1,684	0.04%	556
312 - Monument Lights 5 Neighborhood Monument Lights (20%)	1,825	4	2	1,917	479	913	1,403	0.03%	464
600 - Common Area 50 Accent Lights (24%)	9,700	4	2	10,191	2,548	4,850	7,457	0.17%	2,465
Sub-total [20000 - Lighting]	13,715			14,409	3,602	6,858	10,544	0.24%	3,485
21000 - Signage									
312 - Monument 13 Hills North Village Monument Refurbish	61,494	8	2	64,607	8,076	46,121	55,152	0.54%	7,812
400 - Monument Amarante Double Sided Sign	6,587	8	3	7,093	887	4,117	5,063	0.06%	858
404 - Monument 2 Cherry Creek Signs	7,604	8	5	8,604	1,075	2,852	3,897	0.07%	1,040
408 - Monument Copper Ridge Sign	3,293	8	4	3,635	454	1,647	2,110	0.03%	440
412 - Monument Cypress Grove Sign	3,802	8	3	4,095	512	2,376	2,923	0.03%	495
416 - Monument Evergreen Sign	5,800	8	6	6,726	841	1,450	2,229	0.06%	813
420 - Monument Hillpointe Sign	4,072	8	3	4,385	548	2,545	3,130	0.04%	530
424 - Monument Las Colinas Sign	3,293	8	2	3,460	432	2,470	2,954	0.03%	418
432 - Monument Panorama Pointe Sign	4,311	8	4	4,759	595	2,156	2,762	0.04%	575
436 - Monument 2 Serenata Signs	6,587	8	2	6,920	865	4,940	5,907	0.06%	837
440 - Monument 2 Valle Del Fiori Signs	6,587	8	4	7,270	909	3,293	4,219	0.06%	879
444 - Monument 2 Visions Signs	6,587	8	4	7,270	909	3,293	4,219	0.06%	879
448 - Monument Willow Tree Sign	3,293	8	3	3,546	443	2,058	2,532	0.03%	429
Sub-total [21000 - Signage]	123,309			132,370	16,546	79,317	97,099	1.11%	16,005

\$0.5M Excess Funds Transfer + \$0.5M Land Sale Proceeds

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00080 - Hills Village North									
26000 - Outdoor Equipment									
110 - Tot Lot: Play Equipment 3 Copper Ridge Park Concrete Turtles	6,105	40	7	7,257	181	5,037	5,319	0.01%	175
180 - Bike Rack 2 Hillpointe Bike Racks	800	40	16	1,188	30	480	513	0.00%	29
270 - Picnic Tables Las Colinas Picnic Table	1,250	20	3	1,346	67	1,063	1,153	0.00%	65
300 - Benches 17 Benches (23.5%)	5,111	4	3	5,504	1,376	1,278	2,619	0.09%	1,331
306 - Picnic Tables 3 Hillpointe Picnic Tables	4,350	20	5	4,922	246	3,263	3,567	0.02%	238
370 - Pet Stations 11 Pet Stations (25%)	2,159	4	1	2,213	553	1,619	2,213	0.04%	535
400 - Garbage Receptacles 3 Hillpointe Garbage Receptacles (33%)	915	6	4	1,010	168	305	469	0.01%	163
Sub-total [26000 - Outdoor Equipment]	20,690			23,439	2,622	13,043	15,853	0.18%	2,536
Sub-total Hills Village North	503,380			540,490	70,589	353,565	430,828	4.73%	68,281
00120 - Hills Village South									
03000 - Painting: Exterior									
404 - Wrought Iron 4,340 lf WI Fences	23,523	5	2	24,714	4,943	14,114	19,289	0.33%	4,781
464 - Masonry Walls 251,943 sf Block Walls	128,491	5	2	134,996	26,999	77,095	105,363	1.81%	26,117
Sub-total [03000 - Painting: Exterior]	152,014			159,709	31,942	91,208	124,651	2.14%	30,898
18000 - Landscaping									
108 - Irrigation: Controllers 12 Timeclocks	29,266	10	1	29,998	3,000	26,340	29,998	0.20%	2,902
538 - Plant Replacement 16 Palm Trees (13%)	13,550	5	4	14,957	2,991	2,710	5,556	0.20%	2,894
Sub-total [18000 - Landscaping]	42,816			44,954	5,991	29,050	35,553	0.40%	5,795

\$0.5M Excess Funds Transfer + \$0.5M Land Sale Proceeds

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00120 - Hills Village South									
19000 - Fencing									
208 - Wrought Iron 4,340 lf Phase I & II Fences	334,180	35	7	397,235	11,350	267,344	283,814	0.76%	10,979
410 - Masonry Wall: On-going Maint. 1,320 lf Stucco Clad Block Walls (0.3%)	1,043	10	2	1,096	110	835	963	0.01%	106
420 - Masonry Wall: On-going Maint. 38,760 lf Stucco Clad Block Walls (0.3%)	30,640	5	2	32,191	6,438	18,384	25,125	0.43%	6,228
Sub-total [19000 - Fencing]	365,863			430,522	17,897	286,563	309,902	1.20%	17,312
20000 - Lighting									
216 - Landscape 5 In-Ground Up-Lights (20%)	1,095	4	2	1,150	288	548	842	0.02%	278
224 - Landscape 15 Landscape Lights (26.7%)	3,233	4	2	3,397	849	1,617	2,486	0.06%	822
316 - Monument Lights 10 Village Monument Lights (30%)	2,425	5	2	2,548	510	1,455	1,989	0.03%	493
320 - Monument Lights 3 Village Monument Lights (33%)	1,317	5	2	1,384	277	790	1,080	0.02%	268
Sub-total [20000 - Lighting]	8,071			8,479	1,923	4,410	6,396	0.13%	1,860
21000 - Signage									
316 - Monument 5 Hills South Village Monument Refurbish	23,652	8	2	24,849	3,106	17,739	21,212	0.21%	3,005
26000 - Outdoor Equipment									
312 - Benches 2 Benches (50%)	1,278	8	3	1,376	172	799	982	0.01%	166
374 - Pet Stations 3 Pet Stations (33%)	785	5	2	825	165	471	644	0.01%	160
404 - Garbage Receptacles 2 Garbage Receptacles (50%)	915	9	4	1,010	112	508	625	0.01%	109
Sub-total [26000 - Outdoor Equipment]	2,978			3,211	449	1,778	2,251	0.03%	434
Sub-total Hills Village South	595,393			671,725	61,309	430,747	499,966	4.11%	59,305
00160 - Pueblo									
03000 - Painting: Exterior									
408 - Wrought Iron 2,000 lf WI Fences	10,840	5	1	11,111	2,222	8,672	11,111	0.15%	2,150
468 - Masonry Walls 221,364 sf Block Walls	112,896	5	3	121,576	24,315	45,158	69,431	1.63%	23,520
Sub-total [03000 - Painting: Exterior]	123,736			132,687	26,537	53,830	80,542	1.78%	25,670

\$0.5M Excess Funds Transfer + \$0.5M Land Sale Proceeds

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00160 - Pueblo									
18000 - Landscaping									
116 - Irrigation: Controllers 21 Timeclocks	51,216	10	1	52,496	5,250	46,094	52,496	0.35%	5,078
542 - Plant Replacement 31 Palm Trees (3%)	6,775	5	5	7,665	1,278	1,129	1,389	0.09%	1,236
Sub-total [18000 - Landscaping]	57,991			60,161	6,527	47,223	53,885	0.44%	6,314
19000 - Fencing									
224 - Wrought Iron 2,000 If Fences	154,000	35	9	192,325	5,495	114,400	121,770	0.37%	5,315
430 - Masonry Wall: On-going Maint. 34,056 If Stucco Clad Block Walls (0.3%)	26,921	5	3	28,991	5,798	10,769	16,557	0.39%	5,609
758 - Gates 2 Breezeway Gates (50%)	1,075	9	3	1,158	129	717	857	0.01%	124
Sub-total [19000 - Fencing]	181,996			222,474	11,422	125,885	139,184	0.76%	11,049
20000 - Lighting									
232 - Landscape 76 In-Ground Up-Lights (25%)	20,805	4	2	21,858	5,465	10,403	15,994	0.37%	5,286
248 - Landscape 10 Pedestal Lights (30%)	2,425	5	2	2,548	510	1,455	1,989	0.03%	493
300 - Monument Lights 16 Village Monument Lights (25%)	5,269	4	2	5,536	1,384	2,635	4,051	0.09%	1,339
324 - Monument Lights 5 Neighborhood Monument Lights (40%)	3,650	5	2	3,835	767	2,190	2,993	0.05%	742
Sub-total [20000 - Lighting]	32,149			33,777	8,125	16,682	25,026	0.54%	7,859

\$0.5M Excess Funds Transfer + \$0.5M Land Sale Proceeds

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00160 - Pueblo									
21000 - Signage									
320 - Monument 11 Pueblo Village Monument Refurbish	52,033	8	6	60,343	7,543	13,008	20,000	0.51%	7,296
460 - Monument 2 Bonita Canyon Signs	6,587	8	3	7,093	887	4,117	5,063	0.06%	858
464 - Monument 4 Buena Vista Signs	15,209	8	1	15,589	1,949	13,308	15,589	0.13%	1,885
468 - Monument 2 Hermosa Signs	6,587	8	4	7,270	909	3,293	4,219	0.06%	879
472 - Monument 2 Mirada Signs	7,425	8	3	7,996	999	4,641	5,708	0.07%	967
476 - Monument 2 Monterrey Signs	6,587	8	3	7,093	887	4,117	5,063	0.06%	858
480 - Monument 2 Santa Fe Signs	8,383	8	3	9,027	1,128	5,239	6,444	0.08%	1,092
484 - Monument Sedona Sign	3,293	8	4	3,635	454	1,647	2,110	0.03%	440
488 - Monument 2 Tamarisk Signs	6,587	8	4	7,270	909	3,293	4,219	0.06%	879
492 - Monument The Plateau Sign	3,293	8	5	3,726	466	1,235	1,688	0.03%	451
496 - Monument Valencia Sign	3,293	8	3	3,546	443	2,058	2,532	0.03%	429
500 - Monument 2 Vista del Oro Signs	7,664	8	4	8,460	1,057	3,832	4,910	0.07%	1,023
Sub-total [21000 - Signage]	126,940			141,049	17,631	59,788	77,546	1.18%	17,055

\$0.5M Excess Funds Transfer + \$0.5M Land Sale Proceeds

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00160 - Pueblo									
26000 - Outdoor Equipment									
120 - Tot Lot: Play Equipment Cielo Vista Btwn Sonoma & Taos	4,075	30	5	4,610	154	3,396	3,620	0.01%	149
124 - Tot Lot: Play Equipment Cielo Vista Btwn Sonoma & Taos Turtle	2,035	40	10	2,605	65	1,526	1,617	0.00%	63
140 - Tot Lot: Safety Surface 47 Cu. Yds. Cielo Vista Btwn Sonoma & Taos	5,640	10	5	6,381	638	2,820	3,469	0.04%	617
184 - Bike Rack 2 Bike Racks	800	40	25	1,483	37	300	328	0.00%	36
318 - Benches 16 Benches (25%)	5,111	4	2	5,370	1,342	2,556	3,929	0.09%	1,299
324 - Benches 17 Concrete Benches	27,200	27	3	29,291	1,085	24,178	25,815	0.07%	1,049
378 - Pet Stations 9 Pet Stations (25%)	1,766	4	1	1,810	453	1,325	1,810	0.03%	438
408 - Garbage Receptacles 10 Concrete Garbage Receptacles	13,000	35	5	14,708	420	11,143	11,802	0.03%	407
412 - Garbage Receptacles 9 Garbage Receptacles (33%)	2,745	6	3	2,956	493	1,373	1,876	0.03%	477
Sub-total [26000 - Outdoor Equipment]	62,372			69,216	4,687	48,615	54,265	0.31%	4,534
Sub-total Pueblo	585,184			659,364	74,930	352,024	430,448	5.02%	72,480
00200 - Canyons									
03000 - Painting: Exterior									
412 - Wrought Iron 1,400 lf WI Fences	7,588	5	3	8,171	1,634	3,035	4,667	0.11%	1,581
472 - Masonry Walls 225,140 sf Block Walls	114,821	5	3	123,650	24,730	45,929	70,615	1.66%	23,922
Sub-total [03000 - Painting: Exterior]	122,409			131,822	26,364	48,964	75,282	1.77%	25,502
18000 - Landscaping									
124 - Irrigation: Controllers 20 Timeclocks	48,777	10	1	49,996	5,000	43,899	49,996	0.33%	4,836
546 - Plant Replacement 91 Palm Trees (3%)	20,325	3	10	26,018	2,365	1,848	2,083	0.16%	2,288
Sub-total [18000 - Landscaping]	69,102			76,014	7,365	45,747	52,080	0.49%	7,124

\$0.5M Excess Funds Transfer + \$0.5M Land Sale Proceeds

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00200 - Canyons									
19000 - Fencing									
232 - Wrought Iron 1,400 If Fences	107,800	35	8	131,344	3,753	83,160	88,396	0.25%	3,630
440 - Masonry Wall: On-going Maint. 34,636 If Stucco Clad Block Walls (0.3%)	27,380	5	3	29,485	5,897	10,952	16,839	0.39%	5,704
450 - Masonry Wall: On-going Maint. 142 If Stone Faced Walls (3%)	1,020	5	3	1,099	220	408	627	0.01%	213
Sub-total [19000 - Fencing]	136,200			161,928	9,869	94,520	105,862	0.66%	9,547
20000 - Lighting									
610 - Common Area 124 Accent Lights (25%)	25,059	4	2	26,327	6,582	12,529	19,264	0.44%	6,367
21000 - Signage									
324 - Monument 9 Canyons Village Monument Refurbish	42,573	8	7	50,606	6,326	5,322	10,909	0.42%	6,119
26000 - Outdoor Equipment									
330 - Benches 8 Benches (25%)	2,556	4	2	2,685	671	1,278	1,965	0.04%	649
382 - Pet Stations 4 Pet Stations (25%)	785	4	2	825	206	393	603	0.01%	199
416 - Garbage Receptacles 4 Garbage Receptacles (50%)	1,830	9	4	2,020	224	1,017	1,251	0.02%	217
Sub-total [26000 - Outdoor Equipment]	5,171			5,530	1,102	2,687	3,819	0.07%	1,066
Sub-total Canyons	400,513			452,226	57,608	209,769	267,215	3.86%	55,725
00240 - Trails									
03000 - Painting: Exterior									
416 - Wrought Iron 1,689 If WI Fences	9,154	5	2	9,618	1,924	5,493	7,507	0.13%	1,861
476 - Masonry Walls 267,353 sf Block Walls	136,350	5	2	143,253	28,651	81,810	111,807	1.92%	27,714
Sub-total [03000 - Painting: Exterior]	145,504			152,871	30,574	87,303	119,314	2.05%	29,575
18000 - Landscaping									
130 - Irrigation: Controllers 28 Timeclocks	68,288	10	1	69,995	6,999	61,459	69,995	0.47%	6,771
550 - Plant Replacement 74 Palm Trees (4%)	20,325	5	3	21,888	4,378	8,130	12,500	0.29%	4,234
Sub-total [18000 - Landscaping]	88,613			91,883	11,377	69,589	82,495	0.76%	11,005

Prepared for the 2025 Fiscal Year

\$0.5M Excess Funds Transfer + \$0.5M Land Sale Proceeds

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00240 - Trails									
19000 - Fencing									
240 - Wrought Iron 1,689 If Fences	130,053	35	5	147,143	4,204	111,474	118,070	0.28%	4,067
460 - Masonry Wall: On-going Maint. 41,131 If Stucco Clad Block Walls (0.3%)	32,514	5	2	34,160	6,832	19,508	26,662	0.46%	6,609
762 - Gates 3 Breezeway Gates (33%)	1,075	6	3	1,158	193	538	735	0.01%	187
Sub-total [19000 - Fencing]	163,642			182,461	11,229	131,520	145,466	0.75%	10,862
20000 - Lighting									
256 - Landscape 21 In-Ground Up-Lights (23.8%)	5,475	4	2	5,752	1,438	2,738	4,209	0.10%	1,391
328 - Monument Lights 20 Neighborhood Monument Lights (25%)	9,125	4	2	9,587	2,397	4,563	7,015	0.16%	2,318
332 - Monument Lights 5 Village Monument Lights (40%)	2,192	5	2	2,302	460	1,315	1,797	0.03%	445
Sub-total [20000 - Lighting]	16,792			17,642	4,295	8,615	13,021	0.29%	4,155
21000 - Signage									
328 - Monument 11 Trails Village Monument Refurbish	52,033	8	3	56,034	7,004	32,521	40,001	0.47%	6,775
520 - Monument Highline Sign	3,293	8	4	3,635	454	1,647	2,110	0.03%	440
524 - Monument 2 Highpointe Signs	6,587	8	7	7,829	979	823	1,688	0.07%	947
528 - Monument 2 La Paz Signs	6,587	8	4	7,270	909	3,293	4,219	0.06%	879
532 - Monument 2 Marble Canyon Signs	6,587	8	4	7,270	909	3,293	4,219	0.06%	879
536 - Monument 2 Mountain Crest Signs	8,203	8	5	9,281	1,160	3,076	4,204	0.08%	1,122
540 - Monument 2 Sequoia Signs	6,587	8	3	7,093	887	4,117	5,063	0.06%	858
544 - Monument 6 Sierra Ridge Signs	27,304	8	3	29,404	3,675	17,065	20,990	0.25%	3,555
548 - Monument 2 Sunset Crest Signs	6,587	8	4	7,270	909	3,293	4,219	0.06%	879
552 - Monument 4 Willow Bend Signs	21,400	8	5	24,212	3,027	8,025	10,968	0.20%	2,928
Sub-total [21000 - Signage]	145,167			159,299	19,912	77,153	97,682	1.33%	19,261

\$0.5M Excess Funds Transfer + \$0.5M Land Sale Proceeds

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00240 - Trails									
26000 - Outdoor Equipment									
336 - Benches 3 Benches (33%)	1,278	5	3	1,376	275	511	786	0.02%	266
386 - Pet Stations 6 Pet Stations (25%)	1,178	4	2	1,237	309	589	905	0.02%	299
420 - Garbage Receptacles 3 Garbage Receptacles	2,745	18	13	3,784	210	763	938	0.01%	203
Sub-total [26000 - Outdoor Equipment]	5,200			6,397	795	1,862	2,629	0.05%	769
Sub-total Trails	564,918			610,552	78,183	376,042	460,605	5.24%	75,627
00280 - Crossings									
03000 - Painting: Exterior									
420 - Wrought Iron 6,174 If WI Fences	33,463	5	2	35,157	7,031	20,078	27,440	0.47%	6,802
18000 - Landscaping									
138 - Irrigation: Controllers 24 Timeclocks	58,532	10	1	59,996	6,000	52,679	59,996	0.40%	5,803
554 - Plant Replacement 9 Palm Trees (11%)	6,775	5	7	8,053	1,007	847	992	0.07%	974
Sub-total [18000 - Landscaping]	65,307			68,049	7,006	53,526	60,988	0.47%	6,777
19000 - Fencing									
248 - Wrought Iron 6,174 If Phase I & II Fences	475,398	35	11	623,763	17,822	325,987	348,059	1.19%	17,239
470 - Masonry Wall: On-going Maint. 35,000 If Split Face Block Walls (0.3%)	25,148	5	2	26,421	5,284	15,089	20,621	0.35%	5,111
766 - Gates Breezeway Gate	1,075	18	5	1,216	68	776	857	0.00%	65
Sub-total [19000 - Fencing]	501,621			651,400	23,173	341,852	369,537	1.55%	22,416
20000 - Lighting									
264 - Landscape 22 In-Ground Up-Lights (27%)	6,570	4	2	6,903	1,726	3,285	5,051	0.12%	1,669
336 - Monument Lights 8 Neighborhood Monument Lights (25%)	3,650	4	2	3,835	959	1,825	2,806	0.06%	927
340 - Monument Lights 4 Village Monument Lights (25%)	808	4	2	849	212	404	621	0.01%	205
Sub-total [20000 - Lighting]	11,028			11,587	2,897	5,514	8,478	0.19%	2,802

\$0.5M Excess Funds Transfer + \$0.5M Land Sale Proceeds

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00280 - Crossings									
21000 - Signage									
332 - Monument 8 Crossings Village Monument Refurbish	37,843	8	7	44,983	5,623	4,730	9,697	0.38%	5,439
570 - Monument Aspen Glen Sign	3,293	8	7	3,915	489	412	844	0.03%	473
574 - Monument Crimson Ridge Sign	6,600	8	6	7,654	957	1,650	2,537	0.06%	925
578 - Monument 2 Discovery Hills Signs	9,900	8	5	11,201	1,400	3,713	5,074	0.09%	1,354
582 - Monument 3 Highland Hills Signs	8,600	8	5	9,730	1,216	3,225	4,408	0.08%	1,177
586 - Monument Sycamore Ridge Sign	3,293	8	4	3,635	454	1,647	2,110	0.03%	440
590 - Monument 3 West Hills Signs	9,880	8	2	10,380	1,297	7,410	8,861	0.09%	1,255
594 - Monument 2 Westridge Signs	6,587	8	3	7,093	887	4,117	5,063	0.06%	858
Sub-total [21000 - Signage]	85,995			98,591	12,324	26,903	38,593	0.83%	11,921
26000 - Outdoor Equipment									
188 - Bike Rack Bike Rack	400	40	13	551	14	270	287	0.00%	13
342 - Benches 7 Benches (28.6%)	2,556	4	3	2,752	688	639	1,310	0.05%	666
390 - Pet Stations 6 Pet Stations (25%)	1,178	4	2	1,237	309	589	905	0.02%	299
424 - Garbage Receptacles 4 Garbage Receptacles (50%)	1,830	9	4	2,020	224	1,017	1,251	0.02%	217
Sub-total [26000 - Outdoor Equipment]	5,963			6,561	1,236	2,514	3,752	0.08%	1,195
Sub-total Crossings	703,378			871,344	53,667	450,387	508,788	3.59%	51,913
00320 - Arbors									
03000 - Painting: Exterior									
424 - Wrought Iron 12,966 lf WI Fences & Monument Arbors	70,276	5	3	75,679	15,136	28,110	43,220	1.01%	14,641
480 - Masonry Walls 472,930 sf Block Walls	241,194	5	3	259,740	51,948	96,478	148,334	3.48%	50,250
Sub-total [03000 - Painting: Exterior]	311,470			335,419	67,084	124,588	191,554	4.49%	64,891

\$0.5M Excess Funds Transfer + \$0.5M Land Sale Proceeds

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00320 - Arbors									
04000 - Structural Repairs									
300 - Trellis 10 Monument Metal Lattice	19,000	40	15	27,518	688	11,875	12,659	0.05%	665
18000 - Landscaping									
146 - Irrigation: Controllers 55 Timeclocks	134,137	10	1	137,490	13,749	120,723	137,490	0.92%	13,300
558 - Plant Replacement 45 Palm Trees (4%)	13,550	5	10	17,345	1,577	1,232	1,389	0.11%	1,525
Sub-total [18000 - Landscaping]	147,687			154,835	15,326	121,955	138,879	1.03%	14,825
19000 - Fencing									
264 - Wrought Iron 13,966 If Phase I & II Fences	1,075,382	35	6	1,247,113	35,632	891,031	944,800	2.39%	34,467
265 - Wrought Iron 25 If Brookfield Mini Park Railing (2024 Only)[nr:1]	1,911	1	0	0	0	1,911	0	0.00%	0
480 - Masonry Wall: On-going Maint. 72,758 If Stucco Clad Block Walls (0.3%)	57,515	5	3	61,938	12,388	23,006	35,372	0.83%	11,983
750 - Gates 11 Breezeway Gates (27%)	3,225	5	3	3,473	695	1,290	1,983	0.05%	672
Sub-total [19000 - Fencing]	1,138,033			1,312,524	48,714	917,238	982,155	3.26%	47,121
20000 - Lighting									
272 - Landscape 36 Landscape Lights (25%)	7,275	4	2	7,643	1,911	3,638	5,593	0.13%	1,848
344 - Monument Lights 28 Neighborhood Monument Lights (25%)	12,775	4	2	13,422	3,355	6,388	9,821	0.22%	3,246
348 - Landscape 30 In-Ground Up-Lights (23%)	7,665	4	2	8,053	2,013	3,833	5,892	0.13%	1,947
352 - Monument Lights 40 Village Monument Lights (25%)	5,988	5	2	6,291	1,258	3,593	4,910	0.08%	1,217
Sub-total [20000 - Lighting]	33,703			35,409	8,538	17,450	26,216	0.57%	8,259

\$0.5M Excess Funds Transfer + \$0.5M Land Sale Proceeds

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00320 - Arbors									
21000 - Signage									
344 - Monument 10 Arbors Village Monument Refurbish	47,303	8	4	52,214	6,527	23,652	30,304	0.44%	6,313
610 - Monument Arbor Grove Sign	3,293	8	3	3,546	443	2,058	2,532	0.03%	429
614 - Monument 2 Arbor View Signs	6,587	8	4	7,270	909	3,293	4,219	0.06%	879
618 - Monument 2 Brookfield Signs	6,587	8	4	7,270	909	3,293	4,219	0.06%	879
622 - Monument 2 Chardonnay Hills Signs	6,587	8	6	7,638	955	1,647	2,532	0.06%	924
626 - Monument 2 Chardonnay Ridge Signs	6,587	8	7	7,829	979	823	1,688	0.07%	947
628 - Monument Cypress Pointe Sign	3,293	8	7	3,915	489	412	844	0.03%	473
632 - Monument Fallbrook Sign	3,293	8	2	3,460	432	2,470	2,954	0.03%	418
636 - Monument 2 Glenmere Signs	6,587	8	3	7,093	887	4,117	5,063	0.06%	858
640 - Monument 2 Manorwood Signs	6,587	8	2	6,920	865	4,940	5,907	0.06%	837
648 - Monument 2 Napa Hills Signs	6,587	8	7	7,829	979	823	1,688	0.07%	947
652 - Monument Oak Hills Sign	3,293	8	3	3,546	443	2,058	2,532	0.03%	429
656 - Monument 2 Oak Knoll Signs	6,587	8	2	6,920	865	4,940	5,907	0.06%	837
660 - Monument 2 Rosedale Signs	8,301	8	0	8,301	1,038	8,301	1,063	0.07%	1,004
664 - Monument 2 Royal Woods Signs	6,587	8	2	6,920	865	4,940	5,907	0.06%	837
668 - Monument 2 Sonoma Hills Signs	6,587	8	1	6,751	844	5,763	6,751	0.06%	816
672 - Monument 2 Sycamore Heights Signs	6,587	8	1	6,751	844	5,763	6,751	0.06%	816
676 - Monument 4 Westbrook Signs	13,173	8	3	14,186	1,773	8,233	10,127	0.12%	1,715
Sub-total [21000 - Signage]	154,401			168,360	21,045	87,526	100,989	1.41%	20,357

\$0.5M Excess Funds Transfer + \$0.5M Land Sale Proceeds

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00320 - Arbors									
26000 - Outdoor Equipment									
130 - Tot Lot: Play Equipment Rosedale Play Equipment	35,000	18	15	50,690	2,816	5,833	7,972	0.19%	2,724
144 - Tot Lot: Safety Surface 800 sf Rosedale Play Area	11,200	10	4	12,363	1,236	6,720	8,036	0.08%	1,196
280 - Picnic Tables 5 Royal Woods, Oak Knoll, Brookfield Picnic Tables	7,250	20	1	7,431	372	6,888	7,431	0.02%	359
290 - Picnic Tables Fallbrook Picnic Table	1,250	20	19	1,998	100	63	128	0.01%	97
348 - Benches 21 Benches (25%)	6,708	4	2	7,048	1,762	3,354	5,157	0.12%	1,704
394 - Pet Stations 23 Pet Stations (25%)	4,514	4	2	4,742	1,186	2,257	3,470	0.08%	1,147
428 - Garbage Receptacles 2 Oak Knoll Concrete Receptacles	2,600	25	3	2,800	112	2,288	2,452	0.01%	108
432 - Garbage Receptacles 24 Garbage Receptacles (31.8%)	6,987	6	2	7,341	1,224	4,658	5,968	0.08%	1,184
Sub-total [26000 - Outdoor Equipment]	75,509			94,414	8,807	32,061	40,615	0.59%	8,519
Sub-total Arbors	1,879,803			2,128,479	170,201	1,312,692	1,493,066	11.40%	164,637
00360 - Admin									
01000 - Paving									
100 - Asphalt: Sealing 12,875 sf Parking	2,544	6	4	2,808	468	848	1,304	0.03%	453
200 - Asphalt: Ongoing Repairs 12,875 sf Parking (2%)	1,134	6	4	1,252	209	378	581	0.01%	202
300 - Asphalt: Overlay 12,875 sf Parking	35,406	25	10	45,323	1,813	21,244	23,227	0.12%	1,754
800 - Striping 42 Parking & Red Curbs	675	6	4	745	124	225	346	0.01%	120
Sub-total [01000 - Paving]	39,759			50,128	2,614	22,695	25,457	0.18%	2,528
03000 - Painting: Exterior									
120 - Surface Restoration 5,650 sf Admin Building & Entry Structure	9,040	12	1	9,266	772	8,287	9,266	0.05%	747
03500 - Painting: Interior									
100 - Building 12,000 sf Admin Building	21,000	10	0	21,000	2,100	21,000	2,153	0.14%	2,031

\$0.5M Excess Funds Transfer + \$0.5M Land Sale Proceeds

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00360 - Admin									
04000 - Structural Repairs									
700 - Carports: Metal 2,880 sf [3] Carports	31,217	30	12	41,984	1,399	18,730	20,265	0.09%	1,354
912 - Doors 22 Admin Building	23,847	30	12	32,071	1,069	14,308	15,480	0.07%	1,034
Sub-total [04000 - Structural Repairs]	55,064			74,055	2,468	33,038	35,746	0.17%	2,388
05000 - Roofing									
200 - Low Slope: BUR 2,300 sf Admin Building Reroof	26,105	28	11	34,252	1,223	15,849	17,201	0.08%	1,183
340 - Low Slope: Coating 2,300 sf Admin Building Recoat	10,925	28	1	11,198	400	10,535	11,198	0.03%	387
670 - Pitched: Tile 78 Squares- Admin Building	84,547	30	12	113,706	3,790	50,728	54,885	0.25%	3,666
Sub-total [05000 - Roofing]	121,577			159,156	5,413	77,112	83,284	0.36%	5,236
08000 - Rehab									
100 - General Reception, Conference, Offices	22,000	15	0	22,000	1,467	22,000	1,503	0.10%	1,419
101 - General Design Fee (2024 Only)[nr:1]	2,500	1	0	0	0	2,500	0	0.00%	0
200 - Restrooms 2 Restrooms	13,600	15	4	15,012	1,001	9,973	11,152	0.07%	968
Sub-total [08000 - Rehab]	38,100			37,012	2,467	34,473	12,655	0.17%	2,387
20000 - Lighting									
100 - Exterior: Misc. Fixtures 33 Building Exterior Lights	13,200	35	27	25,711	735	3,017	3,479	0.05%	711
500 - Parking Lot 6 Parking Lot Lights	20,400	35	27	39,735	1,135	4,663	5,377	0.08%	1,098
Sub-total [20000 - Lighting]	33,600			65,446	1,870	7,680	8,856	0.13%	1,809
21000 - Signage									
788 - Monument Management Office	3,000	20	15	4,345	217	750	923	0.01%	210
22000 - Office Equipment									
200 - Computers, Misc. 2 File Servers	10,778	8	2	11,324	1,415	8,083	9,666	0.09%	1,369
260 - Computers, Misc. 13 Printers (50%)	5,254	4	2	5,520	1,380	2,627	4,039	0.09%	1,335
Sub-total [22000 - Office Equipment]	16,032			16,844	2,796	10,711	13,706	0.19%	2,704

\$0.5M Excess Funds Transfer + \$0.5M Land Sale Proceeds

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00360 - Admin									
23000 - Mechanical Equipment									
200 - HVAC Rooftop 5-ton Unit	14,000	15	9	17,484	1,166	5,600	6,697	0.08%	1,128
204 - HVAC Rooftop 5-ton Unit	14,000	15	8	17,058	1,137	6,533	7,653	0.08%	1,100
210 - HVAC Rooftop 4-ton Unit	12,300	15	7	14,621	975	6,560	7,565	0.07%	943
214 - HVAC 2 Rooftop 4-ton Units	24,600	15	2	25,845	1,723	21,320	23,534	0.12%	1,667
220 - HVAC Rooftop 3-ton Unit	11,200	15	3	12,061	804	8,960	9,949	0.05%	778
600 - Water Heater Mop Closet	900	12	3	969	81	675	769	0.01%	78
Sub-total [23000 - Mechanical Equipment]	77,000			88,038	5,885	49,648	56,167	0.39%	5,693
24000 - Furnishings									
200 - Chairs 38 Stacking Chairs	3,862	20	5	4,369	218	2,896	3,166	0.01%	211
212 - Chairs 20 Office Chairs	9,275	10	0	9,275	928	9,275	951	0.06%	897
220 - Chairs 6 Executive Chairs	4,471	10	0	4,471	447	4,471	458	0.03%	433
240 - Chairs 14 Conference Room Chairs	5,310	14	0	5,310	379	5,310	389	0.03%	367
330 - Tables 4 Tables	4,336	20	3	4,669	233	3,685	4,000	0.02%	226
620 - Office Desk, Chair 5 Workstation Desks	12,194	20	3	13,132	657	10,365	11,249	0.04%	635
640 - Modular Office Desk 10 Office Cubes	46,000	25	7	54,680	2,187	33,120	35,834	0.15%	2,116
660 - Storage 65 File Cabinets	78,000	30	12	104,901	3,497	46,800	50,635	0.23%	3,382
664 - Storage 20 Bookcases, Cabinets, Shelves, Etc	12,194	30	12	16,400	547	7,317	7,916	0.04%	529
910 - Window Coverings 36 Window Blinds	19,440	15	0	19,440	1,296	19,440	1,328	0.09%	1,254
Sub-total [24000 - Furnishings]	195,083			236,647	10,389	142,680	115,927	0.70%	10,049

\$0.5M Excess Funds Transfer + \$0.5M Land Sale Proceeds

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2024 Fully Funded Balance	2025 Fully Funded Balance	% Per Year Straight Line	2025 Line Item Contribution based on Cash Flow Method
00360 - Admin									
24600 - Safety / Access									
120 - Fire Control Misc Fire System	8,145	30	12	10,954	365	4,887	5,287	0.02%	353
700 - Security System Surveillance & Intrusion System	6,825	10	5	7,722	772	3,413	4,197	0.05%	747
Sub-total [24600 - Safety / Access]	14,970			18,676	1,137	8,300	9,485	0.08%	1,100
25000 - Flooring									
200 - Carpeting 570 Sq. Yds. Admin Building	32,437	10	0	32,437	3,244	32,437	3,325	0.22%	3,138
400 - Tile 620 sf [2] Restrooms	12,710	30	12	17,094	570	7,626	8,251	0.04%	551
600 - Vinyl 116 Sq. Yds. Admin Building	4,089	18	5	4,626	257	2,953	3,260	0.02%	249
900 - Coatings 342 sf Reception Area	2,317	18	3	2,495	139	1,931	2,111	0.01%	134
Sub-total [25000 - Flooring]	51,553			56,652	4,209	44,947	16,946	0.28%	4,071
Sub-total Admin	675,777			837,265	42,339	461,320	390,570	2.83%	40,955
Totals	7,209,738			8,098,132	1,493,451	4,997,853	5,742,596	100.00%	1,444,631
						[A] [EndBal]	[B] [EndBal]		
Percent Funded						112%	97.34%		

00040 - General

02000 - Concrete

200 - Sidewalks, Curbs & Gutters	Useful Life 3	Remaining Life 2	
Sidewalks	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$112,000	
	% Included	100.00%	Total Cost/Study \$112,000
Summary	Replacement Year	2026	Future Cost \$117,670

This is to repair, replace or grind concrete flatwork to remove abrupt elevation changes and maintain functionality. The concrete useful life exceeds the scope of this study, so this component provides for repair only.

2024- Elevation shifts were observed with examples at mini parks including Copper Ridge and Glenmere. \$254,277 was expended in 2023, \$15,125 in 2022, and \$67,831 in 2021.

2020- Elevation shifts, failures, and/or cracks were observed at Arbors Fallbrook/Arbor View/Napa Hills parks, Arbors Chardonnay entry, Canyons near Village monument, Hills North Willow Tree park, and Pueblo Cielo Vista parks. \$25,086, \$51,799, \$36,928, and \$16,598 was expended in 2016, 2017, 2018, and 2019 respectively.

2015- Ongoing concrete grinding was evident at several locations including Hillpointe and Cielo Vista park between Red Hills & Sonoma. Elevation shifts were observed at Copper Ridge.

2014- All uneven areas ground.



00040 - General

18000 - Landscaping

200 - Irrigation: Valves

2,000 Irrigation Valves (11%)

Useful Life	1	Remaining Life	1
Quantity	2,000	Unit of Measure	Items
Cost /Itm	\$198	Qty * \$/Itm	\$395,191
% Included	11.00%	Total Cost/Study	\$43,471
Summary	Replacement Year	2025	Future Cost
			\$44,558

This is to replace the 1" irrigation valves on a percentage basis as they generally have varying service life.

2020- \$91,706 was expended including \$73,311 in 2017 and \$8,372 in 2019.

2015- 2,000 quantity, 220/year replacement and \$146/each cost estimates per TruGreen Landcare.



340 - Irrigation: Pumps

S Town Center North of Park Run

Useful Life	5	Remaining Life	3
Quantity	1	Unit of Measure	Items
Cost /Itm	\$8,500		
% Included	100.00%	Total Cost/Study	\$8,500
Summary	Replacement Year	2027	Future Cost
			\$9,154

This is to repair and replace the irrigation system pump and controls located on the east side of S Town Center approximately 445 feet north of Park Run.

2012- New pump installed after splitting the irrigation load away from the Summerlin Council shared pump.



00040 - General

18000 - Landscaping

530 - Plant Replacement	Useful Life 1	Remaining Life 1	
Trees	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$120,000	
	% Included	100.00%	Total Cost/Study \$120,000
Summary	Replacement Year	2025	Future Cost \$123,000

This is to replace miscellaneous trees as needed. Palm trees are provided for within respective villages, and Summerlin Parkway palms are not provided for within this study.



600 - Major Renovation	Useful Life 1	Remaining Life 0	
Streetscape Revegetation	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$295,000	
	% Included	100.00%	Total Cost/Study \$295,000
Summary	Replacement Year	2024	Future Cost \$295,000

This is for major landscape revegetation including irrigation main and drip lines. Trees and irrigation controllers are provided for within other components.

Approximately 90 miles irrigation piping.

2024- \$87,179 was expended to remove Hills South turf plus \$2,250 for Town Center sod conversion plans in 2023. \$264,242 total including \$87,154 for renovations and \$177,088 for irrigation was expended throughout Summerlin North in 2022 plus \$269,413 for renovations and \$51,350 for irrigation in 2021.

2020- It appears that the Town Ctr/ Village Ctr roundabout renovation occurred in 2016. \$629,550, \$452,074, \$566,274, \$759,934, \$247,248 was expended in 2016, 2017, 2018, 2019, and 2020 (as of May) respectively.

2015- \$250,000 anticipated to renovate Town Ctr/ Village Ctr roundabout.



00040 - General

18000 - Landscaping

604 - Major Renovation	Useful Life 1	Remaining Life 0	
Streetscape Revegetation	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$281,500	
	% Included	100.00%	Total Cost/Study \$281,500
Summary	Replacement Year	2024	Future Cost \$281,500

This is for additional major landscape revegetation including irrigation main and drip lines.

2024- \$453,416 total was expended for irrigation renovations which frequently included rock and plant replenishment in 2023. \$192,259 was expended for miscellaneous landscape projects including neighborhood entries, medians, etc in 2023. \$264,242 total including \$87,154 for renovations and \$177,088 for irrigation was expended throughout Summerlin North in 2022 plus \$269,413 for renovations and \$51,350 for irrigation in 2021. 2020- The previous 5 years expenditures have doubled over prior estimates, so this component is added to accommodate that expanded scope.



00040 - General

18000 - Landscaping

610 - Major Renovation	Useful Life 1	Remaining Life 0	
65 Subdivision Revegetation (10%)	Quantity 65	Unit of Measure Items	
	Cost /Itm \$18,750	Qty * \$/Itm \$1,218,750	
	% Included 10.00%	Total Cost/Study \$121,875	
Summary	Replacement Year 2024	Future Cost \$121,875	

This is to renovate the neighborhood entries including irrigation main and drip lines approximately every 10 years. Palm trees and irrigation controllers are provided for within other components.

2024- \$453,416 total was expended for irrigation renovations which frequently included rock and plant replenishment in 2023. \$192,259 was expended for miscellaneous landscape projects including neighborhood entries, medians, etc in 2023. \$264,242 total including \$87,154 for renovations and \$177,088 for irrigation was expended throughout Summerlin North in 2022 plus \$269,413 for renovations and \$51,350 for irrigation in 2021. 2020- \$40,530 was expended for 4 areas in 2016, \$19,170 for 2 in 2017, \$37,948 for 4 in 2019, and \$48,890 (as of May) for 2 in 2020.



00040 - General

20000 - Lighting

200 - Landscape	Useful Life 4	Remaining Life 2	
64 In-Ground Up-Lights (25%)	Quantity 64	Unit of Measure	Items
	Cost /Itm \$1,095	Qty * \$/Itm	\$70,080
	% Included 25.00%	Total Cost/Study	\$17,520
Summary	Replacement Year 2026	Future Cost	\$18,407

This is to periodically replace the landscape lighting on a percentage basis reusing the existing wiring and conduits. These lights are primarily located in at the Summerlin pyramids and village monuments.

8- Bollard lights
56- In-ground up-lights including 2 at admin

2024- Bollard lights not observed.
2020- Missing lenses and lens rings observed. \$23,487 total was expended for miscellaneous lighting including Town Center/Canyon Run, south round-about, and other areas in 2016.



296 - Monument Lights	Useful Life 4	Remaining Life 1	
12 Lake Mead @ Buffalo Monument Lights (25%)	Quantity 12	Unit of Measure	Items
	Cost /Itm \$1,400	Qty * \$/Itm	\$16,800
	% Included 25.00%	Total Cost/Study	\$4,200
Summary	Replacement Year 2025	Future Cost	\$4,305

This is to periodically replace the florescent sign light fixtures on a percentage basis. This component assumes that wiring and conduits will be reused.

6- Lake Mead @ Buffalo (northwest)
6- Lake Mead @ Buffalo (southwest)

2024- One southwest monument light is damaged.

Lower right light is damaged.



00040 - General

20000 - Lighting

304 - Monument Lights	Useful Life 8	Remaining Life 4
5 4' Florescent Lights (40%)	Quantity 5	Unit of Measure Items
	Cost /Itm \$1,862	Qty * \$/Itm \$9,309
	% Included 40.00%	Total Cost/Study \$3,724
Summary	Replacement Year 2028	Future Cost \$4,110

This is to periodically replace the florescent sign light fixtures on a percentage basis. This component assumes that wiring and conduits will be reused.

- 1- admin building
- 4- Charleston Summerlin pyramid

2024- \$3,723 was expended at Charleston monument in 2023.
2020- Misaligned and 2 broken fixtures were observed at the Charleston monument.
2015- 1 is broken and the others are misaligned at the Charleston Summerlin pyramid.



21000 - Signage

288 - Monument	Useful Life 10	Remaining Life 2
30,744 sf [4] Village Ctr @ Town Ctr Wall Sealing	Quantity 30,744	Unit of Measure Square Feet
	Cost /SqFt \$2.00	
	% Included 100.00%	Total Cost/Study \$61,488
Summary	Replacement Year 2026	Future Cost \$64,601

This is to prepare and seal the roundabout wall faces which are approximately 14' tall with 18' wide panels. Joint caulking is provided for within another component.

- 122- 14'x18' panels



00040 - General

21000 - Signage

296 - Monument	Useful Life 10	Remaining Life 2	
6,418 lf [4] Village Ctr @ Town Ctr Wall	Quantity 6,418	Unit of Measure	Linear Feet
Caulking	Cost /l.f. \$8.76		
	% Included 100.00%	Total Cost/Study	\$56,249
Summary	Replacement Year 2026	Future Cost	\$59,096

This is to caulk the roundabout walls which are approximately 14' tall with 18' wide panels. Lighting and landscaping are provided for within other components.

Base- 2,355 linear feet
 Top- 2,355 linear feet
 Panel edges (~122x14')- 1,708 linear feet

2020- \$42,553 was expended in 2016.

2015- The caulking has deteriorated. Each panel edge and the entire lengths of the base and top needs caulking.



00040 - General

21000 - Signage

300 - Monument	Useful Life 5	Remaining Life 2	
2,220 sf [3] Summerlin Pyramids	Quantity 2,220	Unit of Measure	Square Feet
	Cost /SqFt \$6.77		
	% Included 100.00%	Total Cost/Study	\$15,029
Summary	Replacement Year 2026	Future Cost	\$15,790

This is to refurbish the Summerlin monument signs including paint, caulking, gold lettering, etc. Lighting and landscaping are provided for within other components.

- 1- Charleston (north side near Hualapai)
- 2- Lake Mead @ Buffalo

2020- Paint fade and bare spots were observed at the Charleston monument.

2015- The prior study included Town Center monuments and 11 street monuments that are not included within Summerlin North. This component also groups the 3 pyramids together which were separate in the prior study.



30000 - Miscellaneous

820 - Vehicle	Useful Life 10	Remaining Life 10	
Golf Cart	Quantity 1	Unit of Measure	Items
	Cost /Itm \$10,836		
	% Included 100.00%	Total Cost/Study	\$10,836
Summary	Replacement Year 2034	Future Cost	\$13,872

This is to repair and replace the electric golf cart. This component assumes no residual value. Maintenance and consumables are from operating.

2024- \$10,836 was expended from non-reserve funds for a new golf cart.

00040 - General
30000 - Miscellaneous

970 - Electrical	Useful Life 4	Remaining Life 1
100 Electrical Pedestals (10%)	Quantity 100	Unit of Measure Items
	Cost /Itm \$15,000	Qty * \$/Itm \$1,500,000
	% Included 10.00%	Total Cost/Study \$150,000
Summary	Replacement Year 2025	Future Cost \$153,750

This is to periodically replace electrical pedestals on a percentage basis. This component assumes approximately 1.5 pedestals per neighborhood.

2024- Heavy rust was observed at several locations including Arbors Arbor View and Rosedale. Per client, recent replacements have been \$15,000 including \$5,000 for engineering, so increased estimate from \$4,730 to \$15,000.
2020- Rust through was observed particularly for park area pedestals subjected to direct irrigation spray including Arbors Fallbrook/Brookfield/Rosedale parks.

Arbor View



00080 - Hills Village North

03000 - Painting: Exterior

400 - Wrought Iron	Useful Life 5	Remaining Life 1	
1,126 lf WI Fences	Quantity 1,126	Unit of Measure	Linear Feet
	Cost /l.f. \$5.42		
	% Included 100.00%	Total Cost/Study	\$6,103
Summary	Replacement Year 2025	Future Cost	\$6,255

This is to prepare, power wash, sand, scrape, spot prime and paint the wrought iron.

2024- Rust was observed.

2020- Heavy rust and rust through was observed. Fence replacements are anticipated at several locations. Painted in approximately 2016.

2015- Heavy rust was observed at Panorama and Visions.

2012- Painted.



460 - Masonry Walls	Useful Life 5	Remaining Life 2	
193,570 sf Block Walls	Quantity 193,570	Unit of Measure	Square Feet
	Cost /SqFt \$0.510		
	% Included 100.00%	Total Cost/Study	\$98,721
Summary	Replacement Year 2026	Future Cost	\$103,718

This is to prepare and paint the masonry walls. Repairs typically performed in conjunction with painting are provided for within another component.

2020- Painted in approximately 2016. Spall and peeled paint was observed.

2012- Painted.



00080 - Hills Village North

18000 - Landscaping

100 - Irrigation: Controllers	Useful Life 10	Remaining Life 1	
36 Timeclocks	Quantity 36	Unit of Measure	Items
	Cost /Itm \$2,439		
	% Included 100.00%	Total Cost/Study	\$87,799
Summary	Replacement Year 2025	Future Cost	\$89,993

This is to replace the internet accessible irrigation controllers.

2013/2014- All controllers were retrofitted by Aqua Management Inc under a fixed cost arrangement that covers all repair and replacements for approximately 10 years after which the association will own the controllers. The association is responsible for controller operation.



534 - Plant Replacement	Useful Life 5	Remaining Life 2	
179 Palm Trees (3%)	Quantity 179	Unit of Measure	Items
	Cost /Itm \$6,775	Qty * \$/Itm	\$1,212,725
	% Included 3.35%	Total Cost/Study	\$40,650
Summary	Replacement Year 2026	Future Cost	\$42,708

This is to periodically replace mature palm trees on a percentage basis beginning at approximately 35 year age.

77- neighborhood

102- village including a share of those in common roundabout island



00080 - Hills Village North

19000 - Fencing

200 - Wrought Iron	Useful Life 35	Remaining Life 6
1,126 lf Fences	Quantity 1,126	Unit of Measure Linear Feet
	Cost /l.f. \$77.00	
	% Included 100.00%	Total Cost/Study \$86,702
Summary	Replacement Year 2030	Future Cost \$100,548

This is to replace the wrought iron fences and gates. With aggressive paint maintenance, this component's life may be extended. Painting and gate repairs provided for within other components.

2024- \$14,000 total was expended for gates and fencing throughout Summerlin North in 2023. Increased useful life from 30 to 35 years and remaining life from 2025 to 2030. Combined prior two fence components.

2020- \$52,080 is anticipated to replace various fence sections at approximately 50 locations.

2015- Rust damage including rust through was observed at Panorama and Visions. Panorama also has missing pickets.



00080 - Hills Village North

19000 - Fencing

400 - Masonry Wall: On-going Maint.	Useful Life 5	Remaining Life 2	
29,780 lf Stucco Clad Block Walls (0.3%)	Quantity 29,780	Unit of Measure Linear Feet	
	Cost /l.f. \$264	Qty * \$/l.f. \$7,847,030	
	% Included .30%	Total Cost/Study \$23,541	
Summary	Replacement Year 2026	Future Cost \$24,733	

This is for ongoing stucco clad masonry wall maintenance in conjunction with the paint cycle. Since the core masonry wall useful life exceeds the scope of this thirty year study, this component provides for repair only and not full replacement. Maintenance may include crack repair, cap block repair, repointing, stucco spall/peel repair, and efflorescence removal. Painting is provided for within another component.

2024- \$91,016 total was expended to repair/replace various walls in throughout Summerlin North in 2023 plus \$18,408 in 2022. Cracks were observed along the Copper Ridge mini park walls and spall at the Visions mini park. Cracks and stucco spall were observed along the Willow Bend breezeway. Various spall and peeled paint was observed. Wall cracks exist at Star Mist @ Crestdale.
2020- Cracks and peel/spall were observed at various locations. \$11,140 total expended including \$2,740 at Copper Ridge and \$8,400 at Lake Mead/Springfield in 2017.
2015- Peel/spall were observed near Las Colinas and also between Cypress Grove and Valle Del Fiori.
2012- Painted.



00080 - Hills Village North

19000 - Fencing

754 - Gates	Useful Life 5	Remaining Life 3	
7 Breezeway Gates (28.6%)	Quantity 7	Unit of Measure	Items
	Cost /Itm \$1,075	Qty * \$/Itm	\$7,525
	% Included 28.57%	Total Cost/Study	\$2,150
Summary	Replacement Year 2027	Future Cost	\$2,315

This is to periodically maintain, repair and replace the gates and gate hardware including hinges and closers. Painting is provided for within the fence paint component.

2024- \$14,000 total was expended for gates and fencing throughout Summerlin North in 2023.



20000 - Lighting

208 - Landscape	Useful Life 4	Remaining Life 2	
9 Landscape Lights (22%)	Quantity 9	Unit of Measure	Items
	Cost /Itm \$1,095	Qty * \$/Itm	\$9,855
	% Included 22.22%	Total Cost/Study	\$2,190
Summary	Replacement Year 2026	Future Cost	\$2,301

This is to replace the lighting reusing the existing wiring and conduits.

Hydrel



00080 - Hills Village North

20000 - Lighting

312 - Monument Lights	Useful Life 4	Remaining Life 2	
5 Neighborhood Monument Lights (20%)	Quantity 5	Unit of Measure	Items
	Cost /Itm \$1,825	Qty * \$/Itm	\$9,125
	% Included 20.00%	Total Cost/Study	\$1,825
Summary	Replacement Year 2026	Future Cost	\$1,917

This is to periodically replace the monument light fixtures on a percentage basis. This component assumes that wiring and conduits will be reused.

Kim/Elliptipar

- 1- Copper Ridge
- 1- Hillpointe
- 1- Las Colinas
- 2- Valle Del Fiori

2020- Conditions vary with poor exterior finishes on some older Elliptipar fixtures.



600 - Common Area	Useful Life 4	Remaining Life 2	
50 Accent Lights (24%)	Quantity 50	Unit of Measure	Items
	Cost /Itm \$808	Qty * \$/Itm	\$40,417
	% Included 24.00%	Total Cost/Study	\$9,700
Summary	Replacement Year 2026	Future Cost	\$10,191

This is to periodically replace accent lighting on a percentage basis.

15- Hillpointe



00080 - Hills Village North

21000 - Signage

312 - Monument	Useful Life 8	Remaining Life 2	
13 Hills North Village Monument Refurbish	Quantity 13	Unit of Measure	Items
	Cost /Itm \$4,730		
	% Included 100.00%	Total Cost/Study	\$61,494
Summary	Replacement Year 2026	Future Cost	\$64,607

This is to refurbish the village monument signs. Lighting and landscaping are provided for within other components.

- 1- Rampart @ Hillpointe
- 1- Lake Mead @ Hillpointe
- 1- Lake Mead @ Rampart
- 2- Lake Mead @ Springfield
- 2- Lake Mead @ Greenspring
- 2- Lake Mead @ Hills Center
- 2- Lake Mead @ Ridgemoor
- 2- Hills Center @ Hillpointe

- 2024- Peeled paint and spalled stucco were observed on the monument walls.
- 2020- Walls exhibit spall/peel.
- 2015- The surrounding landscape walls exhibit heavy spall/peel.



00080 - Hills Village North

21000 - Signage

400 - Monument	Useful Life 8	Remaining Life 3
Amarante Double Sided Sign	Quantity 1	Unit of Measure Pair
	Cost /Pair \$6,587	
	% Included 100.00%	Total Cost/Study \$6,587
Summary	Replacement Year 2027	Future Cost \$7,093

This is to refurbish the neighborhood entry island double sided monument. Landscaping is provided for within other components.

- 1- Ridgemore @ Cedar Heights



404 - Monument	Useful Life 8	Remaining Life 5
2 Cherry Creek Signs	Quantity 2	Unit of Measure Items
	Cost /Itm \$3,802	
	% Included 100.00%	Total Cost/Study \$7,604
Summary	Replacement Year 2029	Future Cost \$8,604

This is to refurbish the neighborhood entry island monument signs. Landscaping is provided for within other components.

- 1- Hillpointe @ Broadleaf
1- Pinewood Hills @ Red Twig



00080 - Hills Village North

21000 - Signage

408 - Monument	Useful Life 8	Remaining Life 4	
Copper Ridge Sign	Quantity 1	Unit of Measure	Items
	Cost /Itm \$3,293		
	% Included 100.00%	Total Cost/Study	\$3,293
Summary	Replacement Year 2028	Future Cost	\$3,635

This is to refurbish the neighborhood entry island monument sign. Lighting and landscaping are provided for within other components.

1- Springfield @ Bristol Creek

2024- The sign appears faded.

2020- The metal sign is dented at 3 spots and missing icon pieces.



412 - Monument	Useful Life 8	Remaining Life 3	
Cypress Grove Sign	Quantity 1	Unit of Measure	Items
	Cost /Itm \$3,802		
	% Included 100.00%	Total Cost/Study	\$3,802
Summary	Replacement Year 2027	Future Cost	\$4,095

This is to refurbish the neighborhood entry island monument sign. Landscaping is provided for within other components.

1- Spring Gate @ Maple Mist



00080 - Hills Village North

21000 - Signage

416 - Monument	Useful Life 8	Remaining Life 6	
Evergreen Sign	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,800		
	% Included 100.00%	Total Cost/Study	\$5,800
Summary	Replacement Year 2030	Future Cost	\$6,726

This is to refurbish the neighborhood entry island monument sign. Landscaping is provided for within other components.

- 1- Pinewood Hills @ Northern Pine
- 0- Greenspring @ Evergreen Canyon

2024- \$5,695 was expended to refurbish in 2022.
2020- The letter and icon varnish is peeled/cracked.



420 - Monument	Useful Life 8	Remaining Life 3	
Hillpointe Sign	Quantity 1	Unit of Measure	Items
	Cost /Itm \$4,072		
	% Included 100.00%	Total Cost/Study	\$4,072
Summary	Replacement Year 2027	Future Cost	\$4,385

This is to refurbish the neighborhood entry island monument sign. Lighting and landscaping are provided for within other components.

- 1- Hillpointe @ Hillsgate



00080 - Hills Village North

21000 - Signage

424 - Monument	Useful Life 8	Remaining Life 2	
Las Colinas Sign	Quantity 1	Unit of Measure	Items
	Cost /Itm \$3,293		
	% Included 100.00%	Total Cost/Study	\$3,293
Summary	Replacement Year 2026	Future Cost	\$3,460

This is to refurbish the neighborhood entry island monument sign. Lighting and landscaping are provided for within other components.

0- Hillpointe @ Valley Vista
1- Spring Gate @ Summer Gate

2024- The discolored 'L' remains.
2020- The second 'L' appears discolored.



432 - Monument	Useful Life 8	Remaining Life 4	
Panorama Pointe Sign	Quantity 1	Unit of Measure	Items
	Cost /Itm \$4,311		
	% Included 100.00%	Total Cost/Study	\$4,311
Summary	Replacement Year 2028	Future Cost	\$4,759

This is to refurbish the neighborhood entry wall monument sign. Landscaping is provided for within other components.

1- Greenspring @ Empress Tree



00080 - Hills Village North

21000 - Signage

436 - Monument	Useful Life 8	Remaining Life 2
2 Serenata Signs	Quantity 2	Unit of Measure Items
	Cost /Itm \$3,293	
	% Included 100.00%	Total Cost/Study \$6,587
Summary	Replacement Year 2026	Future Cost \$6,920

This is to refurbish the neighborhood entry wall monument signs. Landscaping is provided for within other components.

2- Ridgemoor @ Cedar Heights

2024- Signs don't appear replaced. Stains and peeled paint observed.

2020- Appears that these signs haven't been replaced.

2015- Client advises that the glazed tile may be replaced with other materials.



440 - Monument	Useful Life 8	Remaining Life 4
2 Valle Del Fiori Signs	Quantity 2	Unit of Measure Items
	Cost /Itm \$3,293	
	% Included 100.00%	Total Cost/Study \$6,587
Summary	Replacement Year 2028	Future Cost \$7,270

This is to refurbish the neighborhood entry wall monument signs including one extra "Signature" panel. Lighting and landscaping are provided for within other components.

2- Ridgemoor @ Ramada

2020- Some paint overspray exists.



00080 - Hills Village North

21000 - Signage

444 - Monument	Useful Life 8	Remaining Life 4	
2 Visions Signs	Quantity 2	Unit of Measure	Items
	Cost /Itm \$3,293		
	% Included 100.00%	Total Cost/Study	\$6,587
Summary	Replacement Year 2028	Future Cost	\$7,270

This is to refurbish the neighborhood entry wall monument signs. Landscaping is provided for within other components.

2- Hillpointe @ Valley Point



448 - Monument	Useful Life 8	Remaining Life 3	
Willow Tree Sign	Quantity 1	Unit of Measure	Items
	Cost /Itm \$3,293		
	% Included 100.00%	Total Cost/Study	\$3,293
Summary	Replacement Year 2027	Future Cost	\$3,546

This is to refurbish the neighborhood entry monument sign. Landscaping is provided for within other components.

0- Pinewood Hills @ Thunder Grey
 1- Pinewood Hills @ Heath Valley



00080 - Hills Village North
26000 - Outdoor Equipment

110 - Tot Lot: Play Equipment	Useful Life 40	Remaining Life 7	
3 Copper Ridge Park Concrete Turtles	Quantity 3	Unit of Measure	Items
	Cost /Itm \$2,035		
	% Included 100.00%	Total Cost/Study	\$6,105
Summary	Replacement Year 2031	Future Cost	\$7,257

This is to replace the concrete turtles.

2020- Could use some paint touchup.



180 - Bike Rack	Useful Life 40	Remaining Life 16	
2 Hillpointe Bike Racks	Quantity 2	Unit of Measure	Items
	Cost /Itm \$400		
	% Included 100.00%	Total Cost/Study	\$800
Summary	Replacement Year 2040	Future Cost	\$1,188

This is to replace the bike racks.

Hillpointe Rd (north side)
 0- 400' east of Spring Gate Ln (south of Las Colinas)
 1- 400' west of Pinewood Hills Dr (south of Cherry Creek)
 1- 865' west of N Rampart Blvd (between Hillpointe & Visions)



00080 - Hills Village North
26000 - Outdoor Equipment

270 - Picnic Tables	Useful Life 20	Remaining Life 3	
Las Colinas Picnic Table	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,250		
	% Included 100.00%	Total Cost/Study	\$1,250
Summary	Replacement Year 2027	Future Cost	\$1,346
This is to replace the picnic table.			

300 - Benches	Useful Life 4	Remaining Life 3	
17 Benches (23.5%)	Quantity 17	Unit of Measure	Items
	Cost /Itm \$1,278	Qty * \$/Itm	\$21,722
	% Included 23.53%	Total Cost/Study	\$5,111
Summary	Replacement Year 2027	Future Cost	\$5,504
This is to periodically replace the benches on a percentage basis.			

2024- \$1,278 was expended to replace a Cypress Pointe bench.
2020- Los Colinas may have been replaced in 2018.



00080 - Hills Village North
26000 - Outdoor Equipment

306 - Picnic Tables	Useful Life 20	Remaining Life 5	
3 Hillpointe Picnic Tables	Quantity 3	Unit of Measure	Items
	Cost /Itm \$1,450		
	% Included 100.00%	Total Cost/Study	\$4,350
Summary	Replacement Year 2029	Future Cost	\$4,922

This is to replace the small picnic tables and their two seats.

Hillpointe Rd (north side)
1- 400' east of Spring Gate Ln (south of Las Colinas)
1- 400' west of Pinewood Hills Dr (south of Cherry Creek)
1- 865' west of N Rampart Blvd (between Hillpointe & Visions)

2024- The items are faded.



370 - Pet Stations	Useful Life 4	Remaining Life 1	
11 Pet Stations (25%)	Quantity 11	Unit of Measure	Items
	Cost /Itm \$785	Qty * \$/Itm	\$8,635
	% Included 25.00%	Total Cost/Study	\$2,159
Summary	Replacement Year 2025	Future Cost	\$2,213

This is to periodically replace the pet stations on a percentage basis.



00080 - Hills Village North

26000 - Outdoor Equipment

400 - Garbage Receptacles	Useful Life 6	Remaining Life 4	
3 Hillpointe Garbage Receptacles (33%)	Quantity 3	Unit of Measure Items	
	Cost /Itm \$915	Qty * \$/Itm \$2,745	
	% Included 33.33%	Total Cost/Study \$915	
Summary	Replacement Year 2028	Future Cost \$1,010	

This is to replace the garbage containers.

Hillpointe Rd (north side)
1- 400' east of Spring Gate Ln (south of Las Colinas)
1- 400' west of Pinewood Hills Dr (south of Cherry Creek)
1- 865' west of N Rampart Blvd (between Hillpointe & Visions)



00120 - Hills Village South

03000 - Painting: Exterior

404 - Wrought Iron	Useful Life 5	Remaining Life 2	
4,340 lf WI Fences	Quantity 4,340	Unit of Measure Linear Feet	
	Cost /l.f. \$5.42		
	% Included 100.00%	Total Cost/Study \$23,523	
Summary	Replacement Year 2026	Future Cost \$24,714	

This is to prepare, power wash, sand, scrape, spot prime and paint the wrought iron.

2020- Painted in approximately 2016.
2012- Painted.



00120 - Hills Village South

03000 - Painting: Exterior

464 - Masonry Walls

251,943 sf Block Walls

Useful Life	5	Remaining Life	2
Quantity	251,943	Unit of Measure	Square Feet
Cost /SqFt	\$0.510		
% Included	100.00%	Total Cost/Study	\$128,491

Summary

Replacement Year 2026

Future Cost \$134,996

This is to prepare and paint the masonry walls. Repairs typically performed in conjunction with painting are provided for within another component.

2020- Painted in approximately 2016.

2012- Painted.



18000 - Landscaping

108 - Irrigation: Controllers

12 Timeclocks

Useful Life	10	Remaining Life	1
Quantity	12	Unit of Measure	Items
Cost /Itm	\$2,439		
% Included	100.00%	Total Cost/Study	\$29,266

Summary

Replacement Year 2025

Future Cost \$29,998

This is to replace the internet accessible irrigation controllers.

2013/2014- All controllers were retrofitted by Aqua Management Inc under a fixed cost arrangement that covers all repair and replacements for approximately 10 years after which the association will own the controllers. The association is responsible for controller operation.



00120 - Hills Village South

18000 - Landscaping

538 - Plant Replacement	Useful Life 5	Remaining Life 4	
16 Palm Trees (13%)	Quantity 16	Unit of Measure	Items
	Cost /Itm \$6,775	Qty * \$/Itm	\$108,400
	% Included 12.50%	Total Cost/Study	\$13,550
Summary	Replacement Year 2028	Future Cost	\$14,957

This is to prune, remove and replace trees as needed to enhance the association's landscaping and avoid branch and root damage to nearby objects. This is in excess of the operating budget.

5- Town Ctr/ Village Ctr roundabout (added 2016)

11- village including a share of those in common roundabout island

2020- It appears that 5 palms were added to the Town Ctr/ Village Ctr roundabout in 2016.



00120 - Hills Village South

19000 - Fencing

208 - Wrought Iron	Useful Life 35	Remaining Life 7
4,340 lf Phase I & II Fences	Quantity 4,340	Unit of Measure Linear Feet
	Cost /l.f. \$77.00	
	% Included 100.00%	Total Cost/Study \$334,180
Summary	Replacement Year 2031	Future Cost \$397,235

This is to replace the wrought iron fences and gates. With aggressive paint maintenance, this component's life may be extended. Painting and gate repairs provided for within other components.

phase I- 2,540 lf
 phase II- 1,800 lf
 phase I & II total- 4,340 lf

2024- \$14,000 total was expended for gates and fencing throughout Summerlin North in 2023. Combined phase I and II components. Increased useful life from 30 to 35 years and remaining life from 2026 to 2031.
 2020- \$45,645 was expended for phase I in 2016. Golf course is anticipated to expended \$200,000.



00120 - Hills Village South

19000 - Fencing

410 - Masonry Wall: On-going Maint.	Useful Life 10	Remaining Life 2
1,320 lf Stucco Clad Block Walls (0.3%)	Quantity 1,320	Unit of Measure Linear Feet
	Cost /l.f. \$264	Qty * \$/l.f. \$347,820
	% Included .30%	Total Cost/Study \$1,043
Summary	Replacement Year 2026	Future Cost \$1,096

This is for ongoing stucco clad masonry wall maintenance in conjunction with the paint cycle. Since the core masonry wall useful life exceeds the scope of this thirty year study, this component provides for repair only and not full replacement. Maintenance may include crack repair, cap block repair, repointing, stucco spall/peel repair, and efflorescence removal. Painting is provided for within another component.

2024- \$91,016 total was expended to repair/replace various walls in throughout Summerlin North in 2023 plus \$18,408 in 2022.

2020- Cracks and peel/spall were observed at various locations.

2015- Peel/spall was observed along the lower portions of these walls particularly where irrigation spay is present. The small retaining walls around the village monument signs exhibit a great deal of peel/spall.



00120 - Hills Village South

19000 - Fencing

420 - Masonry Wall: On-going Maint.	Useful Life 5	Remaining Life 2
38,760 lf Stucco Clad Block Walls (0.3%)	Quantity 38,760	Unit of Measure Linear Feet
	Cost /l.f. \$264	Qty * \$/l.f. \$10,213,260
	% Included .30%	Total Cost/Study \$30,640
Summary	Replacement Year 2026	Future Cost \$32,191

This is for ongoing stucco clad masonry wall maintenance in conjunction with the paint cycle. Since the core masonry wall useful life exceeds the scope of this thirty year study, this component provides for repair only and not full replacement. Maintenance may include crack repair, cap block repair, repointing, stucco spall/peel repair, and efflorescence removal. Painting is provided for within another component.

2024- \$91,016 total was expended to repair/replace various walls in throughout Summerlin North in 2023 plus \$18,408 in 2022.
2012- Painted.



20000 - Lighting

216 - Landscape	Useful Life 4	Remaining Life 2
5 In-Ground Up-Lights (20%)	Quantity 5	Unit of Measure Items
	Cost /Itm \$1,095	Qty * \$/Itm \$5,475
	% Included 20.00%	Total Cost/Study \$1,095
Summary	Replacement Year 2026	Future Cost \$1,150

This is to periodically replace the in-ground up lights reusing the existing wiring and conduits.

Kim

00120 - Hills Village South

20000 - Lighting

224 - Landscape	Useful Life 4	Remaining Life 2	
15 Landscape Lights (26.7%)	Quantity 15	Unit of Measure	Items
	Cost /Itm \$808	Qty * \$/Itm	\$12,125
	% Included 26.67%	Total Cost/Study	\$3,233
Summary	Replacement Year 2026	Future Cost	\$3,397

This is to replace the landscape pedestal lighting reusing the existing wiring and conduits.



316 - Monument Lights	Useful Life 5	Remaining Life 2	
10 Village Monument Lights (30%)	Quantity 10	Unit of Measure	Items
	Cost /Itm \$808	Qty * \$/Itm	\$8,083
	% Included 30.00%	Total Cost/Study	\$2,425
Summary	Replacement Year 2026	Future Cost	\$2,548

This is to periodically replace the florescent sign light fixtures on a percentage basis. This component assumes that wiring and conduits will be reused.

10- South Hills at Village Center/Hills



00120 - Hills Village South

20000 - Lighting

320 - Monument Lights	Useful Life 5	Remaining Life 2	
3 Village Monument Lights (33%)	Quantity 3	Unit of Measure	Items
	Cost /Itm \$1,317	Qty * \$/Itm	\$3,952
	% Included 33.33%	Total Cost/Study	\$1,317
Summary	Replacement Year 2026	Future Cost	\$1,384

This is to periodically replace the sign light fixtures on a percentage basis. This component assumes that wiring and conduits will be reused.

Elliptipar

2020- Conditions vary with some lights misaligned and some with poor exterior finishes.



00120 - Hills Village South

21000 - Signage

316 - Monument	Useful Life 8	Remaining Life 2	
5 Hills South Village Monument Refurbish	Quantity 5	Unit of Measure	Items
	Cost /Itm \$4,730		
	% Included 100.00%	Total Cost/Study	\$23,652
Summary	Replacement Year 2026	Future Cost	\$24,849

This is to refurbish the village monument signs. Lighting and landscaping are provided for within other components.

- 1- Hills Center @ Hillpointe
- 1- Rampart @ Hillpointe
- 1- Village Center @ Hillshire
- 2- Village Center @ Hills

2024- The signs are functional but faded and the Village Center @ Hillshire monument block wall is cracked. The sign at Hills Center @ Hillpointe is missing a letter 'A'.
2015- The surrounding landscape wall exhibit spall/peel.



26000 - Outdoor Equipment

312 - Benches	Useful Life 8	Remaining Life 3	
2 Benches (50%)	Quantity 2	Unit of Measure	Items
	Cost /Itm \$1,278	Qty * \$/Itm	\$2,556
	% Included 50.00%	Total Cost/Study	\$1,278
Summary	Replacement Year 2027	Future Cost	\$1,376

This is to replace the benches.



00120 - Hills Village South
26000 - Outdoor Equipment

374 - Pet Stations	Useful Life 5	Remaining Life 2	
3 Pet Stations (33%)	Quantity 3	Unit of Measure	Items
	Cost /Itm \$785	Qty * \$/Itm	\$2,355
	% Included 33.33%	Total Cost/Study	\$785
Summary	Replacement Year 2026	Future Cost	\$825

This is to periodically replace the pet stations on a percentage basis.



404 - Garbage Receptacles	Useful Life 9	Remaining Life 4	
2 Garbage Receptacles (50%)	Quantity 2	Unit of Measure	Items
	Cost /Itm \$915	Qty * \$/Itm	\$1,830
	% Included 50.00%	Total Cost/Study	\$915
Summary	Replacement Year 2028	Future Cost	\$1,010

This is to replace the garbage containers.



00160 - Pueblo
03000 - Painting: Exterior

408 - Wrought Iron	Useful Life 5	Remaining Life 1	
2,000 lf WI Fences	Quantity 2,000	Unit of Measure	Linear Feet
	Cost /l.f. \$5.42		
	% Included 100.00%	Total Cost/Study	\$10,840
Summary	Replacement Year 2025	Future Cost	\$11,111

This is to prepare, power wash, sand, scrape, spot prime and paint the wrought iron.

2024- Rust, stains, and fade were observed.
2020- Painted in approximately 2018.



468 - Masonry Walls	Useful Life 5	Remaining Life 3	
221,364 sf Block Walls	Quantity 221,364	Unit of Measure	Square Feet
	Cost /SqFt \$0.510		
	% Included 100.00%	Total Cost/Study	\$112,896
Summary	Replacement Year 2027	Future Cost	\$121,576

This is to prepare and paint the masonry walls. Repairs typically performed in conjunction with painting are provided for within another component.

2020- Painted in approximately 2018.
2014- Painted.



00160 - Pueblo
18000 - Landscaping

116 - Irrigation: Controllers	Useful Life 10	Remaining Life 1	
21 Timeclocks	Quantity 21	Unit of Measure	Items
	Cost /Itm \$2,439		
	% Included 100.00%	Total Cost/Study	\$51,216
Summary	Replacement Year 2025	Future Cost	\$52,496

This is to replace the internet accessible irrigation controllers.

2013/2014- All controllers were retrofitted by Aqua Management Inc under a fixed cost arrangement that covers all repair and replacements for approximately 10 years after which the association will own the controllers. The association is responsible for controller operation.



542 - Plant Replacement	Useful Life 5	Remaining Life 5	
31 Palm Trees (3%)	Quantity 31	Unit of Measure	Items
	Cost /Itm \$6,775	Qty * \$/Itm	\$210,025
	% Included 3.23%	Total Cost/Study	\$6,775
Summary	Replacement Year 2029	Future Cost	\$7,665

This is to periodically replace mature palm trees on a percentage basis beginning at approximately 35 year age.

31- neighborhood



00160 - Pueblo

19000 - Fencing

224 - Wrought Iron	Useful Life 35	Remaining Life 9	
2,000 If Fences	Quantity 2,000	Unit of Measure	Linear Feet
	Cost /l.f. \$77.00		
	% Included 100.00%	Total Cost/Study	\$154,000
Summary	Replacement Year 2033	Future Cost	\$192,325

This is to replace the wrought iron fences and gates. With aggressive paint maintenance, this component's life may be extended. Painting and gate repairs provided for within other components.

2024- \$14,000 total was expended for gates and fencing throughout Summerlin North in 2023. Increased useful life from 30 to 35 years and remaining life from 2028 to 2033.



430 - Masonry Wall: On-going Maint.	Useful Life 5	Remaining Life 3	
34,056 If Stucco Clad Block Walls (0.3%)	Quantity 34,056	Unit of Measure	Linear Feet
	Cost /l.f. \$264	Qty * \$/l.f.	\$8,973,756
	% Included .30%	Total Cost/Study	\$26,921
Summary	Replacement Year 2027	Future Cost	\$28,991

This is for ongoing stucco clad masonry wall maintenance in conjunction with the paint cycle. Since the core masonry wall useful life exceeds the scope of this thirty year study, this component provides for repair only and not full replacement. Maintenance may include crack repair, repointing, stucco spall/peel repair, and efflorescence removal. Painting is provided for within another component.

2024- \$91,016 total was expended to repair/replace various walls in throughout Summerlin North in 2023 plus \$18,408 in 2022.

2020- Mirada entry area retaining wall issues observed. \$6,025 total was expended including \$1,525 in 2016 and \$4,500 in 2019.

2014- Painted.



00160 - Pueblo

19000 - Fencing

758 - Gates	Useful Life 9	Remaining Life 3	
2 Breezeway Gates (50%)	Quantity 2	Unit of Measure	Items
	Cost /Itm \$1,075	Qty * \$/Itm	\$2,150
	% Included 50.00%	Total Cost/Study	\$1,075
Summary	Replacement Year 2027	Future Cost	\$1,158

This is to periodically maintain, repair and replace the gates and gate hardware including hinges and closers. Painting is provided for within the fence paint component.

2024- \$14,000 total was expended for gates and fencing throughout Summerlin North in 2023.



20000 - Lighting

232 - Landscape	Useful Life 4	Remaining Life 2	
76 In-Ground Up-Lights (25%)	Quantity 76	Unit of Measure	Items
	Cost /Itm \$1,095	Qty * \$/Itm	\$83,220
	% Included 25.00%	Total Cost/Study	\$20,805
Summary	Replacement Year 2026	Future Cost	\$21,858

This is to periodically replace the in-ground up light fixtures on a percentage basis. This component assumes that wiring and conduits will be reused.

Kim



00160 - Pueblo
20000 - Lighting

248 - Landscape	Useful Life 5	Remaining Life 2	
10 Pedestal Lights (30%)	Quantity 10	Unit of Measure	Items
	Cost /Itm \$808	Qty * \$/Itm	\$8,083
	% Included 30.00%	Total Cost/Study	\$2,425
Summary	Replacement Year 2026	Future Cost	\$2,548

This is to replace the landscape lighting reusing the existing wiring and conduits.



300 - Monument Lights	Useful Life 4	Remaining Life 2	
16 Village Monument Lights (25%)	Quantity 16	Unit of Measure	Items
	Cost /Itm \$1,317	Qty * \$/Itm	\$21,077
	% Included 25.00%	Total Cost/Study	\$5,269
Summary	Replacement Year 2026	Future Cost	\$5,536

This is to periodically replace the monument sign light fixtures on a percentage basis. This component assumes that wiring and conduits will be reused.

2024- \$5,145 was expended to replace all four Elliptipar fixtures at Pueblo Vista & Vegas Dr with LED fixtures in 2022. The Sedona monument light is damaged.



00160 - Pueblo
20000 - Lighting

324 - Monument Lights	Useful Life 5	Remaining Life 2	
5 Neighborhood Monument Lights (40%)	Quantity 5	Unit of Measure	Items
	Cost /Itm \$1,825	Qty * \$/Itm	\$9,125
	% Included 40.00%	Total Cost/Study	\$3,650
Summary	Replacement Year 2026	Future Cost	\$3,835

This is to periodically replace the monument light fixtures on a percentage basis. This component assumes that wiring and conduits will be reused.

Kim/Elliptipar

- 1- Sedona
- 2- Hermosa
- 2- Tamarisk

2024- \$3,543 was expended to replace both Tamarisk lights in 2023.



00160 - Pueblo
21000 - Signage

320 - Monument	Useful Life 8	Remaining Life 6	
11 Pueblo Village Monument Refurbish	Quantity 11	Unit of Measure	Items
	Cost /Itm \$4,730		
	% Included 100.00%	Total Cost/Study	\$52,033
Summary	Replacement Year 2030	Future Cost	\$60,343

This is to refurbish the village monument signs. Landscaping is provided for within other components.

- 1- Vegas @ Rampart
- 1- Vegas @ Buffalo
- 1- Lake Mead @ Rampart
- 2- Lake Mead @ Pueblo Vista
- 2- Vegas @ Pueblo Vista
- 2- Vegas @ Cielo Vista
- 2- Buffalo @ Cielo Vista

2020- \$7,720 was expended in 2018.



00160 - Pueblo
21000 - Signage

460 - Monument	Useful Life 8	Remaining Life 3
2 Bonita Canyon Signs	Quantity 2	Unit of Measure Items
	Cost /Itm \$3,293	
	% Included 100.00%	Total Cost/Study \$6,587
Summary	Replacement Year 2027	Future Cost \$7,093

This is to refurbish the neighborhood entry wall monument signs. Landscaping is provided for within other components.

2- Pueblo Vista @ Hidden Shelter

2024- The lettering paint is faded.



464 - Monument	Useful Life 8	Remaining Life 1
4 Buena Vista Signs	Quantity 4	Unit of Measure Items
	Cost /Itm \$3,802	
	% Included 100.00%	Total Cost/Study \$15,209
Summary	Replacement Year 2025	Future Cost \$15,589

This is to refurbish the neighborhood entry wall monument signs. Lighting and landscaping are provided for within other components.

2- Buffalo @ Almeria
2- Buffalo @ Bauble

2024- The signs are faded and their varnish is peeled.

2020- The varnish layer is peeling off one sign and an icon is damaged on another.



00160 - Pueblo
21000 - Signage

468 - Monument	Useful Life 8	Remaining Life 4	
2 Hermosa Signs	Quantity 2	Unit of Measure	Items
	Cost /Itm \$3,293		
	% Included 100.00%	Total Cost/Study	\$6,587
Summary	Replacement Year 2028	Future Cost	\$7,270

This is to refurbish the neighborhood entry wall monument signs. Lighting and landscaping are provided for within other components.

2- Cielo Vista @ Palo Vista

2024- Signs don't appear replaced.
2020- Signs don't appear replaced.
2015- Per client, glazed tile may be replaced with another product.



472 - Monument	Useful Life 8	Remaining Life 3	
2 Mirada Signs	Quantity 2	Unit of Measure	Items
	Cost /Itm \$3,712		
	% Included 100.00%	Total Cost/Study	\$7,425
Summary	Replacement Year 2027	Future Cost	\$7,996

This is to refurbish the neighborhood entry wall monument signs. Landscaping is provided for within other components.

2- Cielo Vista @ Great Basin

2020- The monuments appeared to have been refurbished since 2015. \$5,729 was expended in 2016.



00160 - Pueblo
21000 - Signage

476 - Monument	Useful Life 8	Remaining Life 3	
2 Monterrey Signs	Quantity 2	Unit of Measure	Items
	Cost /Itm \$3,293		
	% Included 100.00%	Total Cost/Study	\$6,587
Summary	Replacement Year 2027	Future Cost	\$7,093

This is to refurbish the neighborhood entry wall monument signs. Landscaping is provided for within other components.

2- Cielo Vista @ Mill Canyon

2020- The monuments appeared to have been refurbished since 2015. \$4,750 was expended in 2016.



480 - Monument	Useful Life 8	Remaining Life 3	
2 Santa Fe Signs	Quantity 2	Unit of Measure	Items
	Cost /Itm \$4,191		
	% Included 100.00%	Total Cost/Study	\$8,383
Summary	Replacement Year 2027	Future Cost	\$9,027

This is to refurbish the neighborhood entry wall monument signs. Landscaping is provided for within other components.

2- Cielo Vista @ Biscayne Hills

2020- The monuments appears to have been refurbished since 2015. \$6,378 was expended in 2016.



00160 - Pueblo
21000 - Signage

484 - Monument	Useful Life 8	Remaining Life 4	
Sedona Sign	Quantity 1	Unit of Measure	Items
	Cost /Itm \$3,293		
	% Included 100.00%	Total Cost/Study	\$3,293
Summary	Replacement Year 2028	Future Cost	\$3,635

This is to refurbish the neighborhood entry island monument sign. Lighting and landscaping are provided for within other components.

- 0- Pueblo Vista @ Sedona Sunset
- 0- Scholar @ Sedona Paseo
- 1- Make Mead @ Laguna Mist



488 - Monument	Useful Life 8	Remaining Life 4	
2 Tamarisk Signs	Quantity 2	Unit of Measure	Items
	Cost /Itm \$3,293		
	% Included 100.00%	Total Cost/Study	\$6,587
Summary	Replacement Year 2028	Future Cost	\$7,270

This is to refurbish the neighborhood entry wall monument signs. Lighting and landscaping are provided for within other components.

- 2- Pueblo Vista @ Hidden Shelter

- 2024- Signs don't appear replaced.
- 2020- Signs don't appear replaced.
- 2015- Per client, glazed tile may be replaced with another product.



00160 - Pueblo
21000 - Signage

492 - Monument	Useful Life 8	Remaining Life 5	
The Plateau Sign	Quantity 1	Unit of Measure	Items
	Cost /Itm \$3,293		
	% Included 100.00%	Total Cost/Study	\$3,293
Summary	Replacement Year 2029	Future Cost	\$3,726

This is to refurbish the neighborhood entry island monument sign. Landscaping is provided for within other components.

1- Cielo Vista @ Big Flats

2020- This monument appears to have been replaced since 2015. \$2,373 was expended in 2016.



496 - Monument	Useful Life 8	Remaining Life 3	
Valencia Sign	Quantity 1	Unit of Measure	Items
	Cost /Itm \$3,293		
	% Included 100.00%	Total Cost/Study	\$3,293
Summary	Replacement Year 2027	Future Cost	\$3,546

This is to refurbish the neighborhood entry island monument sign. Landscaping is provided for within other components.

1- Cielo Vista @ Grey Thorn

2020- The monument appears to have been refurbished since 2015.
2012- \$1,961 was expended.



00160 - Pueblo
21000 - Signage

500 - Monument	Useful Life 8	Remaining Life 4	
2 Vista del Oro Signs	Quantity 2	Unit of Measure	Items
	Cost /Itm \$3,832		
	% Included 100.00%	Total Cost/Study	\$7,664
Summary	Replacement Year 2028	Future Cost	\$8,460

This is to refurbish the neighborhood entry wall monument signs. Landscaping is provided for within other components.

2- Cielo Vista @ Vista Del Oro

2014- \$5,447 was expended.



26000 - Outdoor Equipment

120 - Tot Lot: Play Equipment	Useful Life 30	Remaining Life 5	
Cielo Vista Btwn Sonoma & Taos	Quantity 1	Unit of Measure	Items
	Cost /Itm \$4,075		
	% Included 100.00%	Total Cost/Study	\$4,075
Summary	Replacement Year 2029	Future Cost	\$4,610

This is to replace the 2-seat swing set. Chain and seat replacement is from operating.



00160 - Pueblo

26000 - Outdoor Equipment

124 - Tot Lot: Play Equipment	Useful Life 40	Remaining Life 10
Cielo Vista Btwn Sonoma & Taos Turtle	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,035	
	% Included 100.00%	Total Cost/Study \$2,035
Summary	Replacement Year 2034	Future Cost \$2,605

This is to replace the concrete turtle. Occasional paint maintenance is necessary.



140 - Tot Lot: Safety Surface	Useful Life 10	Remaining Life 5
47 Cu. Yds. Cielo Vista Btwn Sonoma & Taos	Quantity 47	Unit of Measure Cubic Yard
	Cost /CuYd \$120	
	% Included 100.00%	Total Cost/Study \$5,640
Summary	Replacement Year 2029	Future Cost \$6,381

This is to replenish the play area engineered wood fiber (EWF) impact absorbing safety surface.

2024- Converted square feet area to cubic yard volume assuming 12" replenishment, so revised quantity from 1,250 sf to 47 cy.



00160 - Pueblo

26000 - Outdoor Equipment

184 - Bike Rack	Useful Life 40	Remaining Life 25	
2 Bike Racks	Quantity 2	Unit of Measure	Items
	Cost /Itm \$400		
	% Included 100.00%	Total Cost/Study	\$800
Summary	Replacement Year 2049	Future Cost	\$1,483

This is to replace the bike racks.

- 1- Cielo Vista Ave south side (north of Santa Fe)
- 1- Pueblo Vista Dr east side (west of Santa Fe / east of St. E. A. Seton Church)

2020- Not observed.
2015- Not observed.



318 - Benches	Useful Life 4	Remaining Life 2	
16 Benches (25%)	Quantity 16	Unit of Measure	Items
	Cost /Itm \$1,278	Qty * \$/Itm	\$20,444
	% Included 25.00%	Total Cost/Study	\$5,111
Summary	Replacement Year 2026	Future Cost	\$5,370

This is to replace the benches.

- 1- The Plateau
- 3- park on the north side of Cielo Vista between Red Hills/Sonoma
- 4- park on the north side of Cielo Vista between Sonoma/Taos (across from La Mirada)

2020- Benches between Red Hills/Sonoma appeared faded.
2015- The Cielo Vista park furnishings appeared to have been recently painted.



00160 - Pueblo

26000 - Outdoor Equipment

324 - Benches	Useful Life 27	Remaining Life 3	
17 Concrete Benches	Quantity 17	Unit of Measure	Items
	Cost /Itm \$1,600		
	% Included 100.00%	Total Cost/Study	\$27,200
Summary	Replacement Year 2027	Future Cost	\$29,291

This is to replace the benches.

17- Sedona



378 - Pet Stations	Useful Life 4	Remaining Life 1	
9 Pet Stations (25%)	Quantity 9	Unit of Measure	Items
	Cost /Itm \$785	Qty * \$/Itm	\$7,065
	% Included 25.00%	Total Cost/Study	\$1,766
Summary	Replacement Year 2025	Future Cost	\$1,810

This is to periodically replace the pet stations on a percentage basis.

2024- Cielo Vista park pet station exhibits heavy rust.
2020- Cielo Vista park pet station exhibits heavy rust.



00160 - Pueblo

26000 - Outdoor Equipment

408 - Garbage Receptacles	Useful Life 35	Remaining Life 5	
10 Concrete Garbage Receptacles	Quantity 10	Unit of Measure Items	
	Cost /Itm \$1,300		
	% Included 100.00%	Total Cost/Study	\$13,000
Summary	Replacement Year 2029	Future Cost	\$14,708

This is to replace the concrete garbage containers.



412 - Garbage Receptacles	Useful Life 6	Remaining Life 3	
9 Garbage Receptacles (33%)	Quantity 9	Unit of Measure Items	
	Cost /Itm \$915	Qty * \$/Itm	\$8,235
	% Included 33.33%	Total Cost/Study	\$2,745
Summary	Replacement Year 2027	Future Cost	\$2,956

This is to replace the garbage containers.

1- The Plateau

2- park on the north side of Cielo Vista between Red Hills/Sonoma

2- park on the north side of Cielo Vista between Sonoma/Taos (across from La Mirada)

2020- Receptacles between Red Hills/Sonoma appeared faded.

2015- The Cielo Vista park furnishings appeared to have been recently painted, and the Plateau appears recently replaced.



00200 - Canyons
03000 - Painting: Exterior

412 - Wrought Iron	Useful Life 5	Remaining Life 3	
1,400 lf WI Fences	Quantity 1,400	Unit of Measure	Linear Feet
	Cost /l.f. \$5.42		
	% Included 100.00%	Total Cost/Study	\$7,588
Summary	Replacement Year 2027	Future Cost	\$8,171

This is to prepare, power wash, sand, scrape, spot prime and paint the wrought iron.

2024- \$260,733 total was expended to paint the Canyons and other areas during 2022.
2014- Painted.



472 - Masonry Walls	Useful Life 5	Remaining Life 3	
225,140 sf Block Walls	Quantity 225,140	Unit of Measure	Square Feet
	Cost /SqFt \$0.510		
	% Included 100.00%	Total Cost/Study	\$114,821
Summary	Replacement Year 2027	Future Cost	\$123,650

This is to prepare and paint the masonry walls. Repairs typically performed in conjunction with painting are provided for within another component.

2024- \$260,733 total was expended to paint the Canyons and other areas during 2022.
2014- Painted.



00200 - Canyons
18000 - Landscaping

124 - Irrigation: Controllers	Useful Life 10	Remaining Life 1	
20 Timeclocks	Quantity 20	Unit of Measure	Items
	Cost /Itm \$2,439		
	% Included 100.00%	Total Cost/Study	\$48,777
Summary	Replacement Year 2025	Future Cost	\$49,996

This is to replace the internet accessible irrigation controllers.

2024- One antenna enclosure was damaged.

2013/2014- All controllers were retrofitted by Aqua Management Inc under a fixed cost arrangement that covers all repair and replacements for approximately 10 years after which the association will own the controllers. The association is responsible for controller operation.

Broken antenna enclosure.



546 - Plant Replacement	Useful Life 3	Remaining Life 10	
91 Palm Trees (3%)	Quantity 91	Unit of Measure	Items
	Cost /Itm \$6,775	Qty * \$/Itm	\$616,525
	% Included 3.30%	Total Cost/Study	\$20,325
Summary	Replacement Year 2034	Future Cost	\$26,018

This is to periodically replace mature palm trees on a percentage basis beginning at approximately 35 year age.

9- village including a share of those in common roundabout island
82- neighborhood



00200 - Canyons

19000 - Fencing

232 - Wrought Iron	Useful Life 35	Remaining Life 8	
1,400 lf Fences	Quantity 1,400	Unit of Measure	Linear Feet
	Cost /l.f. \$77.00		
	% Included 100.00%	Total Cost/Study	\$107,800
Summary	Replacement Year 2032	Future Cost	\$131,344

This is to replace the wrought iron fences and gates. With aggressive paint maintenance, this component's life may be extended. Painting and gate repairs provided for within other components.

2024- \$14,000 total was expended for gates and fencing throughout Summerlin North in 2023. \$8,695 was expended to replace 47 lf along linear park near Summerlin Pkwy and TPC golf course in 2022. Increased useful life from 30 to 35 years and remaining life from 2027 to 2032.



440 - Masonry Wall: On-going Maint.	Useful Life 5	Remaining Life 3	
34,636 lf Stucco Clad Block Walls (0.3%)	Quantity 34,636	Unit of Measure	Linear Feet
	Cost /l.f. \$264	Qty * \$/l.f.	\$9,126,586
	% Included .30%	Total Cost/Study	\$27,380
Summary	Replacement Year 2027	Future Cost	\$29,485

This is for ongoing stucco clad masonry wall maintenance in conjunction with the paint cycle. Since the core masonry wall useful life exceeds the scope of this thirty year study, this component provides for repair only and not full replacement. Maintenance may include crack repair, repointing, stucco spall/peel repair, and efflorescence removal. Painting is provided for within another component.

2024- \$91,016 total was expended to repair/replace various walls in throughout Summerlin North in 2023 plus \$18,408 in 2022.
2014- Painted.



00200 - Canyons

19000 - Fencing

450 - Masonry Wall: On-going Maint.	Useful Life 5	Remaining Life 3
142 lf Stone Faced Walls (3%)	Quantity 142	Unit of Measure Linear Feet
	Cost /l.f. \$240	Qty * \$/l.f. \$34,009
	% Included 3.00%	Total Cost/Study \$1,020
Summary	Replacement Year 2027	Future Cost \$1,099

This is for ongoing stone faced masonry wall maintenance. These walls are unpainted. Since the core masonry wall useful life exceeds the scope of this thirty year study, this component provides for repair only and not full replacement. Maintenance may include crack repair, repointing, stone replacement, and efflorescence removal.



20000 - Lighting

610 - Common Area	Useful Life 4	Remaining Life 2
124 Accent Lights (25%)	Quantity 124	Unit of Measure Items
	Cost /Itm \$808	Qty * \$/Itm \$100,235
	% Included 25.00%	Total Cost/Study \$25,059
Summary	Replacement Year 2026	Future Cost \$26,327

This is to replace accent lighting.

Most located on Canyon Run Drive just west of Rampart Casino and at N Town Center Dr / Canyon Run Dr traffic circle.



00200 - Canyons

21000 - Signage

324 - Monument	Useful Life 8	Remaining Life 7	
9 Canyons Village Monument Refurbish	Quantity 9	Unit of Measure	Items
	Cost /Itm \$4,730		
	% Included 100.00%	Total Cost/Study	\$42,573
Summary	Replacement Year 2031	Future Cost	\$50,606

This is to refurbish the village monument signs. Lighting and landscaping are provided for within other components.

- 1- Rampart @ Canyon Run
- 2- Town Center @ Canyon Run
- 2- Town Center @ Alta
- 2- Town Center @ Hualapai
- 2- Hualapai @ Alta

2024- Per client 5/31/2024, the village monuments were refurbished during 2023.



26000 - Outdoor Equipment

330 - Benches	Useful Life 4	Remaining Life 2	
8 Benches (25%)	Quantity 8	Unit of Measure	Items
	Cost /Itm \$1,278	Qty * \$/Itm	\$10,222
	% Included 25.00%	Total Cost/Study	\$2,556
Summary	Replacement Year 2026	Future Cost	\$2,685

This is to replace the benches.

- 5- Canyon Run Drive just west of Rampart Casino



00200 - Canyons

26000 - Outdoor Equipment

382 - Pet Stations	Useful Life 4	Remaining Life 2	
4 Pet Stations (25%)	Quantity 4	Unit of Measure Items	
	Cost /Itm \$785	Qty * \$/Itm \$3,140	
	% Included 25.00%	Total Cost/Study \$785	
Summary	Replacement Year 2026	Future Cost \$825	
This is to periodically replace the pet stations on a percentage basis.			

416 - Garbage Receptacles	Useful Life 9	Remaining Life 4	
4 Garbage Receptacles (50%)	Quantity 4	Unit of Measure Items	
	Cost /Itm \$915	Qty * \$/Itm \$3,660	
	% Included 50.00%	Total Cost/Study \$1,830	
Summary	Replacement Year 2028	Future Cost \$2,020	
This is to replace the garbage containers.			

3- Canyon Run Drive just west of Rampart Casino.



00240 - Trails

03000 - Painting: Exterior

416 - Wrought Iron	Useful Life 5	Remaining Life 2	
1,689 lf WI Fences	Quantity 1,689	Unit of Measure	Linear Feet
	Cost /l.f. \$5.42		
	% Included 100.00%	Total Cost/Study	\$9,154
Summary	Replacement Year 2026	Future Cost	\$9,618

This is to prepare, power wash, sand, scrape, spot prime and paint the wrought iron.

2020- Painted in approximately 2018.
 2015- The Highpointe fence exhibited rust.
 2011- Painted.



476 - Masonry Walls	Useful Life 5	Remaining Life 2	
267,353 sf Block Walls	Quantity 267,353	Unit of Measure	Square Feet
	Cost /SqFt \$0.510		
	% Included 100.00%	Total Cost/Study	\$136,350
Summary	Replacement Year 2026	Future Cost	\$143,253

This is to prepare and paint the masonry walls. Repairs typically performed in conjunction with painting are provided for within another component.

2020- Painted in approximately 2018.
 2011- Painted.



00240 - Trails

18000 - Landscaping

130 - Irrigation: Controllers	Useful Life 10	Remaining Life 1	
28 Timeclocks	Quantity 28	Unit of Measure	Items
	Cost /Itm \$2,439		
	% Included 100.00%	Total Cost/Study	\$68,288
Summary	Replacement Year 2025	Future Cost	\$69,995

This is to replace the internet accessible irrigation controllers.

2013/2014- All controllers were retrofitted by Aqua Management Inc under a fixed cost arrangement that covers all repair and replacements for approximately 10 years after which the association will own the controllers. The association is responsible for controller operation.



550 - Plant Replacement	Useful Life 5	Remaining Life 3	
74 Palm Trees (4%)	Quantity 74	Unit of Measure	Items
	Cost /Itm \$6,775	Qty * \$/Itm	\$501,350
	% Included 4.05%	Total Cost/Study	\$20,325
Summary	Replacement Year 2027	Future Cost	\$21,888

This is to periodically replace mature palm trees on a percentage basis beginning at approximately 35 year age.

26- village including a share of those in common roundabout islands
48- neighborhood and admin building



00240 - Trails

19000 - Fencing

240 - Wrought Iron	Useful Life 35	Remaining Life 5
1,689 lf Fences	Quantity 1,689	Unit of Measure Linear Feet
	Cost /l.f. \$77.00	
	% Included 100.00%	Total Cost/Study \$130,053
Summary	Replacement Year 2029	Future Cost \$147,143

This is to replace the wrought iron fences and gates. With aggressive paint maintenance, this component's life may be extended. Painting and gate repairs provided for within other components.

2024- \$14,000 total was expended for gates and fencing throughout Summerlin North in 2023. Increased useful life from 30 to 35 years and remaining life from 2024 to 2029.

2015- The Willow Bend breeze way fence is rusted through and unstable.



00240 - Trails

19000 - Fencing

460 - Masonry Wall: On-going Maint.	Useful Life 5	Remaining Life 2
41,131 lf Stucco Clad Block Walls (0.3%)	Quantity 41,131	Unit of Measure Linear Feet
	Cost /l.f. \$264	Qty * \$/l.f. \$10,838,019
	% Included .30%	Total Cost/Study \$32,514
Summary	Replacement Year 2026	Future Cost \$34,160

This is for ongoing stucco clad masonry wall maintenance in conjunction with the paint cycle. Since the core masonry wall useful life exceeds the scope of this thirty year study, this component provides for repair only and not full replacement. Maintenance may include crack repair, cap block repair, repointing, stucco spall/peel repair, and efflorescence removal. Painting is provided for within another component.

2024- \$91,016 total was expended to repair/replace various walls in throughout Summerlin North in 2023 plus \$18,408 in 2022. Cracks exist in the Highpointe mini park wall.

2024- \$91,016 total was expended to repair/replace various walls in throughout Summerlin North in 2023.

2020- Sequoia entry area walls exhibit cracks and a large peel area. \$2,219 total was expended at Highpointe mini-park and Sunset Crest entry.

2011- Painted.



762 - Gates	Useful Life 6	Remaining Life 3
3 Breezeway Gates (33%)	Quantity 3	Unit of Measure Items
	Cost /Itm \$1,075	Qty * \$/Itm \$3,225
	% Included 33.33%	Total Cost/Study \$1,075
Summary	Replacement Year 2027	Future Cost \$1,158

This is to periodically maintain, repair and replace the gates and gate hardware including hinges and closers. Painting is provided for within the fence paint component.

2024- \$14,000 total was expended for gates and fencing throughout Summerlin North in 2023.

20000 - Lighting

256 - Landscape	Useful Life 4	Remaining Life 2
21 In-Ground Up-Lights (23.8%)	Quantity 21	Unit of Measure Items
	Cost /Itm \$1,095	Qty * \$/Itm \$22,995
	% Included 23.81%	Total Cost/Study \$5,475
Summary	Replacement Year 2026	Future Cost \$5,752

This is to replace the in-ground up lighting reusing the existing wiring and conduits.

00240 - Trails

20000 - Lighting

328 - Monument Lights	Useful Life 4	Remaining Life 2	
20 Neighborhood Monument Lights (25%)	Quantity 20	Unit of Measure	Items
	Cost /Itm \$1,825	Qty * \$/Itm	\$36,500
	% Included 25.00%	Total Cost/Study	\$9,125
Summary	Replacement Year 2026	Future Cost	\$9,587

This is to periodically replace the sign light fixtures on a percentage basis. This component assumes that wiring and conduits will be reused.

Elliptipar

- 0- Highline
- 2- La Paz
- 2- Marble Canyon
- 2- Mountain Crest
- 2- Sequoia
- 2- Sierra Ridge (Nordic Woods entry only)
- 2- Sunset Crest
- 4- Highpointe
- 4- Willow Bend

2020- A Highpointe monument light is damaged.



00240 - Trails
20000 - Lighting

332 - Monument Lights	Useful Life 5	Remaining Life 2	
5 Village Monument Lights (40%)	Quantity 5	Unit of Measure	Items
	Cost /Itm \$1,096	Qty * \$/Itm	\$5,479
	% Included 40.00%	Total Cost/Study	\$2,192
Summary	Replacement Year 2026	Future Cost	\$2,302

This is to periodically replace the monument upright fixtures on a percentage basis. This component assumes that wiring and conduits will be reused.



00240 - Trails
21000 - Signage

328 - Monument	Useful Life 8	Remaining Life 3	
11 Trails Village Monument Refurbish	Quantity 11	Unit of Measure	Items
	Cost /Itm \$4,730		
	% Included 100.00%	Total Cost/Study	\$52,033
Summary	Replacement Year 2027	Future Cost	\$56,034

This is to refurbish the village monument signs. Lighting and landscaping are provided for within other components.

- 1- Village Center Cir @ Trails Center monolith
- 1- Town Center @ Hillpointe wall
- 1- Trailwood @ Trail Hollow monolith
- 1- Lake Mead @ Hillpointe wall
- 2- Lake Mead @ Snow Trail monoliths
- 1- Snow Trail @ Trail Vista monolith
- 2- Anasazi @ Trail Vista monoliths
- 2- Spring Gate @ Trails Center monoliths

2024- The monuments are faded.
 2020- \$3,162 was expended in 2016.



00240 - Trails
21000 - Signage

520 - Monument	Useful Life 8	Remaining Life 4	
Highline Sign	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$3,293	
	% Included	100.00%	Total Cost/Study \$3,293
Summary	Replacement Year	2028	Future Cost \$3,635

This is to refurbish the neighborhood entry wall monument sign. Landscaping is provided for within other components.

- 0- Crestdale @ Star Mist
1- Desert Mist @ Spring Gate



524 - Monument	Useful Life 8	Remaining Life 7	
2 Highpointe Signs	Quantity 2	Unit of Measure	Items
	Cost /Itm	\$3,293	
	% Included	100.00%	Total Cost/Study \$6,587
Summary	Replacement Year	2031	Future Cost \$7,829

This is to refurbish the neighborhood entry wall monument signs. Lighting and landscaping are provided for within other components.

- 2- Snow Trail @ Tonto Basin

2024- \$895/each was expended to refurbish in 2023.
2020- One monument exhibits rust stains on one tile.



00240 - Trails
21000 - Signage

528 - Monument	Useful Life 8	Remaining Life 4	
2 La Paz Signs	Quantity 2	Unit of Measure	Items
	Cost /Itm \$3,293		
	% Included 100.00%	Total Cost/Study	\$6,587
Summary	Replacement Year 2028	Future Cost	\$7,270

This is to refurbish the neighborhood entry wall monument signs. Lighting and landscaping are provided for within other components.

2- Spring Gate @ Park Glen



532 - Monument	Useful Life 8	Remaining Life 4	
2 Marble Canyon Signs	Quantity 2	Unit of Measure	Items
	Cost /Itm \$3,293		
	% Included 100.00%	Total Cost/Study	\$6,587
Summary	Replacement Year 2028	Future Cost	\$7,270

This is to refurbish the neighborhood entry wall monument signs. Lighting and landscaping are provided for within other components.

2- Trailwood @ Follina



00240 - Trails
21000 - Signage

536 - Monument	Useful Life 8	Remaining Life 5	
2 Mountain Crest Signs	Quantity 2	Unit of Measure	Items
	Cost /Itm \$4,102		
	% Included 100.00%	Total Cost/Study	\$8,203
Summary	Replacement Year 2029	Future Cost	\$9,281

This is to refurbish the neighborhood entry wall monument signs. Lighting and landscaping are provided for within other components.

2- Trailwood @ Summit Gate

2020- The monuments appeared to have been refurbished since 2015. \$6,400 was expended in 2017.
 2012- \$3,152 was expended to refurbish 2 signs.



540 - Monument	Useful Life 8	Remaining Life 3	
2 Sequoia Signs	Quantity 2	Unit of Measure	Items
	Cost /Itm \$3,293		
	% Included 100.00%	Total Cost/Study	\$6,587
Summary	Replacement Year 2027	Future Cost	\$7,093

This is to refurbish the neighborhood entry wall monument signs. Lighting and landscaping are provided for within other components.

0- Trailwood @ Delany Creek
 2- Spring Gate @ Double Rock

2020- The monuments appeared to have been refurbished since 2015. \$4,850 was expended in 2016.



00240 - Trails
21000 - Signage

544 - Monument	Useful Life 8	Remaining Life 3	
6 Sierra Ridge Signs	Quantity 6	Unit of Measure	Items
	Cost /Itm \$4,551		
	% Included 100.00%	Total Cost/Study	\$27,304
Summary	Replacement Year 2027	Future Cost	\$29,404

This is to refurbish the neighborhood entry wall monument signs. Lighting and landscaping are provided for within other components.

2- Spring Gate @ Forest Glen
 2- Trailwood @ Nordic Woods
 2- Crestdale @ Summer Tree

2020- The monuments appeared to have been refurbished since 2015. \$21,728 was expended in 2018.



548 - Monument	Useful Life 8	Remaining Life 4	
2 Sunset Crest Signs	Quantity 2	Unit of Measure	Items
	Cost /Itm \$3,293		
	% Included 100.00%	Total Cost/Study	\$6,587
Summary	Replacement Year 2028	Future Cost	\$7,270

This is to refurbish the neighborhood entry wall monument signs. Lighting and landscaping are provided for within other components.

2- Snow Trail @ Sunset Crest

2020- Some overspray observed.



00240 - Trails

21000 - Signage

552 - Monument

4 Willow Bend Signs

Useful Life	8	Remaining Life	5
Quantity	4	Unit of Measure	Items
Cost /Itm	\$5,350		
% Included	100.00%	Total Cost/Study	\$21,400
Replacement Year	2029	Future Cost	\$24,212

Summary

This is to refurbish the neighborhood entry wall monument signs. Lighting and landscaping are provided for within other components.

2- Spring Gate @ Glenrio

2- Hillpointe @ Fairacres

2024- \$20,364 was expended in 2021.

2020- Signs appeared faded and one has minor damage.



26000 - Outdoor Equipment

336 - Benches

3 Benches (33%)

Useful Life	5	Remaining Life	3
Quantity	3	Unit of Measure	Items
Cost /Itm	\$1,278	Qty * \$/Itm	\$3,833
% Included	33.33%	Total Cost/Study	\$1,278
Replacement Year	2027	Future Cost	\$1,376

Summary

This is to replace the benches.

2015- A Highpointe bench exhibited rust.



00240 - Trails

26000 - Outdoor Equipment

386 - Pet Stations	Useful Life 4	Remaining Life 2	
6 Pet Stations (25%)	Quantity 6	Unit of Measure	Items
	Cost /Itm \$785	Qty * \$/Itm	\$4,710
	% Included 25.00%	Total Cost/Study	\$1,178
Summary	Replacement Year 2026	Future Cost	\$1,237

This is to periodically replace the pet stations on a percentage basis.



420 - Garbage Receptacles	Useful Life 18	Remaining Life 13	
3 Garbage Receptacles	Quantity 3	Unit of Measure	Items
	Cost /Itm \$915		
	% Included 100.00%	Total Cost/Study	\$2,745
Summary	Replacement Year 2037	Future Cost	\$3,784

This is to replace the garbage containers.

- 1- Snow Trail
- 1- Tonto Basin
- 1- Trail Vista

2020- \$2,250 was expended in 2019.



00280 - Crossings

03000 - Painting: Exterior

420 - Wrought Iron	Useful Life 5	Remaining Life 2	
6,174 If WI Fences	Quantity 6,174	Unit of Measure	Linear Feet
	Cost /l.f. \$5.42		
	% Included 100.00%	Total Cost/Study	\$33,463
Summary	Replacement Year 2026	Future Cost	\$35,157

This is to prepare, power wash, sand, scrape, spot prime and paint the wrought iron. Fencing along Crossings park is assumed to be Summerlin Council responsibility.

2020- Painted in approximately 2018.
2011- Painted.



18000 - Landscaping

138 - Irrigation: Controllers	Useful Life 10	Remaining Life 1	
24 Timeclocks	Quantity 24	Unit of Measure	Items
	Cost /Itm \$2,439		
	% Included 100.00%	Total Cost/Study	\$58,532
Summary	Replacement Year 2025	Future Cost	\$59,996

This is to replace the internet accessible irrigation controllers.

2013/2014- All controllers were retrofitted by Aqua Management Inc under a fixed cost arrangement that covers all repair and replacements for approximately 10 years after which the association will own the controllers. The association is responsible for controller operation.



00280 - Crossings

18000 - Landscaping

554 - Plant Replacement	Useful Life 5	Remaining Life 7
9 Palm Trees (11%)	Quantity 9	Unit of Measure Items
	Cost /Itm \$6,775	Qty * \$/Itm \$60,975
	% Included 11.11%	Total Cost/Study \$6,775
Summary	Replacement Year 2031	Future Cost \$8,053

This is to periodically replace mature palm trees on a percentage basis beginning at approximately 35 year age.

9- village including a share of those in common roundabout islands

19000 - Fencing

248 - Wrought Iron	Useful Life 35	Remaining Life 11
6,174 lf Phase I & II Fences	Quantity 6,174	Unit of Measure Linear Feet
	Cost /l.f. \$77.00	
	% Included 100.00%	Total Cost/Study \$475,398
Summary	Replacement Year 2035	Future Cost \$623,763

This is to replace the wrought iron fences and gates. With aggressive paint maintenance, this component's life may be extended. Painting and gate repairs provided for within other components. Fencing along Crossings park is assumed to be Summerlin Council responsibility.

2024- \$14,000 total was expended for gates and fencing throughout Summerlin North in 2023. Increased useful life from 30 to 35 years and remaining life from 2030 to 2035.



00280 - Crossings

19000 - Fencing

470 - Masonry Wall: On-going Maint.	Useful Life 5	Remaining Life 2	
35,000 If Split Face Block Walls (0.3%)	Quantity 35,000	Unit of Measure Linear Feet	
	Cost /l.f. \$240	Qty * \$/l.f. \$8,382,500	
	% Included .30%	Total Cost/Study \$25,148	
Summary	Replacement Year 2026	Future Cost \$26,421	

This is for ongoing split face masonry wall maintenance. These walls are unpainted. Since the core masonry wall useful life exceeds the scope of this thirty year study, this component provides for repair only and not full replacement. Maintenance may include crack repair, cap block repair, repointing, and efflorescence removal.

2024- Manorwood mini park block walls have deep spall.
2020- Hillpointe entry area retaining wall cap block issues observed.



766 - Gates	Useful Life 18	Remaining Life 5	
Breezeway Gate	Quantity 1	Unit of Measure Items	
	Cost /Itm \$1,075		
	% Included 100.00%	Total Cost/Study \$1,075	
Summary	Replacement Year 2029	Future Cost \$1,216	

This is to periodically maintain, repair and replace the gates and gate hardware including hinges and closers. Painting is provided for within the fence paint component.

2024- \$14,000 total was expended for gates and fencing throughout Summerlin North in 2023.



00280 - Crossings

20000 - Lighting

264 - Landscape	Useful Life 4	Remaining Life 2	
22 In-Ground Up-Lights (27%)	Quantity 22	Unit of Measure	Items
	Cost /Itm \$1,095	Qty * \$/Itm	\$24,090
	% Included 27.27%	Total Cost/Study	\$6,570
Summary	Replacement Year 2026	Future Cost	\$6,903

This is to replace the in-ground up lighting reusing the existing wiring and conduits.

336 - Monument Lights	Useful Life 4	Remaining Life 2	
8 Neighborhood Monument Lights (25%)	Quantity 8	Unit of Measure	Items
	Cost /Itm \$1,825	Qty * \$/Itm	\$14,600
	% Included 25.00%	Total Cost/Study	\$3,650
Summary	Replacement Year 2026	Future Cost	\$3,835

This is to periodically replace the sign light fixtures on a percentage basis. This component assumes that wiring and conduits will be reused.

Elliptipar

- 0- Westridge
- 1- Aspen Glen
- 1- Crimson Ridge
- 1- Discovery Hills
- 1- Sycamore Ridge
- 2- Highland Hills (Wise River entry only)
- 2- West Hills (Kester entry only)

2020- Discovery Hills lens shattered.



00280 - Crossings

20000 - Lighting

340 - Monument Lights	Useful Life 4	Remaining Life 2
4 Village Monument Lights (25%)	Quantity 4	Unit of Measure Items
	Cost /Itm \$808	Qty * \$/Itm \$3,233
	% Included 25.00%	Total Cost/Study \$808
Summary	Replacement Year 2026	Future Cost \$849

This is to periodically replace the florescent sign light fixtures on a percentage basis. This component assumes that wiring and conduits will be reused. Built in backlighting is provided for within the monument sign refurbishment component.



00280 - Crossings

21000 - Signage

332 - Monument	Useful Life 8	Remaining Life 7	
8 Crossings Village Monument Refurbish	Quantity 8	Unit of Measure	Items
	Cost /Itm \$4,730		
	% Included 100.00%	Total Cost/Study	\$37,843
Summary	Replacement Year 2031	Future Cost	\$44,983

This is to refurbish the village monument signs including backlighting. Landscaping is provided for within other components.

2- Town Center @ Banburry Cross
 2- Town Center @ Hualapai
 2- Anasazi @ Hualapai
 2- Anasazi @ Banburry Cross

Not included:
 2- Town Center @ Covington Cross* Business Center
 2- Center Crossing @ Covington Cross* Business Center
 2- Center Crossing @ Desert Crossing* Business Center

2024- \$8,950 was expended to repaint signs in 2023.
 2014- \$5,950 was expended.



00280 - Crossings

21000 - Signage

570 - Monument	Useful Life 8	Remaining Life 7
Aspen Glen Sign	Quantity 1	Unit of Measure Items
	Cost /Itm \$3,293	
	% Included 100.00%	Total Cost/Study \$3,293
Summary	Replacement Year 2031	Future Cost \$3,915

This is to refurbish the neighborhood entry wall monument sign. Lighting and landscaping are provided for within other components.

1- Banburry Cross @ Alpine Air

2024- Sign appears refurbished since 2020.

2020- Sign doesn't appear replaced.

2015- Client indicates that glazed tile may be replaced with another product.



574 - Monument	Useful Life 8	Remaining Life 6
Crimson Ridge Sign	Quantity 1	Unit of Measure Items
	Cost /Itm \$6,600	
	% Included 100.00%	Total Cost/Study \$6,600
Summary	Replacement Year 2030	Future Cost \$7,654

This is to refurbish the neighborhood entry wall monument sign. Lighting and landscaping are provided for within other components.

0- Oxford Cross @ Carlton Kay

1- Crestdale @ Fed Falls

2024- \$6,446 was expended to refurbish in 2022.

2020- Several cracked/chipped tiles were observed.



00280 - Crossings

21000 - Signage

578 - Monument	Useful Life 8	Remaining Life 5
2 Discovery Hills Signs	Quantity 2	Unit of Measure Items
	Cost /Itm \$4,950	
	% Included 100.00%	Total Cost/Study \$9,900
Summary	Replacement Year 2029	Future Cost \$11,201

This is to refurbish the neighborhood entry wall monument signs. Lighting and landscaping are provided for within other components.

- 0- Hualapai @ Fire Light
- 2- Banburry Cross @ Corona Valley

2024- Two signs observed at Corona Valley entry. \$9,791 was expended in 2021.

2020- Only one sign observed at Corona Valley entrance where previously there were signs on both sides of the entry. This component assumes that the second sign will be replaced pending client indication otherwise.



00280 - Crossings

21000 - Signage

582 - Monument	Useful Life 8	Remaining Life 5	
3 Highland Hills Signs	Quantity 3	Unit of Measure	Items
	Cost /Itm \$2,867		
	% Included 100.00%	Total Cost/Study	\$8,600
Summary	Replacement Year 2029	Future Cost	\$9,730

This is to refurbish the neighborhood entry wall monument signs. Lighting and landscaping are provided for within other components.

- 1- Crestdale @ Eden Prairie
- 2- Banburry Cross @ Wise River

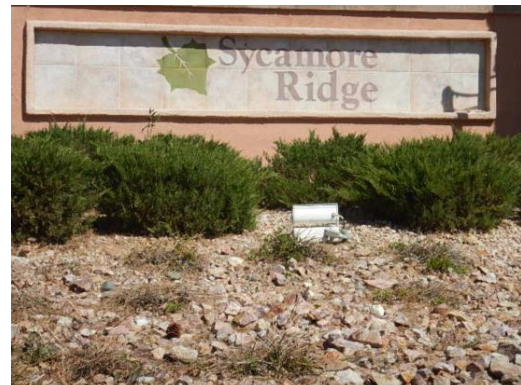
2024- \$8,301 was expended in 2021.
2020- One Wise River monument was being repaired.



586 - Monument	Useful Life 8	Remaining Life 4	
Sycamore Ridge Sign	Quantity 1	Unit of Measure	Items
	Cost /Itm \$3,293		
	% Included 100.00%	Total Cost/Study	\$3,293
Summary	Replacement Year 2028	Future Cost	\$3,635

This is to refurbish the neighborhood entry wall monument sign. Lighting and landscaping are provided for within other components.

- 0- Hualapai @ Spruce Knob
- 1- Crestdale @ Ashridge



00280 - Crossings

21000 - Signage

590 - Monument	Useful Life 8	Remaining Life 2	
3 West Hills Signs	Quantity 3	Unit of Measure	Items
	Cost /Itm \$3,293		
	% Included 100.00%	Total Cost/Study	\$9,880
Summary	Replacement Year 2026	Future Cost	\$10,380

This is to refurbish the neighborhood entry wall monument signs. Lighting and landscaping are provided for within other components.

- 1- Crestdale @ Red Dusk
- 2- Banburry Cross @ Kester

2024- Some slightly off-color tile, missing grout, and faded gold lettering were observed.

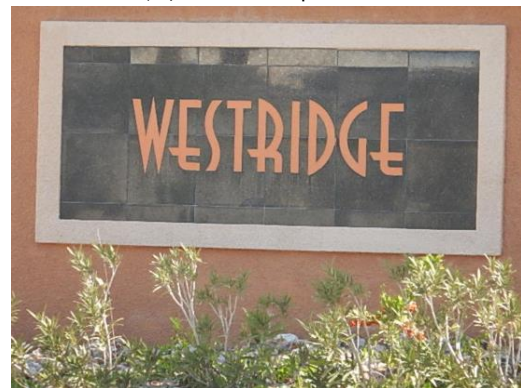


594 - Monument	Useful Life 8	Remaining Life 3	
2 Westridge Signs	Quantity 2	Unit of Measure	Items
	Cost /Itm \$3,293		
	% Included 100.00%	Total Cost/Study	\$6,587
Summary	Replacement Year 2027	Future Cost	\$7,093

This is to refurbish the neighborhood entry wall monument signs. Landscaping is provided for within other components.

- 0- Hualapai @ Somerset Cross
- 2- Crestdale @ Stratford Cross

2020- The monuments appeared to have been refurbished since 2015. \$1,982 was expended in 2017.



00280 - Crossings

26000 - Outdoor Equipment

188 - Bike Rack	Useful Life 40	Remaining Life 13	
Bike Rack	Quantity 1	Unit of Measure	Items
	Cost /Itm \$400		
	% Included 100.00%	Total Cost/Study	\$400
Summary	Replacement Year 2037	Future Cost	\$551

This is to replace the bike rack.

2024- Not observed.
 2020- Not observed.
 2015- Not observed.

342 - Benches	Useful Life 4	Remaining Life 3	
7 Benches (28.6%)	Quantity 7	Unit of Measure	Items
	Cost /Itm \$1,278	Qty * \$/Itm	\$8,944
	% Included 28.57%	Total Cost/Study	\$2,556
Summary	Replacement Year 2027	Future Cost	\$2,752

This is to replace the benches.

2024- The Discovery Hills mini park bench paint is faded.



00280 - Crossings

26000 - Outdoor Equipment

390 - Pet Stations	Useful Life 4	Remaining Life 2	
6 Pet Stations (25%)	Quantity 6	Unit of Measure	Items
	Cost /Itm \$785	Qty * \$/Itm	\$4,710
	% Included 25.00%	Total Cost/Study	\$1,178
Summary	Replacement Year 2026	Future Cost	\$1,237

This is to periodically replace the pet stations on a percentage basis.



424 - Garbage Receptacles	Useful Life 9	Remaining Life 4	
4 Garbage Receptacles (50%)	Quantity 4	Unit of Measure	Items
	Cost /Itm \$915	Qty * \$/Itm	\$3,660
	% Included 50.00%	Total Cost/Study	\$1,830
Summary	Replacement Year 2028	Future Cost	\$2,020

This is to replace the garbage containers.

2024- The Discovery Hills mini park receptacle paint is faded.



00320 - Arbors

03000 - Painting: Exterior

424 - Wrought Iron	Useful Life 5	Remaining Life 3	
12,966 lf WI Fences & Monument Arbors	Quantity 12,966	Unit of Measure	Linear Feet
	Cost /l.f. \$5.42		
	% Included 100.00%	Total Cost/Study	\$70,276
Summary	Replacement Year 2027	Future Cost	\$75,679

This is to prepare, power wash, sand, scrape, spot prime, and paint the wrought iron fences, village monument arbors, and miscellaneous mini-park furnishings.

2024- \$252,896 total was expended to paint masonry walls and metal fences in 2022. Added Rosedale tot lot fence, so increased quantity from 12,825 to 2,725 lf.

2020- Brookfield park fence and furnishings exhibit heavy rust. Village monument arbors exhibit rust and peel.

2015- Fence rust was observed at Brookfield. Monument arbor paint is peeling and the metal is rusted. Painting is anticipated.



480 - Masonry Walls	Useful Life 5	Remaining Life 3	
472,930 sf Block Walls	Quantity 472,930	Unit of Measure	Square Feet
	Cost /SqFt \$0.510		
	% Included 100.00%	Total Cost/Study	\$241,194
Summary	Replacement Year 2027	Future Cost	\$259,740

This is to prepare and paint the masonry walls. Repairs typically performed in conjunction with painting are provided for within another component.

2024- \$252,896 total was expended to paint masonry walls and metal fences in 2022. Some cap blocks are dislodged near the Arbor View entry.

2020- Minor stucco/paint damage along lower edges of walls was observed including mini-park walls and Fallbrook entry walls. Efflorescence was observed at several locations including Manorwood mini-park.

2015- Stucco damage was observed at Manorwood. Painting is anticipated.



00320 - Arbors

03000 - Painting: Exterior

04000 - Structural Repairs

300 - Trellis	Useful Life 40	Remaining Life 15
10 Monument Metal Lattice	Quantity 10	Unit of Measure Items
	Cost /Itm \$1,900	
	% Included 100.00%	Total Cost/Study \$19,000
Summary	Replacement Year 2039	Future Cost \$27,518

This is to repair and replace the monument metal lattice. With aggressive paint maintenance, this component's life may be extended.

2015- The paint is peeling.



18000 - Landscaping

146 - Irrigation: Controllers	Useful Life 10	Remaining Life 1
55 Timeclocks	Quantity 55	Unit of Measure Items
	Cost /Itm \$2,439	
	% Included 100.00%	Total Cost/Study \$134,137
Summary	Replacement Year 2025	Future Cost \$137,490

This is to replace the internet accessible irrigation controllers.

2013/2014- All controllers were retrofitted by Aqua Management Inc under a fixed cost arrangement that covers all repair and replacements for approximately 10 years after which the association will own the controllers. The association is responsible for controller operation.



00320 - Arbors

18000 - Landscaping

558 - Plant Replacement	Useful Life 5	Remaining Life 10
45 Palm Trees (4%)	Quantity 45	Unit of Measure Items
	Cost /Itm \$6,775	Qty * \$/Itm \$304,875
	% Included 4.44%	Total Cost/Study \$13,550
Summary	Replacement Year 2034	Future Cost \$17,345

This is to periodically replace mature palm trees on a percentage basis beginning at approximately 35 year age.

45- neighborhood



19000 - Fencing

264 - Wrought Iron	Useful Life 35	Remaining Life 6
13,966 lf Phase I & II Fences	Quantity 13,966	Unit of Measure Linear Feet
	Cost /l.f. \$77.00	
	% Included 100.00%	Total Cost/Study \$1,075,382
Summary	Replacement Year 2030	Future Cost \$1,247,113

This is to replace the wrought iron fences and gates. With aggressive paint maintenance, this component's life may be extended. Painting and gate repairs provided for within other components.

phase I- 11,241 lf
phase II- 2,725 lf
phase I & II total- 13,966 lf

2024- \$1,911 was expended to replace the Brookfield mini park fence railing per CEDCO 3/28/2024 proposal. \$14,000 total was expended for gates and fencing throughout Summerlin North in 2023. Added Rosedale tot lot fence, so increased phase II quantity from 2,584 to 2,725 lf. Increased useful life from 30 to 35 years and remaining life from 2025 to 2030. Combined phase I and II components. Per client 2020- Sonoma Park fence pickets are missing.



00320 - Arbors
19000 - Fencing

265 - Wrought Iron	Useful Life 1	Remaining Life 0	Treatment [nr:1]
25 lf Brookfield Mini Park Railing (2024 Only)	Quantity 25	Unit of Measure	Linear Feet
	Cost /l.f. \$76.44		
	% Included 100.00%	Total Cost/Study	\$1,911
Summary	Replacement Year 2024	Future Cost	\$1,911

This is for the 2024 project.

2024- \$1,911 was expended to replace the Brookfield mini park fence railing per CEDCO 3/28/2024 proposal.

Brookfield mini park railing that was replaced during 2024.



480 - Masonry Wall: On-going Maint.	Useful Life 5	Remaining Life 3	
72,758 lf Stucco Clad Block Walls (0.3%)	Quantity 72,758	Unit of Measure	Linear Feet
	Cost /l.f. \$264	Qty * \$/l.f.	\$19,171,733
	% Included .30%	Total Cost/Study	\$57,515
Summary	Replacement Year 2027	Future Cost	\$61,938

This is for ongoing partially stucco clad masonry wall maintenance in conjunction with the paint cycle. Since the core masonry wall useful life exceeds the scope of this thirty year study, this component provides for repair only and not full replacement. Maintenance may include crack repair, cap block repair, repointing, stucco spall/peel repair, and efflorescence removal. Painting is provided for within another component.

2024- \$91,016 total was expended to repair/replace various walls in throughout Summerlin North in 2023 plus \$18,408 in 2022. Painting was completed in 2022. Rosedale mini park stucco spall observed.

2020- Chardonnay entry area retaining wall cap block issues observed. Napa Hills entry wall stucco has peeled off. 2015- Spall/peel was observed. Painting is anticipated.



00320 - Arbors

19000 - Fencing

750 - Gates	Useful Life 5	Remaining Life 3	
11 Breezeway Gates (27%)	Quantity 11	Unit of Measure	Items
	Cost /Itm \$1,075	Qty * \$/Itm	\$11,825
	% Included 27.27%	Total Cost/Study	\$3,225
Summary	Replacement Year 2027	Future Cost	\$3,473

This is to periodically maintain, repair and replace the gates and gate hardware including hinges and closers. Painting is provided for within the fence paint component.

2024- \$14,000 total was expended for gates and fencing throughout Summerlin North in 2023.
2015- 2 Chardonnay Ridge gates were either misaligned or had broken return springs.



20000 - Lighting

272 - Landscape	Useful Life 4	Remaining Life 2	
36 Landscape Lights (25%)	Quantity 36	Unit of Measure	Items
	Cost /Itm \$808	Qty * \$/Itm	\$29,100
	% Included 25.00%	Total Cost/Study	\$7,275
Summary	Replacement Year 2026	Future Cost	\$7,643

This is to replace the landscape lighting reusing the existing wiring and conduits.

14- Oak Knoll

2020- \$8,875 total was expended for lighting at Oak Knoll in 2019.

00320 - Arbors

20000 - Lighting

344 - Monument Lights	Useful Life 4	Remaining Life 2	
28 Neighborhood Monument Lights (25%)	Quantity 28	Unit of Measure	Items
	Cost /Itm \$1,825	Qty * \$/Itm	\$51,100
	% Included 25.00%	Total Cost/Study	\$12,775
Summary	Replacement Year 2026	Future Cost	\$13,422

This is to periodically replace the monument light fixtures on a percentage basis. This component assumes that wiring and conduits will be reused.

Elliptipar

- 0- Sycamore Heights
- 1- Arbor Grove
- 1- Cypress Pointe
- 1- Fallbrooke
- 1- Oak Hills
- 2- Arbor View
- 2- Brookfield
- 2- Chardonnay Hills
- 2- Chardonnay Ridge
- 2- Glenmere
- 2- Manorwood
- 2- Napa Hills
- 2- Oak Knoll
- 2- Rosedale
- 2- Royal Woods
- 2- Sonoma Hills
- 2- Westbrook

2024- \$3,543 was expended to replace both Napa Hills lights in 2023.

2020- Conditions vary with some lights misaligned and some with poor exterior finishes. A Napa Hills monument light is damaged.

2015- A Chardonnay Hills light was damaged. This light is within the pedestrian area adjacent to a bench.



00320 - Arbors
20000 - Lighting

348 - Landscape	Useful Life 4	Remaining Life 2	
30 In-Ground Up-Lights (23%)	Quantity 30	Unit of Measure	Items
	Cost /Itm \$1,095	Qty * \$/Itm	\$32,850
	% Included 23.33%	Total Cost/Study	\$7,665
Summary	Replacement Year 2026	Future Cost	\$8,053

This is to replace the in-ground up light fixtures reusing the existing wiring and conduits.

2- Chardonnay Ridge
 5- Oak Knoll

2020- \$8,875 total was expended for lighting at Oak Knoll in 2019.

352 - Monument Lights	Useful Life 5	Remaining Life 2	
40 Village Monument Lights (25%)	Quantity 40	Unit of Measure	Items
	Cost /Itm \$599	Qty * \$/Itm	\$23,951
	% Included 25.00%	Total Cost/Study	\$5,988
Summary	Replacement Year 2026	Future Cost	\$6,291

This is to periodically replace built-in uplight fixtures on a percentage basis. This component assumes that wiring and conduits will be reused.

4- per monument

2024- One light is damaged at Far Hills @ Anasazi.



00320 - Arbors
 21000 - Signage

344 - Monument	Useful Life 8	Remaining Life 4	
10 Arbors Village Monument Refurbish	Quantity 10	Unit of Measure	Items
	Cost /Itm \$4,730		
	% Included 100.00%	Total Cost/Study	\$47,303
Summary	Replacement Year 2028	Future Cost	\$52,214

This is to refurbish the village monument signs. Lighting and landscaping are provided for within other components.

- 1- Anasazi @ Town Center
- 1- Anasazi @ Greenmoor
- 2- Anasazi @ Banburry Cross
- 2- Anasazi @ Far Hills
- 2- Anasazi @ Acacia Tree
- 2- Town Center @ Alta

2024- \$714 was expended to replace missing letter 'I' (Anasazi @ Greenmoor) in 2023. The 'A' in Arbors is shifted at one Town Center @ Alta monument.
 2020- Metal trellis rust was observed. \$785 was expended in 2018.

Shifted 'A' letter which is not typical of other Arbors monuments.



00320 - Arbors
21000 - Signage

610 - Monument	Useful Life 8	Remaining Life 3	
Arbor Grove Sign	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$3,293	
	% Included	100.00%	Total Cost/Study \$3,293
Summary	Replacement Year	2027	Future Cost \$3,546

This is to refurbish the neighborhood entry wall monument sign. Landscaping is provided for within other components.

1- Banburry Cross @ Arbor Park

2020- Some minor peel was observed.



614 - Monument	Useful Life 8	Remaining Life 4	
2 Arbor View Signs	Quantity 2	Unit of Measure	Items
	Cost /Itm	\$3,293	
	% Included	100.00%	Total Cost/Study \$6,587
Summary	Replacement Year	2028	Future Cost \$7,270

This is to refurbish the neighborhood entry wall monument signs. Lighting and landscaping are provided for within other components.

2- Sageberry @ Sandy Grove



00320 - Arbors
21000 - Signage

618 - Monument	Useful Life 8	Remaining Life 4	
2 Brookfield Signs	Quantity 2	Unit of Measure	Items
	Cost /Itm \$3,293		
	% Included 100.00%	Total Cost/Study	\$6,587
Summary	Replacement Year 2028	Future Cost	\$7,270

This is to refurbish the neighborhood entry wall monument signs. Lighting and landscaping are provided for within other components.

2- Sageberry @ Vivid



622 - Monument	Useful Life 8	Remaining Life 6	
2 Chardonnay Hills Signs	Quantity 2	Unit of Measure	Items
	Cost /Itm \$3,293		
	% Included 100.00%	Total Cost/Study	\$6,587
Summary	Replacement Year 2030	Future Cost	\$7,638

This is to refurbish the neighborhood entry wall monument signs. Lighting and landscaping are provided for within other components.

0- Pavilion Center @ Copper Cliffs
2- Laurelglen @ Royal View

2024- \$1,193 was expended to refurbish both Laurelglen/Royal View monuments in 2022.
2020- Minor stucco damage exists. Lettering is difficult to distinguish.



00320 - Arbors
21000 - Signage

626 - Monument	Useful Life 8	Remaining Life 7	
2 Chardonnay Ridge Signs	Quantity 2	Unit of Measure	Items
	Cost /Itm \$3,293		
	% Included 100.00%	Total Cost/Study	\$6,587
Summary	Replacement Year 2031	Future Cost	\$7,829

This is to refurbish the neighborhood entry wall monument signs. Lighting and landscaping are provided for within other components.

2- Greenmoor @ Pearl Vista

2024- \$895/each was expended to refurbish in 2023.
2020- Lettering is difficult to distinguish.
2015- Some minor stucco damage exists.



628 - Monument	Useful Life 8	Remaining Life 7	
Cypress Pointe Sign	Quantity 1	Unit of Measure	Items
	Cost /Itm \$3,293		
	% Included 100.00%	Total Cost/Study	\$3,293
Summary	Replacement Year 2031	Future Cost	\$3,915

This is to refurbish the neighborhood entry wall monument sign. Lighting and landscaping are provided for within other components.

1- Sageberry @ Briar Oaks

2024- \$895 was expended to refurbish in 2023.



00320 - Arbors
21000 - Signage

632 - Monument	Useful Life 8	Remaining Life 2	
Fallbrook Sign	Quantity 1	Unit of Measure	Items
	Cost /Itm \$3,293		
	% Included 100.00%	Total Cost/Study	\$3,293
Summary	Replacement Year 2026	Future Cost	\$3,460

This is to refurbish neighborhood entry wall monument sign. Lighting and landscaping are provided for within other components.

1- Little Leaf @ Falling Leaves

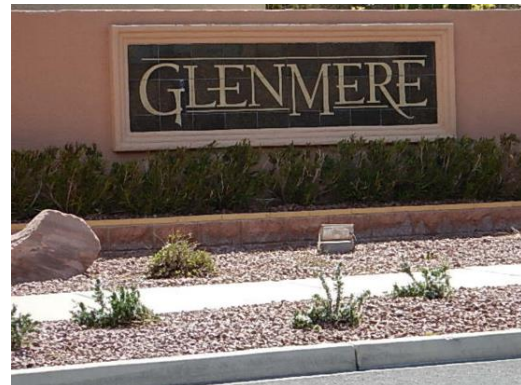


636 - Monument	Useful Life 8	Remaining Life 3	
2 Glenmere Signs	Quantity 2	Unit of Measure	Items
	Cost /Itm \$3,293		
	% Included 100.00%	Total Cost/Study	\$6,587
Summary	Replacement Year 2027	Future Cost	\$7,093

This is to refurbish the neighborhood entry wall monument signs. Lighting and landscaping are provided for within other components.

2- Sageberry @ Athery

2020- Monuments appeared to have been rehabbed since 2015.

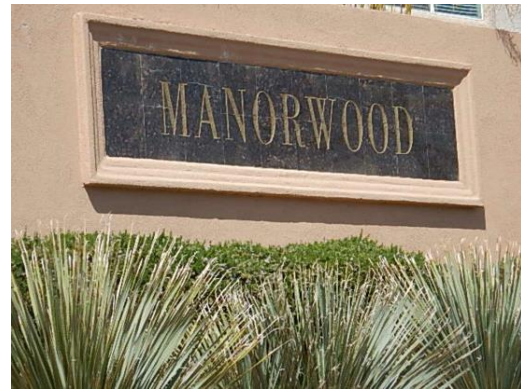


00320 - Arbors
21000 - Signage

640 - Monument	Useful Life 8	Remaining Life 2	
2 Manorwood Signs	Quantity 2	Unit of Measure	Items
	Cost /Itm	\$3,293	
	% Included	100.00%	Total Cost/Study \$6,587
Summary	Replacement Year	2026	Future Cost \$6,920

This is to refurbish the neighborhood entry wall monument signs. Lighting and landscaping are provided for within other components.

2- Sageberry @ Maryville



648 - Monument	Useful Life 8	Remaining Life 7	
2 Napa Hills Signs	Quantity 2	Unit of Measure	Items
	Cost /Itm	\$3,293	
	% Included	100.00%	Total Cost/Study \$6,587
Summary	Replacement Year	2031	Future Cost \$7,829

This is to refurbish neighborhood entry wall monument signs. Lighting and landscaping are provided for within other components.

2- Sageberry @ Napa Hills

2024- \$895/each was expended to refurbish in 2023.
 2015- A tile has broken free.



00320 - Arbors
21000 - Signage

652 - Monument	Useful Life 8	Remaining Life 3	
Oak Hills Sign	Quantity 1	Unit of Measure	Items
	Cost /Itm \$3,293		
	% Included 100.00%	Total Cost/Study	\$3,293
Summary	Replacement Year 2027	Future Cost	\$3,546

This is to refurbish the neighborhood entry wall monument sign. Lighting and landscaping are provided for within other components.

1- Laurelglen @ Briar Oaks



656 - Monument	Useful Life 8	Remaining Life 2	
2 Oak Knoll Signs	Quantity 2	Unit of Measure	Items
	Cost /Itm \$3,293		
	% Included 100.00%	Total Cost/Study	\$6,587
Summary	Replacement Year 2026	Future Cost	\$6,920

This is to refurbish the neighborhood entry wall monument signs. Lighting and landscaping are provided for within other components.

2- Greenmoor @ Dart

2024- Lettering paint is faded.



00320 - Arbors
21000 - Signage

660 - Monument	Useful Life 8	Remaining Life 0	
2 Rosedale Signs	Quantity 2	Unit of Measure	Items
	Cost /Itm \$4,150		
	% Included 100.00%	Total Cost/Study	\$8,301
Summary	Replacement Year 2024	Future Cost	\$8,300

This is to refurbish the neighborhood entry wall monument signs. Lighting and landscaping are provided for within other components.

2- Sageberry @ Desert Dove

2024- \$8,301 total was expended to replace both signs per Wright Ventures, LLC 4/18/2024 proposal.
2020- Signs don't appear replaced.
2015- Per client, glazed tile may be replaced with another product.



664 - Monument	Useful Life 8	Remaining Life 2	
2 Royal Woods Signs	Quantity 2	Unit of Measure	Items
	Cost /Itm \$3,293		
	% Included 100.00%	Total Cost/Study	\$6,587
Summary	Replacement Year 2026	Future Cost	\$6,920

This is to refurbish the neighborhood entry wall monument signs. Lighting and landscaping are provided for within other components.

2- Laurelglen @ Royal Spruce

2024- Cracked tile was observed.
2020- Some cracked tiles were observed.



00320 - Arbors
21000 - Signage

668 - Monument	Useful Life 8	Remaining Life 1	
2 Sonoma Hills Signs	Quantity 2	Unit of Measure	Items
	Cost /Itm \$3,293		
	% Included 100.00%	Total Cost/Study	\$6,587
Summary	Replacement Year 2025	Future Cost	\$6,751

This is to refurbish the neighborhood entry wall monument signs. Lighting and landscaping are provided for within other components.

2- Sageberry @ Desert Dove

2024- Lettering is difficult to distinguish.



672 - Monument	Useful Life 8	Remaining Life 1	
2 Sycamore Heights Signs	Quantity 2	Unit of Measure	Items
	Cost /Itm \$3,293		
	% Included 100.00%	Total Cost/Study	\$6,587
Summary	Replacement Year 2025	Future Cost	\$6,751

This is to refurbish the neighborhood entry wall monument signs. Landscaping is provided for within other components.

2- Pavilion Center @ Regal Mesa

2024- Lettering is difficult to distinguish.

2020- Monuments appeared to have been rehabbed since 2015. Minor stucco damage was observed.



00320 - Arbors
21000 - Signage

676 - Monument	Useful Life 8	Remaining Life 3
4 Westbrook Signs	Quantity 4	Unit of Measure Items
	Cost /Itm \$3,293	
	% Included 100.00%	Total Cost/Study \$13,173
Summary	Replacement Year 2027	Future Cost \$14,186

This is to refurbish neighborhood entry wall monument signs. Lighting and landscaping are provided for within other components.

- 2- Far Hills @ Evergreen Heights
- 2- Banburry Cross @ Woodland Range



26000 - Outdoor Equipment

130 - Tot Lot: Play Equipment	Useful Life 18	Remaining Life 15
Rosedale Play Equipment	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$35,000	
	% Included 100.00%	Total Cost/Study \$35,000
Summary	Replacement Year 2039	Future Cost \$50,690

This is to replace the tot lot play equipment.

- Rosedale
- 1- small play structure w/ 1 deck, 1 roof & 2 slides
 - 1- spring toy

2024- Refurbished or replaced since 2020. \$4,728 was expended to replace one double wide slide plus \$800 to relocate spring rider in 2023.



00320 - Arbors

26000 - Outdoor Equipment

144 - Tot Lot: Safety Surface	Useful Life 10	Remaining Life 4
800 sf Rosedale Play Area	Quantity 800	Unit of Measure Square Feet
	Cost /SqFt \$14.00	
	% Included 100.00%	Total Cost/Study \$11,200
Summary	Replacement Year 2028	Future Cost \$12,363

This is to replace the play area impact absorbing safety surface. Tears, cracks and other damage should be patched immediately. Poured in place surfaces should be seal coated every 2 to 3 years.

2024- \$750 was expended to patch surface plus \$1,700 to patch surface around new fence posts and relocated spring rider in 2023.

2020- Rubber safety surface installed since 2015. \$5,107 was expended for park work in 2017.



280 - Picnic Tables	Useful Life 20	Remaining Life 1
5 Royal Woods, Oak Knoll, Brookfield Picnic Tables	Quantity 5	Unit of Measure Items
	Cost /Itm \$1,450	
	% Included 100.00%	Total Cost/Study \$7,250
Summary	Replacement Year 2025	Future Cost \$7,431

This is to replace the picnic tables.

- 1- Royal Woods, round w/ 3 seats
- 2- Oak Knoll
- 2- Brookfield

2024- Brookfield tables have a poor appearance and are rusted. Royal Wood's table is fire damaged.

2020- Royal Woods' table is damaged, and Brookfield's are heavily rusted.



00320 - Arbors

26000 - Outdoor Equipment

290 - Picnic Tables	Useful Life 20	Remaining Life 19	
Fallbrook Picnic Table	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,250		
	% Included 100.00%	Total Cost/Study	\$1,250
Summary	Replacement Year 2043	Future Cost	\$1,998

This is to replace the picnic table.

1- Fallbrook

2024- The prior concrete picnic table has been replaced with a metal table.



348 - Benches	Useful Life 4	Remaining Life 2	
21 Benches (25%)	Quantity 21	Unit of Measure	Items
	Cost /Itm \$1,278	Qty * \$/Itm	\$26,833
	% Included 25.00%	Total Cost/Study	\$6,708
Summary	Replacement Year 2026	Future Cost	\$7,048

This is to periodically replace the benches on a percentage basis. Concrete benches are provided for within another component.

21- neighborhood benches

2024- Prior Fallbrook concrete bench replaced with metal bench, so increased quantity from 20 to 21.
2020- \$3,405 total was expended for various outdoor furnishings throughout the Arbors in 2017.
2015- A Chardonnay Ridge bench exhibited minor damage.



00320 - Arbors

26000 - Outdoor Equipment

394 - Pet Stations	Useful Life 4	Remaining Life 2	
23 Pet Stations (25%)	Quantity 23	Unit of Measure	Items
	Cost /Itm \$785	Qty * \$/Itm	\$18,055
	% Included 25.00%	Total Cost/Study	\$4,514
Summary	Replacement Year 2026	Future Cost	\$4,742

This is to periodically replace the pet stations on a percentage basis.

13- parks

2020- Arbor View park pet station exhibits heavy rust.
2015- A Fallbrook pet station exhibited heavy rust.



428 - Garbage Receptacles	Useful Life 25	Remaining Life 3	
2 Oak Knoll Concrete Receptacles	Quantity 2	Unit of Measure	Items
	Cost /Itm \$1,300		
	% Included 100.00%	Total Cost/Study	\$2,600
Summary	Replacement Year 2027	Future Cost	\$2,800

This is to replace the concrete garbage containers.

0- Fallbrook
2- Oak Knoll

2024- The prior Fallbrook concrete receptacles have been replaced with metal receptacles.
2020- One Fallbrook receptacle is cracked down one side.



00320 - Arbors

26000 - Outdoor Equipment

432 - Garbage Receptacles	Useful Life 6	Remaining Life 2	
24 Garbage Receptacles (31.8%)	Quantity 24	Unit of Measure Items	
	Cost /Itm \$915	Qty * \$/Itm	\$21,960
	% Included 31.82%	Total Cost/Study	\$6,987
Summary	Replacement Year 2026	Future Cost	\$7,341

This is to periodically replace the garbage containers on a percentage basis.

2024- Prior 2 Fallbrook concrete receptacles have replaced with metal, so increased quantity from 22 to 24.
2020- Napa Hills needs paint and Brookfield missing top.



00360 - Admin

01000 - Paving

100 - Asphalt: Sealing	Useful Life 6	Remaining Life 4	
12,875 sf Parking	Quantity 12,875	Unit of Measure Square Feet	
	Cost /SqFt \$0.198		
	% Included 100.00%	Total Cost/Study	\$2,544
Summary	Replacement Year 2028	Future Cost	\$2,808

This is to prepare the surface and apply a single coat asphalt emulsion product. If a second coat is desired the cost is generally 10% to 20% higher.

2024- \$3,504 total was expended prepare, crack fill, 2-coat seal, restripe, etc in 2022.

2020- Due for seal coat.

2014- Seal coated.



00360 - Admin

01000 - Paving

200 - Asphalt: Ongoing Repairs	Useful Life 6	Remaining Life 4	
12,875 sf Parking (2%)	Quantity 12,875	Unit of Measure	Square Feet
	Cost /SqFt \$4.40	Qty * \$/SqFt	\$56,695
	% Included 2.00%	Total Cost/Study	\$1,134
Summary	Replacement Year 2028	Future Cost	\$1,252

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

2024- \$3,504 total was expended prepare, crack fill, 2-coat seal, restripe, etc in 2022.
2020- Minor unfilled cracks exist.



300 - Asphalt: Overlay	Useful Life 25	Remaining Life 10	
12,875 sf Parking	Quantity 12,875	Unit of Measure	Square Feet
	Cost /SqFt \$2.75		
	% Included 100.00%	Total Cost/Study	\$35,406
Summary	Replacement Year 2034	Future Cost	\$45,323

This is to overlay the existing asphalt surface with 1.5" of new hot mix asphalt. Generally this includes edge grinding and utility box extensions.



00360 - Admin

01000 - Paving

800 - Striping	Useful Life 6	Remaining Life 4	
42 Parking & Red Curbs	Quantity 42	Unit of Measure	Items
	Cost /Itm \$16.07		
	% Included 100.00%	Total Cost/Study	\$675
Summary	Replacement Year 2028	Future Cost	\$745

This is to re-stripe asphalt to match existing plan.

- 2- ADA parking stalls
- 2- fire hydrants
- 2- blue fire hydrant reflectors
- 5- bollards
- 31- non-ADA parking stalls
- red curb- 170 lf

2024- \$3,504 total was expended prepare, crack fill, 2-coat seal, restripe, etc in 2022.
 2020- Faded.



00360 - Admin

03000 - Painting: Exterior

120 - Surface Restoration	Useful Life 12	Remaining Life 1	
5,650 sf Admin Building & Entry Structure	Quantity 5,650	Unit of Measure	Square Feet
	Cost /SqFt \$1.60		
	% Included 100.00%	Total Cost/Study	\$9,040
Summary	Replacement Year 2025	Future Cost	\$9,266

This is to prepare, power wash, sand, scrape, caulk and paint with a 100% premium acrylic paint. The building and structure are protected by a 6' roof overhang.

2020- Fascia and conduit touchup and overhang power wash are anticipated.
2015- Some very minor nicks and stains were observed.



03500 - Painting: Interior

100 - Building	Useful Life 10	Remaining Life 0	
12,000 sf Admin Building	Quantity 12,000	Unit of Measure	Square Feet
	Cost /SqFt \$1.75		
	% Included 100.00%	Total Cost/Study	\$21,000
Summary	Replacement Year 2024	Future Cost	\$21,000

This is to prepare and paint all building interior spaces not including drop (T-bar) ceilings.

2024- Rehab including flooring, paint, chairs, and window coverings is anticipated. Per client 5/31/2024, interior paint has been completed.



00360 - Admin

04000 - Structural Repairs

700 - Carports: Metal	Useful Life 30	Remaining Life 12
2,880 sf [3] Carports	Quantity 2,880	Unit of Measure Square Feet
	Cost /SqFt \$10.84	
	% Included 100.00%	Total Cost/Study \$31,217
Summary	Replacement Year 2036	Future Cost \$41,984

This is to refurbish and replace the metal roofing.

- 1- 18' x 40'
- 2- 18' x 60'

2020- Minor roof panel damage observed.



912 - Doors	Useful Life 30	Remaining Life 12
22 Admin Building	Quantity 22	Unit of Measure Items
	Cost /Itm \$1,084	
	% Included 100.00%	Total Cost/Study \$23,847
Summary	Replacement Year 2036	Future Cost \$32,071

This is to repair, replace and maintain the doors and door hardware.

- 4- external
- 18- internal



00360 - Admin
05000 - Roofing

200 - Low Slope: BUR	Useful Life 28	Remaining Life 11
2,300 sf Admin Building Reroof	Quantity 2,300	Unit of Measure Square Feet
	Cost /SqFt \$11.35	
	% Included 100.00%	Total Cost/Study \$26,105
Summary	Replacement Year 2035	Future Cost \$34,252

This is to replace the built-up roofing. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

2024- Revised low slope roofing approach from total replacement to an alternating coating and replacement cycle. Extended replacement useful life from 18 to 28 years and remaining life from 2024 to 2035 plus added a coating component beginning in 2025.

2020-A blister was observed at the northeast area approximately 7' from east wall and 20' from north wall. Several recent patches and some split seams were observed. The roof hatch opening has had metal flashings added which were fastened with self-tapping screws that protrude well into the hatch area where they present a sharp hazard to personnel accessing the roof.

2015- Prior repairs were evident. Open/split seams were observed. Parapet wall flashing screws are backing out.



00360 - Admin
05000 - Roofing

340 - Low Slope: Coating	Useful Life 28	Remaining Life 1
2,300 sf Admin Building Recoat	Quantity 2,300	Unit of Measure Square Feet
	Cost /SqFt \$4.75	
	% Included 100.00%	Total Cost/Study \$10,925
Summary	Replacement Year 2025	Future Cost \$11,198

This is to prepare and coat the low-slope roofing with a silicone base product to extend its life. All roofs should be regularly inspected and repaired as indicated to ensure maximum life.

2024- Revised low slope roofing approach from total replacement to an alternating coating and replacement cycle. Extended replacement useful life from 18 to 28 years and remaining life from 2024 to 2035 plus added a coating component beginning in 2025. Reflective white roof coatings generally contribute to energy savings.



670 - Pitched: Tile	Useful Life 30	Remaining Life 12
78 Squares- Admin Building	Quantity 78	Unit of Measure Squares
	Cost /Sqrs \$1,084	
	% Included 100.00%	Total Cost/Study \$84,547
Summary	Replacement Year 2036	Future Cost \$113,706

This is to replace the tile roofing system on the building and entry structure. Tile roofs should be regularly inspected and repaired as indicated to ensure maximum life.

2024- Protective measures have been implemented to protect the entry structure from the palm tree contact.
 2020- Most prior issues have been repaired except that the palm trees are still in contact with the entry structure.
 2015- Serious issues were observed. Palm trees are rubbing the entry structure. The topmost tile course around the parapet wall and along hip ridges have slipped out of place exposing the underlayment. Hip ridge tiles are missing or loose.



00360 - Admin

08000 - Rehab

100 - General	Useful Life 15	Remaining Life 0	
Reception, Conference, Offices	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$22,000	
	% Included	100.00%	Total Cost/Study \$22,000
Summary	Replacement Year	2024	Future Cost \$22,000

This is for a general rehab of offices, conference room, and reception area. Includes counters, built-in cabinets, etc. Flooring, paint, furnishing and doors are provided for within other components.

2024- \$2,500/year was expended for design 50% retainer fees in 2023 and 2024. Rehab including flooring, paint, chairs, and window coverings is anticipated.



101 - General	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Design Fee (2024 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$2,500	
	% Included	100.00%	Total Cost/Study \$2,500
Summary	Replacement Year	2024	Future Cost \$2,500

This is for a general rehab of offices, conference room and reception area. Includes counters, built-in cabinets, etc. Flooring, paint, furnishing and doors are provided for within other components.

2024- \$2,500/year was expended for design 50% retainer fees in 2023 and 2024.

00360 - Admin

08000 - Rehab

200 - Restrooms
2 Restrooms

Useful Life	15	Remaining Life	4
Quantity	2	Unit of Measure	Room
Cost /Rm	\$6,800		
% Included	100.00%	Total Cost/Study	\$13,600
Replacement Year	2028	Future Cost	\$15,012

Summary

This is to rehab and redecorate the restrooms including items such as partitions, fixtures, lighting, etc. Tile, paint and doors are provided for within other components.



20000 - Lighting

100 - Exterior: Misc. Fixtures
33 Building Exterior Lights

Useful Life	35	Remaining Life	27
Quantity	33	Unit of Measure	Items
Cost /Itm	\$400		
% Included	100.00%	Total Cost/Study	\$13,200
Replacement Year	2051	Future Cost	\$25,711

Summary

This is to replace exterior building lighting fixtures.

- 1- address light
- 1- canopy emergency fixture
- 2- entry can lights
- 2- wall sconces
- 6- ground up lights
- 21- post top wall packs

2024- \$14,229 total was expended to convert all parking lot and external building fixtures to LED in 2023.



00360 - Admin
20000 - Lighting

500 - Parking Lot	Useful Life 35	Remaining Life 27	
6 Parking Lot Lights	Quantity 6	Unit of Measure	Items
	Cost /Itm \$3,400		
	% Included 100.00%	Total Cost/Study	\$20,400
Summary	Replacement Year 2051	Future Cost	\$39,735

This is to replace the pole lights reusing the existing wiring and conduits. Light standards should be painted in conjunction with metal fences.

2024- \$14,229 total was expended to convert all parking lot and external building fixtures to LED in 2023. Extended remaining life from 2041 to 2051.



21000 - Signage

788 - Monument	Useful Life 20	Remaining Life 15	
Management Office	Quantity 1	Unit of Measure	Items
	Cost /Itm \$3,000		
	% Included 100.00%	Total Cost/Study	\$3,000
Summary	Replacement Year 2039	Future Cost	\$4,345

This is to replace the custom identity sign.

2024- \$1,726 was expended to repaint in 2023.



00360 - Admin

22000 - Office Equipment

200 - Computers, Misc.

2 File Servers

Useful Life	8	Remaining Life	2
Quantity	2	Unit of Measure	Items
Cost /Itm	\$5,389		
% Included	100.00%	Total Cost/Study	\$10,778
Replacement Year	2026	Future Cost	\$11,324

Summary

This is to replace the file servers.

Per client, Howard Hughes corporation owns the office workstations. North owns the servers and most office printers. Printers are provided for within another component.



260 - Computers, Misc.

13 Printers (50%)

Useful Life	4	Remaining Life	2
Quantity	13	Unit of Measure	Items
Cost /Itm	\$808	Qty * \$/Itm	\$10,508
% Included	50.00%	Total Cost/Study	\$5,254
Replacement Year	2026	Future Cost	\$5,520

Summary

This is to periodically replace miscellaneous printers on a percentage basis.

2024- Per client, \$2,145 total was expended for 2 Fujitsu scanners and 1 HP Laser Jet printer in 2019.



00360 - Admin

23000 - Mechanical Equipment

200 - HVAC

Rooftop 5-ton Unit

Useful Life	15	Remaining Life	9
Quantity	1	Unit of Measure	Items
Cost /Itm	\$14,000		
% Included	100.00%	Total Cost/Study	\$14,000
Summary	Replacement Year	2033	Future Cost \$17,484

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

Daikin gas heat w/ cooling packaged rooftop unit
mn DP14GM6108043AA, sn 1803087962, mfg 3/2018

2020- ICP, mn GPCM60H100F, sn G052950844& G052950847, mfg 7/2005 units replaced in 2016 and 2018. \$5,875, \$6,572, and \$7,266 was expended for replacements in 2016, 2017, and 2018 respectively.



204 - HVAC

Rooftop 5-ton Unit

Useful Life	15	Remaining Life	8
Quantity	1	Unit of Measure	Items
Cost /Itm	\$14,000		
% Included	100.00%	Total Cost/Study	\$14,000
Summary	Replacement Year	2032	Future Cost \$17,058

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

Daikin gas heat w/ cooling packaged rooftop unit
mn DP13GM6009043AB, sn 1607105627, mfg 7/2016

2020- ICP, mn GPCM60H100F, sn G052950844& G052950847, mfg 7/2005 units replaced in 2016 and 2018. \$5,875, \$6,572, and \$7,266 was expended for replacements in 2016, 2017, and 2018 respectively.



00360 - Admin
23000 - Mechanical Equipment

210 - HVAC	Useful Life 15	Remaining Life 7
Rooftop 4-ton Unit	Quantity 1	Unit of Measure Items
	Cost /Itm \$12,300	
	% Included 100.00%	Total Cost/Study \$12,300
Summary	Replacement Year 2031	Future Cost \$14,621

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

Daikin gas heat w/ cooling packaged rooftop unit
mn DP13GM4809043AB, sn 1606070377, mfg 6/2016

2020- ICP, mn GPCM48H080F, sn G053020888, mfg 7/2005 unit replaced in 2016.\$5,875, \$6,572, and \$7,266 was expended for replacements in 2016, 2017, and 2018 respectively.



214 - HVAC	Useful Life 15	Remaining Life 2
2 Rooftop 4-ton Units	Quantity 2	Unit of Measure Items
	Cost /Itm \$12,300	
	% Included 100.00%	Total Cost/Study \$24,600
Summary	Replacement Year 2026	Future Cost \$25,845

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

ICP gas heat w/ cooling packaged rooftop units
mn GPCM48H080F, sn G053020887, mfg 7/2005
mn GPCM48H080F, sn G053020886, mfg 7/2005



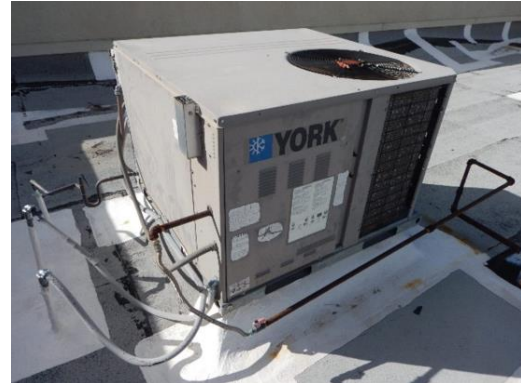
00360 - Admin

23000 - Mechanical Equipment

220 - HVAC	Useful Life 15	Remaining Life 3	
Rooftop 3-ton Unit	Quantity 1	Unit of Measure	Items
	Cost /Itm \$11,200		
	% Included 100.00%	Total Cost/Study	\$11,200
Summary	Replacement Year 2027	Future Cost	\$12,061

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

York
mn D3NZ036N05625A, sn N0N9171738, mfg 12/2009



600 - Water Heater	Useful Life 12	Remaining Life 3	
Mop Closet	Quantity 1	Unit of Measure	Items
	Cost /Itm \$900		
	% Included 100.00%	Total Cost/Study	\$900
Summary	Replacement Year 2027	Future Cost	\$969

This is to replace the electric water heater and associated circulation pump and expansion tank.

AO Smith ProMax 15 gallon
CLSC15917 K05E000484



00360 - Admin
24000 - Furnishings

200 - Chairs	Useful Life 20	Remaining Life 5	
38 Stacking Chairs	Quantity 38	Unit of Measure	Items
	Cost /Itm \$102		
	% Included 100.00%	Total Cost/Study	\$3,862
Summary	Replacement Year 2029	Future Cost	\$4,369

This is to replace the stacking chairs and chair caddy.

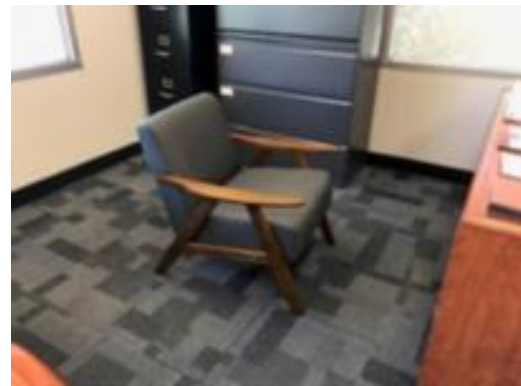


212 - Chairs	Useful Life 10	Remaining Life 0	
20 Office Chairs	Quantity 20	Unit of Measure	Items
	Cost /Itm \$464		
	% Included 100.00%	Total Cost/Study	\$9,275
Summary	Replacement Year 2024	Future Cost	\$9,275

This is to replace the office chairs.

2024- Rehab including flooring, paint, chairs, and window coverings is anticipated. Per client 5/31/2024, \$9,275 was expended to replace office chairs, and revise quantity from 13 to 20.
 2013- 7 chairs were replaced.

Newly replaced chairs.



00360 - Admin
24000 - Furnishings

220 - Chairs	Useful Life 10	Remaining Life 0	
6 Executive Chairs	Quantity 6	Unit of Measure	Items
	Cost /Itm \$745		
	% Included 100.00%	Total Cost/Study	\$4,471
Summary	Replacement Year 2024	Future Cost	\$4,471

This is to replace the executive chairs.

2024- Per client, \$173 was expended for an executive chair in 2017. Rehab including flooring, paint, chairs, and window coverings is anticipated.
2013- 1 chair was replaced.



240 - Chairs	Useful Life 14	Remaining Life 0	
14 Conference Room Chairs	Quantity 14	Unit of Measure	Items
	Cost /Itm \$379		
	% Included 100.00%	Total Cost/Study	\$5,310
Summary	Replacement Year 2024	Future Cost	\$5,310

This is to replace the conference room chairs.

2024- Rehab including flooring, paint, chairs, and window coverings is anticipated. Per client 5/31/2024, \$5,310 was expended to replace the conference room chairs, and revise quantity from 30 to 14.

Newly replaced chairs.



00360 - Admin
24000 - Furnishings

330 - Tables	Useful Life 20	Remaining Life 3	
4 Tables	Quantity 4	Unit of Measure	Items
	Cost /Itm \$1,084		
	% Included 100.00%	Total Cost/Study	\$4,336
Summary	Replacement Year 2027	Future Cost	\$4,669

This is to replace miscellaneous tables.

- 1- large conference
- 1- small conference
- 2- small general use



620 - Office Desk, Chair	Useful Life 20	Remaining Life 3	
5 Workstation Desks	Quantity 5	Unit of Measure	Items
	Cost /Itm \$2,439		
	% Included 100.00%	Total Cost/Study	\$12,194
Summary	Replacement Year 2027	Future Cost	\$13,132

This is to replace the office workstation desks. Chairs are provided for within other components.



00360 - Admin

24000 - Furnishings

640 - Modular Office Desk	Useful Life 25	Remaining Life 7
10 Office Cubes	Quantity 10	Unit of Measure Items
	Cost /Itm \$4,600	
	% Included 100.00%	Total Cost/Study \$46,000
Summary	Replacement Year 2031	Future Cost \$54,680

This is to replace the modular office systems including desktops, hutches, drawers and partitions.



660 - Storage	Useful Life 30	Remaining Life 12
65 File Cabinets	Quantity 65	Unit of Measure Items
	Cost /Itm \$1,200	
	% Included 100.00%	Total Cost/Study \$78,000
Summary	Replacement Year 2036	Future Cost \$104,901

This is to replace miscellaneous file cabinets.

2024- Per client, \$2,427 total was expended for two 42" 5-drawer file cabinets in 2018.



00360 - Admin
24000 - Furnishings

664 - Storage	Useful Life 30	Remaining Life 12
20 Bookcases, Cabinets, Shelves, Etc	Quantity 20	Unit of Measure Items
	Cost /Itm \$610	
	% Included 100.00%	Total Cost/Study \$12,194
Summary	Replacement Year 2036	Future Cost \$16,400
This is to replace miscellaneous bookcases, cabinets, shelves, cadenzas and entertainment hutch.		



910 - Window Coverings	Useful Life 15	Remaining Life 0
36 Window Blinds	Quantity 36	Unit of Measure Items
	Cost /Itm \$540	
	% Included 100.00%	Total Cost/Study \$19,440
Summary	Replacement Year 2024	Future Cost \$19,440
This is to replace the window coverings.		

2024- Rehab including flooring, paint, chairs, and window coverings is anticipated. Per client 5/31/2024, window coverings were replaced.



00360 - Admin

24600 - Safety / Access

120 - Fire Control Misc

Fire System

Useful Life 30 Remaining Life 12

Quantity 1 Unit of Measure Lump Sum

Cost /LS \$8,145

% Included 100.00% Total Cost/Study \$8,145

Summary

Replacement Year 2036

Future Cost \$10,954

This is to replace miscellaneous fire control items such as alarm panel, detectors, pull stations, fire risers, sprinkler heads, pumps, etc.

Ademco alarm panel

Hydraulic system



700 - Security System

Surveillance & Intrusion System

Useful Life 10 Remaining Life 5

Quantity 1 Unit of Measure System

Cost /Sys \$6,825

% Included 100.00% Total Cost/Study \$6,825

Summary

Replacement Year 2029

Future Cost \$7,722

This is to repair and replace the security system including panel/control, cameras, digital video recorder, power supply, etc.



00360 - Admin
25000 - Flooring

200 - Carpeting	Useful Life 10	Remaining Life 0
570 Sq. Yds. Admin Building	Quantity 570	Unit of Measure Square Yard
	Cost /SqYd \$56.91	
	% Included 100.00%	Total Cost/Study \$32,437
Summary	Replacement Year 2024	Future Cost \$32,437

This is to replace the carpeting.

2024- Rehab including flooring, paint, chairs, and window coverings is anticipated. Per client 5/31/2024, carpeting replaced.

2015- Wear spots were observed in high traffic areas.

Newly installed carpet.



400 - Tile	Useful Life 30	Remaining Life 12
620 sf [2] Restrooms	Quantity 620	Unit of Measure Square Feet
	Cost /SqFt \$20.50	
	% Included 100.00%	Total Cost/Study \$12,710
Summary	Replacement Year 2036	Future Cost \$17,094

This is to replace the floor and wall tile.



00360 - Admin

25000 - Flooring

600 - Vinyl	Useful Life 18	Remaining Life 5	
116 Sq. Yds. Admin Building	Quantity 116	Unit of Measure	Square Yard
	Cost /SqYd \$35.25		
	% Included 100.00%	Total Cost/Study	\$4,089
Summary	Replacement Year 2029	Future Cost	\$4,626

This is to replace the vinyl composition tile flooring.

file rooms
server room
break room
mop closet



900 - Coatings	Useful Life 18	Remaining Life 3	
342 sf Reception Area	Quantity 342	Unit of Measure	Square Feet
	Cost /SqFt \$6.77		
	% Included 100.00%	Total Cost/Study	\$2,317
Summary	Replacement Year 2027	Future Cost	\$2,495

This is to recoat the stamped concrete floor.



00080 - Hills Village North

26000 - Outdoor Equipment

100 - Tot Lot: Play Equipment	Useful Life 20	Remaining Life 14
2 Las Colinas & Visions Park Spring Riders	Quantity 2	Unit of Measure Items
	Cost /Itm \$1,916	
	% Included 100.00%	Total Cost/Study \$3,832
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the tot spring riders.

- 1- Las Colinas: Little Tikes Commercial, horse spring rider, mfg 6/15/2018
1- Visions: Little Tikes Commercial, Gallagher the Grasshopper, mfg 6/18/2018

2024- Per client, these items have been removed.
2020- Visions and Las Colinas prior three toys each replaced with one each in 2018. \$10,468 total expended for park work in 2018.
2011- \$1,906 was expended to replace to spring toys.

148 - Tot Lot: Safety Surface	Useful Life 10	Remaining Life 4
415 sf Visions & Los Colinas Parks	Quantity 415	Unit of Measure Square Feet
	Cost /SqFt \$14.00	
	% Included 100.00%	Total Cost/Study \$5,810
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the play area impact absorbing safety surface. Tears, cracks and other damage should be patched immediately. Poured in place surfaces should be seal coated every 2 to 3 years.

Visions- 260 square feet
Los Colinas- 155 square feet

2024- Per client, play equipment has been removed.
2020- Cracks observed at Los Colinas. \$10,468 total expended for park work in 2018.

00280 - Crossings

21000 - Signage

646 - Monument	Useful Life 30	Remaining Life 21
San Marino Signs	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$135	
	% Included 100.00%	Total Cost/Study \$135
Summary	Replacement Year N/A	Future Cost N/A

This is to refurbish the monument signs. This is an un-gated sub association.

00320 - Arbors

21000 - Signage

644 - Monument	Useful Life 30	Remaining Life 21
Marbella Signs	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$135	
	% Included 100.00%	Total Cost/Study \$135
Summary	Replacement Year N/A	Future Cost N/A

This is to refurbish the monument signs. This is an un-gated sub association.

00360 - Admin

22000 - Office Equipment

360 - Telephone Equipment	Useful Life 14	Remaining Life 5	
Phone System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$24,388	
	% Included	100.00%	Total Cost/Study \$24,388
Summary	Replacement Year	N/A	Future Cost N/A
This is to replace phone equipment.			
Nortel Norstar PBX			
2015- Per client, Howard Hughes corporation owns the phones.			

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00040 - General							
02000 - Concrete							
200 - Sidewalks, Curbs & Gutters	\$112,000	3	2	1	\$112,000/LS		Sidewalks
18000 - Landscaping							
200 - Irrigation: Valves	\$43,471	1	1	2,000	\$198/Itm (11%)		Irrigation Valves
340 - Irrigation: Pumps	\$8,500	5	3	1	\$8,500/Itm		S Town Center North of Park Run
530 - Plant Replacement	\$120,000	1	1	1	\$120,000/LS		Trees
600 - Major Renovation	\$295,000	1	0	1	\$295,000/LS		Streetscape Revegetation
604 - Major Renovation	\$281,500	1	0	1	\$281,500/LS		Streetscape Revegetation
610 - Major Renovation	\$121,875	1	0	65	\$18,750/Itm (10%)		Subdivision Revegetation
20000 - Lighting							
200 - Landscape	\$17,520	4	2	64	\$1,095/Itm (25%)		In-Ground Up-Lights
296 - Monument Lights	\$4,200	4	1	12	\$1,400/Itm (25%)		Lake Mead @ Buffalo Monument Lights
304 - Monument Lights	\$3,724	8	4	5	\$1,862/Itm (40%)		4' Florescent Lights
21000 - Signage							
288 - Monument	\$61,488	10	2	30,744	\$2.00/SqFt		[4] Village Ctr @ Town Ctr Wall Sealing
296 - Monument	\$56,249	10	2	6,418	\$8.76/l.f.		[4] Village Ctr @ Town Ctr Wall Caulking
300 - Monument	\$15,029	5	2	2,220	\$6.77/SqFt		[3] Summerlin Pyramids
30000 - Miscellaneous							
820 - Vehicle	\$10,836	10	10	1	\$10,836/Itm		Golf Cart
970 - Electrical	\$150,000	4	1	100	\$15,000/Itm (10%)		Electrical Pedestals
00080 - Hills Village North							
03000 - Painting: Exterior							
400 - Wrought Iron	\$6,103	5	1	1,126	\$5.42/l.f.		WI Fences
460 - Masonry Walls	\$98,721	5	2	193,570	\$.51/SqFt		Block Walls
18000 - Landscaping							
100 - Irrigation: Controllers	\$87,799	10	1	36	\$2,439/Itm		Timeclocks
534 - Plant Replacement	\$40,650	5	2	179	\$6,775/Itm (3%)		Palm Trees

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00080 - Hills Village North							
19000 - Fencing							
200 - Wrought Iron	\$86,702	35	6	1,126	\$77.00/l.f.		Fences
400 - Masonry Wall: On-going Maint.	\$23,541	5	2	29,780	\$264/l.f. (0.3%)		Stucco Clad Block Walls
754 - Gates	\$2,150	5	3	7	\$1,075/Itm (28.6%)		Breezeway Gates
20000 - Lighting							
208 - Landscape	\$2,190	4	2	9	\$1,095/Itm (22%)		Landscape Lights
312 - Monument Lights	\$1,825	4	2	5	\$1,825/Itm (20%)		Neighborhood Monument Lights
600 - Common Area	\$9,700	4	2	50	\$808/Itm (24%)		Accent Lights
21000 - Signage							
312 - Monument	\$61,494	8	2	13	\$4,730/Itm		Hills North Village Monument Refurbish
400 - Monument	\$6,587	8	3	1	\$6,587/Pair		Amarante Double Sided Sign
404 - Monument	\$7,604	8	5	2	\$3,802/Itm		Cherry Creek Signs
408 - Monument	\$3,293	8	4	1	\$3,293/Itm		Copper Ridge Sign
412 - Monument	\$3,802	8	3	1	\$3,802/Itm		Cypress Grove Sign
416 - Monument	\$5,800	8	6	1	\$5,800/Itm		Evergreen Sign
420 - Monument	\$4,072	8	3	1	\$4,072/Itm		Hillpointe Sign
424 - Monument	\$3,293	8	2	1	\$3,293/Itm		Las Colinas Sign
432 - Monument	\$4,311	8	4	1	\$4,311/Itm		Panorama Pointe Sign
436 - Monument	\$6,587	8	2	2	\$3,293/Itm		Serenata Signs
440 - Monument	\$6,587	8	4	2	\$3,293/Itm		Valle Del Fiori Signs
444 - Monument	\$6,587	8	4	2	\$3,293/Itm		Visions Signs
448 - Monument	\$3,293	8	3	1	\$3,293/Itm		Willow Tree Sign
26000 - Outdoor Equipment							
110 - Tot Lot: Play Equipment	\$6,105	40	7	3	\$2,035/Itm		Copper Ridge Park Concrete Turtles
180 - Bike Rack	\$800	40	16	2	\$400/Itm		Hillpointe Bike Racks
270 - Picnic Tables	\$1,250	20	3	1	\$1,250/Itm		Las Colinas Picnic Table
300 - Benches	\$5,111	4	3	17	\$1,278/Itm (23.5%)		Benches
306 - Picnic Tables	\$4,350	20	5	3	\$1,450/Itm		Hillpointe Picnic Tables
370 - Pet Stations	\$2,159	4	1	11	\$785/Itm (25%)		Pet Stations
400 - Garbage Receptacles	\$915	6	4	3	\$915/Itm (33%)		Hillpointe Garbage Receptacles
00120 - Hills Village South							
03000 - Painting: Exterior							
404 - Wrought Iron	\$23,523	5	2	4,340	\$5.42/l.f.		WI Fences
464 - Masonry Walls	\$128,491	5	2	251,943	\$.51/SqFt		Block Walls

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00120 - Hills Village South							
18000 - Landscaping							
108 - Irrigation: Controllers	\$29,266	10	1	12	\$2,439/Itm		Timeclocks
538 - Plant Replacement	\$13,550	5	4	16	\$6,775/Itm (13%)		Palm Trees
19000 - Fencing							
208 - Wrought Iron	\$334,180	35	7	4,340	\$77.00/l.f.		Phase I & II Fences
410 - Masonry Wall: On-going Maint.	\$1,043	10	2	1,320	\$264/l.f. (0.3%)		Stucco Clad Block Walls
420 - Masonry Wall: On-going Maint.	\$30,640	5	2	38,760	\$264/l.f. (0.3%)		Stucco Clad Block Walls
20000 - Lighting							
216 - Landscape	\$1,095	4	2	5	\$1,095/Itm (20%)		In-Ground Up-Lights
224 - Landscape	\$3,233	4	2	15	\$808/Itm (26.7%)		Landscape Lights
316 - Monument Lights	\$2,425	5	2	10	\$808/Itm (30%)		Village Monument Lights
320 - Monument Lights	\$1,317	5	2	3	\$1,317/Itm (33%)		Village Monument Lights
21000 - Signage							
316 - Monument	\$23,652	8	2	5	\$4,730/Itm		Hills South Village Monument Refurbish
26000 - Outdoor Equipment							
312 - Benches	\$1,278	8	3	2	\$1,278/Itm (50%)		Benches
374 - Pet Stations	\$785	5	2	3	\$785/Itm (33%)		Pet Stations
404 - Garbage Receptacles	\$915	9	4	2	\$915/Itm (50%)		Garbage Receptacles
00160 - Pueblo							
03000 - Painting: Exterior							
408 - Wrought Iron	\$10,840	5	1	2,000	\$5.42/l.f.		WI Fences
468 - Masonry Walls	\$112,896	5	3	221,364	\$.51/SqFt		Block Walls
18000 - Landscaping							
116 - Irrigation: Controllers	\$51,216	10	1	21	\$2,439/Itm		Timeclocks
542 - Plant Replacement	\$6,775	5	5	31	\$6,775/Itm (3%)		Palm Trees
19000 - Fencing							
224 - Wrought Iron	\$154,000	35	9	2,000	\$77.00/l.f.		Fences
430 - Masonry Wall: On-going Maint.	\$26,921	5	3	34,056	\$264/l.f. (0.3%)		Stucco Clad Block Walls
758 - Gates	\$1,075	9	3	2	\$1,075/Itm (50%)		Breezeway Gates
20000 - Lighting							
232 - Landscape	\$20,805	4	2	76	\$1,095/Itm (25%)		In-Ground Up-Lights
248 - Landscape	\$2,425	5	2	10	\$808/Itm (30%)		Pedestal Lights
300 - Monument Lights	\$5,269	4	2	16	\$1,317/Itm (25%)		Village Monument Lights
324 - Monument Lights	\$3,650	5	2	5	\$1,825/Itm (40%)		Neighborhood Monument Lights

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00160 - Pueblo							
20000 - Lighting							
21000 - Signage							
320 - Monument	\$52,033	8	6	11	\$4,730/Itm		Pueblo Village Monument Refurbish
460 - Monument	\$6,587	8	3	2	\$3,293/Itm		Bonita Canyon Signs
464 - Monument	\$15,209	8	1	4	\$3,802/Itm		Buena Vista Signs
468 - Monument	\$6,587	8	4	2	\$3,293/Itm		Hermosa Signs
472 - Monument	\$7,425	8	3	2	\$3,712/Itm		Mirada Signs
476 - Monument	\$6,587	8	3	2	\$3,293/Itm		Monterrey Signs
480 - Monument	\$8,383	8	3	2	\$4,191/Itm		Santa Fe Signs
484 - Monument	\$3,293	8	4	1	\$3,293/Itm		Sedona Sign
488 - Monument	\$6,587	8	4	2	\$3,293/Itm		Tamarisk Signs
492 - Monument	\$3,293	8	5	1	\$3,293/Itm		The Plateau Sign
496 - Monument	\$3,293	8	3	1	\$3,293/Itm		Valencia Sign
500 - Monument	\$7,664	8	4	2	\$3,832/Itm		Vista del Oro Signs
26000 - Outdoor Equipment							
120 - Tot Lot: Play Equipment	\$4,075	30	5	1	\$4,075/Itm		Cielo Vista Btwn Sonoma & Taos
124 - Tot Lot: Play Equipment	\$2,035	40	10	1	\$2,035/Itm		Cielo Vista Btwn Sonoma & Taos Turtle
140 - Tot Lot: Safety Surface	\$5,640	10	5	47	\$120/CuYd		Cielo Vista Btwn Sonoma & Taos
184 - Bike Rack	\$800	40	25	2	\$400/Itm		Bike Racks
318 - Benches	\$5,111	4	2	16	\$1,278/Itm (25%)		Benches
324 - Benches	\$27,200	27	3	17	\$1,600/Itm		Concrete Benches
378 - Pet Stations	\$1,766	4	1	9	\$785/Itm (25%)		Pet Stations
408 - Garbage Receptacles	\$13,000	35	5	10	\$1,300/Itm		Concrete Garbage Receptacles
412 - Garbage Receptacles	\$2,745	6	3	9	\$915/Itm (33%)		Garbage Receptacles
00200 - Canyons							
03000 - Painting: Exterior							
412 - Wrought Iron	\$7,588	5	3	1,400	\$5.42/l.f.		WI Fences
472 - Masonry Walls	\$114,821	5	3	225,140	\$.51/SqFt		Block Walls
18000 - Landscaping							
124 - Irrigation: Controllers	\$48,777	10	1	20	\$2,439/Itm		Timeclocks
546 - Plant Replacement	\$20,325	3	10	91	\$6,775/Itm (3%)		Palm Trees
19000 - Fencing							
232 - Wrought Iron	\$107,800	35	8	1,400	\$77.00/l.f.		Fences
440 - Masonry Wall: On-going Maint.	\$27,380	5	3	34,636	\$264/l.f. (0.3%)		Stucco Clad Block Walls

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00200 - Canyons							
19000 - Fencing							
450 - Masonry Wall: On-going Maint.	\$1,020	5	3	142	\$240/l.f. (3%)		Stone Faced Walls
20000 - Lighting							
610 - Common Area	\$25,059	4	2	124	\$808/Itm (25%)		Accent Lights
21000 - Signage							
324 - Monument	\$42,573	8	7	9	\$4,730/Itm		Canyons Village Monument Refurbish
26000 - Outdoor Equipment							
330 - Benches	\$2,556	4	2	8	\$1,278/Itm (25%)		Benches
382 - Pet Stations	\$785	4	2	4	\$785/Itm (25%)		Pet Stations
416 - Garbage Receptacles	\$1,830	9	4	4	\$915/Itm (50%)		Garbage Receptacles
00240 - Trails							
03000 - Painting: Exterior							
416 - Wrought Iron	\$9,154	5	2	1,689	\$5.42/l.f.		WI Fences
476 - Masonry Walls	\$136,350	5	2	267,353	\$.51/SqFt		Block Walls
18000 - Landscaping							
130 - Irrigation: Controllers	\$68,288	10	1	28	\$2,439/Itm		Timeclocks
550 - Plant Replacement	\$20,325	5	3	74	\$6,775/Itm (4%)		Palm Trees
19000 - Fencing							
240 - Wrought Iron	\$130,053	35	5	1,689	\$77.00/l.f.		Fences
460 - Masonry Wall: On-going Maint.	\$32,514	5	2	41,131	\$264/l.f. (0.3%)		Stucco Clad Block Walls
762 - Gates	\$1,075	6	3	3	\$1,075/Itm (33%)		Breezeway Gates
20000 - Lighting							
256 - Landscape	\$5,475	4	2	21	\$1,095/Itm (23.8%)		In-Ground Up-Lights
328 - Monument Lights	\$9,125	4	2	20	\$1,825/Itm (25%)		Neighborhood Monument Lights
332 - Monument Lights	\$2,192	5	2	5	\$1,096/Itm (40%)		Village Monument Lights
21000 - Signage							
328 - Monument	\$52,033	8	3	11	\$4,730/Itm		Trails Village Monument Refurbish
520 - Monument	\$3,293	8	4	1	\$3,293/Itm		Highline Sign
524 - Monument	\$6,587	8	7	2	\$3,293/Itm		Highpointe Signs
528 - Monument	\$6,587	8	4	2	\$3,293/Itm		La Paz Signs
532 - Monument	\$6,587	8	4	2	\$3,293/Itm		Marble Canyon Signs
536 - Monument	\$8,203	8	5	2	\$4,102/Itm		Mountain Crest Signs
540 - Monument	\$6,587	8	3	2	\$3,293/Itm		Sequoia Signs
544 - Monument	\$27,304	8	3	6	\$4,551/Itm		Sierra Ridge Signs

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00240 - Trails							
21000 - Signage							
548 - Monument	\$6,587	8	4	2	\$3,293/Itm		Sunset Crest Signs
552 - Monument	\$21,400	8	5	4	\$5,350/Itm		Willow Bend Signs
26000 - Outdoor Equipment							
336 - Benches	\$1,278	5	3	3	\$1,278/Itm (33%)		Benches
386 - Pet Stations	\$1,178	4	2	6	\$785/Itm (25%)		Pet Stations
420 - Garbage Receptacles	\$2,745	18	13	3	\$915/Itm		Garbage Receptacles
00280 - Crossings							
03000 - Painting: Exterior							
420 - Wrought Iron	\$33,463	5	2	6,174	\$5.42/l.f.		WI Fences
18000 - Landscaping							
138 - Irrigation: Controllers	\$58,532	10	1	24	\$2,439/Itm		Timeclocks
554 - Plant Replacement	\$6,775	5	7	9	\$6,775/Itm (11%)		Palm Trees
19000 - Fencing							
248 - Wrought Iron	\$475,398	35	11	6,174	\$77.00/l.f.		Phase I & II Fences
470 - Masonry Wall: On-going Maint.	\$25,148	5	2	35,000	\$240/l.f. (0.3%)		Split Face Block Walls
766 - Gates	\$1,075	18	5	1	\$1,075/Itm		Breezeway Gate
20000 - Lighting							
264 - Landscape	\$6,570	4	2	22	\$1,095/Itm (27%)		In-Ground Up-Lights
336 - Monument Lights	\$3,650	4	2	8	\$1,825/Itm (25%)		Neighborhood Monument Lights
340 - Monument Lights	\$808	4	2	4	\$808/Itm (25%)		Village Monument Lights
21000 - Signage							
332 - Monument	\$37,843	8	7	8	\$4,730/Itm		Crossings Village Monument Refurbish
570 - Monument	\$3,293	8	7	1	\$3,293/Itm		Aspen Glen Sign
574 - Monument	\$6,600	8	6	1	\$6,600/Itm		Crimson Ridge Sign
578 - Monument	\$9,900	8	5	2	\$4,950/Itm		Discovery Hills Signs
582 - Monument	\$8,600	8	5	3	\$2,867/Itm		Highland Hills Signs
586 - Monument	\$3,293	8	4	1	\$3,293/Itm		Sycamore Ridge Sign
590 - Monument	\$9,880	8	2	3	\$3,293/Itm		West Hills Signs
594 - Monument	\$6,587	8	3	2	\$3,293/Itm		Westridge Signs
26000 - Outdoor Equipment							
188 - Bike Rack	\$400	40	13	1	\$400/Itm		Bike Rack
342 - Benches	\$2,556	4	3	7	\$1,278/Itm (28.6%)		Benches
390 - Pet Stations	\$1,178	4	2	6	\$785/Itm (25%)		Pet Stations

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00280 - Crossings							
26000 - Outdoor Equipment							
424 - Garbage Receptacles	\$1,830	9	4	4	\$915/Itm	(50%)	Garbage Receptacles
00320 - Arbors							
03000 - Painting: Exterior							
424 - Wrought Iron	\$70,276	5	3	12,966	\$5.42/l.f.		WI Fences & Monument Arbors
480 - Masonry Walls	\$241,194	5	3	472,930	\$.51/SqFt		Block Walls
04000 - Structural Repairs							
300 - Trellis	\$19,000	40	15	10	\$1,900/Itm		Monument Metal Lattice
18000 - Landscaping							
146 - Irrigation: Controllers	\$134,137	10	1	55	\$2,439/Itm		Timeclocks
558 - Plant Replacement	\$13,550	5	10	45	\$6,775/Itm	(4%)	Palm Trees
19000 - Fencing							
264 - Wrought Iron	\$1,075,382	35	6	13,966	\$77.00/l.f.		Phase I & II Fences
265 - Wrought Iron	\$1,911	1	0	25	\$76.44/l.f.	[nr:1]	Brookfield Mini Park Railing (2024 Only)
480 - Masonry Wall: On-going Maint.	\$57,515	5	3	72,758	\$264/l.f.	(0.3%)	Stucco Clad Block Walls
750 - Gates	\$3,225	5	3	11	\$1,075/Itm	(27%)	Breezeway Gates
20000 - Lighting							
272 - Landscape	\$7,275	4	2	36	\$808/Itm	(25%)	Landscape Lights
344 - Monument Lights	\$12,775	4	2	28	\$1,825/Itm	(25%)	Neighborhood Monument Lights
348 - Landscape	\$7,665	4	2	30	\$1,095/Itm	(23%)	In-Ground Up-Lights
352 - Monument Lights	\$5,988	5	2	40	\$599/Itm	(25%)	Village Monument Lights
21000 - Signage							
344 - Monument	\$47,303	8	4	10	\$4,730/Itm		Arbors Village Monument Refurbish
610 - Monument	\$3,293	8	3	1	\$3,293/Itm		Arbor Grove Sign
614 - Monument	\$6,587	8	4	2	\$3,293/Itm		Arbor View Signs
618 - Monument	\$6,587	8	4	2	\$3,293/Itm		Brookfield Signs
622 - Monument	\$6,587	8	6	2	\$3,293/Itm		Chardonay Hills Signs
626 - Monument	\$6,587	8	7	2	\$3,293/Itm		Chardonay Ridge Signs
628 - Monument	\$3,293	8	7	1	\$3,293/Itm		Cypress Pointe Sign
632 - Monument	\$3,293	8	2	1	\$3,293/Itm		Fallbrook Sign
636 - Monument	\$6,587	8	3	2	\$3,293/Itm		Glenmere Signs
640 - Monument	\$6,587	8	2	2	\$3,293/Itm		Manorwood Signs
648 - Monument	\$6,587	8	7	2	\$3,293/Itm		Napa Hills Signs
652 - Monument	\$3,293	8	3	1	\$3,293/Itm		Oak Hills Sign

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00320 - Arbors							
21000 - Signage							
656 - Monument	\$6,587	8	2	2	\$3,293/Itm		Oak Knoll Signs
660 - Monument	\$8,301	8	0	2	\$4,150/Itm		Rosedale Signs
664 - Monument	\$6,587	8	2	2	\$3,293/Itm		Royal Woods Signs
668 - Monument	\$6,587	8	1	2	\$3,293/Itm		Sonoma Hills Signs
672 - Monument	\$6,587	8	1	2	\$3,293/Itm		Sycamore Heights Signs
676 - Monument	\$13,173	8	3	4	\$3,293/Itm		Westbrook Signs
26000 - Outdoor Equipment							
130 - Tot Lot: Play Equipment	\$35,000	18	15	1	\$35,000/LS		Rosedale Play Equipment
144 - Tot Lot: Safety Surface	\$11,200	10	4	800	\$14.00/SqFt		Rosedale Play Area
280 - Picnic Tables	\$7,250	20	1	5	\$1,450/Itm		Royal Woods, Oak Knoll, Brookfield Picnic Tables
290 - Picnic Tables	\$1,250	20	19	1	\$1,250/Itm		Fallbrook Picnic Table
348 - Benches	\$6,708	4	2	21	\$1,278/Itm (25%)		Benches
394 - Pet Stations	\$4,514	4	2	23	\$785/Itm (25%)		Pet Stations
428 - Garbage Receptacles	\$2,600	25	3	2	\$1,300/Itm		Oak Knoll Concrete Receptacles
432 - Garbage Receptacles	\$6,987	6	2	24	\$915/Itm (31.8%)		Garbage Receptacles
00360 - Admin							
01000 - Paving							
100 - Asphalt: Sealing	\$2,544	6	4	12,875	\$.20/SqFt		Parking
200 - Asphalt: Ongoing Repairs	\$1,134	6	4	12,875	\$4.40/SqFt (2%)		Parking
300 - Asphalt: Overlay	\$35,406	25	10	12,875	\$2.75/SqFt		Parking
800 - Striping	\$675	6	4	42	\$16.07/Itm		Parking & Red Curbs
03000 - Painting: Exterior							
120 - Surface Restoration	\$9,040	12	1	5,650	\$1.60/SqFt		Admin Building & Entry Structure
03500 - Painting: Interior							
100 - Building	\$21,000	10	0	12,000	\$1.75/SqFt		Admin Building
04000 - Structural Repairs							
700 - Carports: Metal	\$31,217	30	12	2,880	\$10.84/SqFt		[3] Carports
912 - Doors	\$23,847	30	12	22	\$1,084/Itm		Admin Building
05000 - Roofing							
200 - Low Slope: BUR	\$26,105	28	11	2,300	\$11.35/SqFt		Admin Building Reroof
340 - Low Slope: Coating	\$10,925	28	1	2,300	\$4.75/SqFt		Admin Building Recoat
670 - Pitched: Tile	\$84,547	30	12	78	\$1,084/Sqrs		Admin Building

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00360 - Admin							
08000 - Rehab							
100 - General	\$22,000	15	0	1	\$22,000/LS		Reception, Conference, Offices
101 - General	\$2,500	1	0	1	\$2,500/LS [nr:1]		Design Fee (2024 Only)
200 - Restrooms	\$13,600	15	4	2	\$6,800/Rm		Restrooms
20000 - Lighting							
100 - Exterior: Misc. Fixtures	\$13,200	35	27	33	\$400/Itm		Building Exterior Lights
500 - Parking Lot	\$20,400	35	27	6	\$3,400/Itm		Parking Lot Lights
21000 - Signage							
788 - Monument	\$3,000	20	15	1	\$3,000/Itm		Management Office
22000 - Office Equipment							
200 - Computers, Misc.	\$10,778	8	2	2	\$5,389/Itm		File Servers
260 - Computers, Misc.	\$5,254	4	2	13	\$808/Itm (50%)		Printers
23000 - Mechanical Equipment							
200 - HVAC	\$14,000	15	9	1	\$14,000/Itm		Rooftop 5-ton Unit
204 - HVAC	\$14,000	15	8	1	\$14,000/Itm		Rooftop 5-ton Unit
210 - HVAC	\$12,300	15	7	1	\$12,300/Itm		Rooftop 4-ton Unit
214 - HVAC	\$24,600	15	2	2	\$12,300/Itm		Rooftop 4-ton Units
220 - HVAC	\$11,200	15	3	1	\$11,200/Itm		Rooftop 3-ton Unit
600 - Water Heater	\$900	12	3	1	\$900/Itm		Mop Closet
24000 - Furnishings							
200 - Chairs	\$3,862	20	5	38	\$102/Itm		Stacking Chairs
212 - Chairs	\$9,275	10	0	20	\$464/Itm		Office Chairs
220 - Chairs	\$4,471	10	0	6	\$745/Itm		Executive Chairs
240 - Chairs	\$5,310	14	0	14	\$379/Itm		Conference Room Chairs
330 - Tables	\$4,336	20	3	4	\$1,084/Itm		Tables
620 - Office Desk, Chair	\$12,194	20	3	5	\$2,439/Itm		Workstation Desks
640 - Modular Office Desk	\$46,000	25	7	10	\$4,600/Itm		Office Cubes
660 - Storage	\$78,000	30	12	65	\$1,200/Itm		File Cabinets
664 - Storage	\$12,194	30	12	20	\$610/Itm		Bookcases, Cabinets, Shelves, Etc
910 - Window Coverings	\$19,440	15	0	36	\$540/Itm		Window Blinds
24600 - Safety / Access							
120 - Fire Control Misc	\$8,145	30	12	1	\$8,145/LS		Fire System
700 - Security System	\$6,825	10	5	1	\$6,825/Sys		Surveillance & Intrusion System

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00360 - Admin							
25000 - Flooring							
200 - Carpeting	\$32,437	10	0	570	\$56.91/SqYd		Admin Building
400 - Tile	\$12,710	30	12	620	\$20.50/SqFt		[2] Restrooms
600 - Vinyl	\$4,089	18	5	116	\$35.25/SqYd		Admin Building
900 - Coatings	\$2,317	18	3	342	\$6.77/SqFt		Reception Area

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00080 - Hills Village North							
26000 - Outdoor Equipment							
100 - Tot Lot: Play Equipment	\$3,832	20	14	2	\$1,916/Itm		Las Colinas & Visions Park Spring Riders
148 - Tot Lot: Safety Surface	\$5,810	10	4	415	\$14.00/SqFt		Visions & Los Colinas Parks
00280 - Crossings							
21000 - Signage							
646 - Monument	\$135	30	21	1	\$135/LS		San Marino Signs
00320 - Arbors							
21000 - Signage							
644 - Monument	\$135	30	21	1	\$135/LS		Marbella Signs
00360 - Admin							
22000 - Office Equipment							
360 - Telephone Equipment	\$24,388	14	5	1	\$24,388/LS		Phone System

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2024			
00040 - General			
18000 - Landscaping			
600 - Major Renovation Streetscape Revegetation	1	295,000	
604 - Major Renovation Streetscape Revegetation	1	281,500	
610 - Major Renovation 65 Subdivision Revegetation (10%)	1	121,875	
Total 18000 - Landscaping:		698,375	698,375
Total General:		698,375	698,375
00320 - Arbors			
19000 - Fencing			
265 - Wrought Iron 25 lf Brookfield Mini Park Railing (2024 Only)[nr:1]	1	1,911	
21000 - Signage			
660 - Monument 2 Rosedale Signs	8	8,300	
Total Arbors:		10,211	10,211
00360 - Admin			
03500 - Painting: Interior			
100 - Building 12,000 sf Admin Building	10	21,000	
08000 - Rehab			
100 - General Reception, Conference, Offices	15	22,000	
101 - General Design Fee (2024 Only)[nr:1]	1	2,500	
Total 08000 - Rehab:		24,500	24,500
24000 - Furnishings			
212 - Chairs 20 Office Chairs	10	9,275	
220 - Chairs 6 Executive Chairs	10	4,471	
240 - Chairs 14 Conference Room Chairs	14	5,310	
910 - Window Coverings 36 Window Blinds	15	19,440	
Total 24000 - Furnishings:		38,496	38,496
25000 - Flooring			
200 - Carpeting 570 Sq. Yds. Admin Building	10	32,437	
Total Admin:		116,433	116,433
Total 2024:		825,019	

Reserve Component

2025

00040 - General

18000 - Landscaping

200 - Irrigation: Valves 2,000 Irrigation Valves (11%)	1	43,471	44,558
530 - Plant Replacement Trees	1	120,000	123,000
600 - Major Renovation Streetscape Revegetation	1	295,000	302,375
604 - Major Renovation Streetscape Revegetation	1	281,500	288,538
610 - Major Renovation 65 Subdivision Revegetation (10%)	1	121,875	124,922

Total 18000 - Landscaping: 861,846 883,393

20000 - Lighting

296 - Monument Lights 12 Lake Mead @ Buffalo Monument Lights (25%)	4	4,200	4,305
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30000 - Miscellaneous

970 - Electrical 100 Electrical Pedestals (10%)	4	150,000	153,750
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Total General: 1,016,046 1,041,448

00080 - Hills Village North

03000 - Painting: Exterior

400 - Wrought Iron 1,126 If WI Fences	5	6,103	6,255
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18000 - Landscaping

100 - Irrigation: Controllers 36 Timeclocks	10	87,799	89,993
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26000 - Outdoor Equipment

370 - Pet Stations 11 Pet Stations (25%)	4	2,159	2,213
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Total Hills Village North: 96,061 98,461

00120 - Hills Village South

18000 - Landscaping

108 - Irrigation: Controllers 12 Timeclocks	10	29,266	29,998
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Total Hills Village South: 29,266 29,998

00160 - Pueblo

03000 - Painting: Exterior

408 - Wrought Iron 2,000 If WI Fences	5	10,840	11,111
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18000 - Landscaping

116 - Irrigation: Controllers 21 Timeclocks	10	51,216	52,496
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21000 - Signage

464 - Monument 4 Buena Vista Signs	8	15,209	15,589
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26000 - Outdoor Equipment

378 - Pet Stations 9 Pet Stations (25%)	4	1,766	1,810
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Total Pueblo: 79,031 81,006

Reserve Component

2025

00200 - Canyons

18000 - Landscaping

124 - Irrigation: Controllers 20 Timeclocks	10	48,777	49,996
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Total Canyons:	48,777	49,996
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00240 - Trails

18000 - Landscaping

130 - Irrigation: Controllers 28 Timeclocks	10	68,288	69,995
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Total Trails:	68,288	69,995
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00280 - Crossings

18000 - Landscaping

138 - Irrigation: Controllers 24 Timeclocks	10	58,532	59,996
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Total Crossings:	58,532	59,996
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00320 - Arbors

18000 - Landscaping

146 - Irrigation: Controllers 55 Timeclocks	10	134,137	137,490
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21000 - Signage

668 - Monument 2 Sonoma Hills Signs	8	6,587	6,751
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672 - Monument 2 Sycamore Heights Signs	8	6,587	6,751
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Total 21000 - Signage:	13,174	13,502
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26000 - Outdoor Equipment

280 - Picnic Tables 5 Royal Woods, Oak Knoll, Brookfield Picnic Tables	20	7,250	7,431
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Total Arbors:	154,561	158,423
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00360 - Admin

03000 - Painting: Exterior

120 - Surface Restoration 5,650 sf Admin Building & Entry Structure	12	9,040	9,266
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05000 - Roofing

340 - Low Slope: Coating 2,300 sf Admin Building Recoat	28	10,925	11,198
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Total Admin:	19,965	20,464
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Total 2025:	1,570,527	1,609,787
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2026

00040 - General

02000 - Concrete

200 - Sidewalks, Curbs & Gutters Sidewalks	3	112,000	117,670
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18000 - Landscaping

200 - Irrigation: Valves 2,000 Irrigation Valves (11%)	1	43,471	45,672
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530 - Plant Replacement Trees	1	120,000	126,075
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Reserve Component

2026

00040 - General

18000 - Landscaping

600 - Major Renovation Streetscape Revegetation	1	295,000	309,934
604 - Major Renovation Streetscape Revegetation	1	281,500	295,751
610 - Major Renovation 65 Subdivision Revegetation (10%)	1	121,875	128,045

Total 18000 - Landscaping: 861,846 905,477

20000 - Lighting

200 - Landscape 64 In-Ground Up-Lights (25%)	4	17,520	18,407
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21000 - Signage

288 - Monument 30,744 sf [4] Village Ctr @ Town Ctr Wall Sealing	10	61,488	64,601
296 - Monument 6,418 lf [4] Village Ctr @ Town Ctr Wall Caulking	10	56,249	59,096
300 - Monument 2,220 sf [3] Summerlin Pyramids	5	15,029	15,790

Total 21000 - Signage: 132,766 139,487

Total General: 1,124,132 1,181,041

00080 - Hills Village North

03000 - Painting: Exterior

460 - Masonry Walls 193,570 sf Block Walls	5	98,721	103,718
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18000 - Landscaping

534 - Plant Replacement 179 Palm Trees (3%)	5	40,650	42,708
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19000 - Fencing

400 - Masonry Wall: On-going Maint. 29,780 lf Stucco Clad Block Walls (0.3%)	5	23,541	24,733
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20000 - Lighting

208 - Landscape 9 Landscape Lights (22%)	4	2,190	2,301
312 - Monument Lights 5 Neighborhood Monument Lights (20%)	4	1,825	1,917
600 - Common Area 50 Accent Lights (24%)	4	9,700	10,191

Total 20000 - Lighting: 13,715 14,409

21000 - Signage

312 - Monument 13 Hills North Village Monument Refurbish	8	61,494	64,607
424 - Monument Las Colinas Sign	8	3,293	3,460
436 - Monument 2 Serenata Signs	8	6,587	6,920

Total 21000 - Signage: 71,374 74,987

Total Hills Village North: 248,001 260,555

Reserve Component

2026

00120 - Hills Village South

03000 - Painting: Exterior

404 - Wrought Iron 4,340 lf WI Fences	5	23,523	24,714
464 - Masonry Walls 251,943 sf Block Walls	5	128,491	134,996

Total	03000 - Painting: Exterior:	152,014	159,710
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19000 - Fencing

410 - Masonry Wall: On-going Maint. 1,320 lf Stucco Clad Block Walls (0.3%)	10	1,043	1,096
420 - Masonry Wall: On-going Maint. 38,760 lf Stucco Clad Block Walls (0.3%)	5	30,640	32,191

Total	19000 - Fencing:	31,683	33,287
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20000 - Lighting

216 - Landscape 5 In-Ground Up-Lights (20%)	4	1,095	1,150
224 - Landscape 15 Landscape Lights (26.7%)	4	3,233	3,397
316 - Monument Lights 10 Village Monument Lights (30%)	5	2,425	2,548
320 - Monument Lights 3 Village Monument Lights (33%)	5	1,317	1,384

Total	20000 - Lighting:	8,070	8,479
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21000 - Signage

316 - Monument 5 Hills South Village Monument Refurbish	8	23,652	24,849
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26000 - Outdoor Equipment

374 - Pet Stations 3 Pet Stations (33%)	5	785	825
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Total Hills Village South:	216,204	227,150
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00160 - Pueblo

20000 - Lighting

232 - Landscape 76 In-Ground Up-Lights (25%)	4	20,805	21,858
248 - Landscape 10 Pedestal Lights (30%)	5	2,425	2,548
300 - Monument Lights 16 Village Monument Lights (25%)	4	5,269	5,536
324 - Monument Lights 5 Neighborhood Monument Lights (40%)	5	3,650	3,835

Total	20000 - Lighting:	32,149	33,777
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26000 - Outdoor Equipment

318 - Benches 16 Benches (25%)	4	5,111	5,370
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Total Pueblo:	37,260	39,147
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00200 - Canyons

20000 - Lighting

610 - Common Area 124 Accent Lights (25%)	4	25,059	26,327
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Reserve Component

2026

00200 - Canyons

26000 - Outdoor Equipment

330 - Benches 8 Benches (25%)	4	2,556	2,685
382 - Pet Stations 4 Pet Stations (25%)	4	785	825

Total 26000 - Outdoor Equipment: 3,341 3,510

Total Canyons: 28,400 29,837

00240 - Trails

03000 - Painting: Exterior

416 - Wrought Iron 1,689 lf WI Fences	5	9,154	9,618
476 - Masonry Walls 267,353 sf Block Walls	5	136,350	143,253

Total 03000 - Painting: Exterior: 145,504 152,871

19000 - Fencing

460 - Masonry Wall: On-going Maint. 41,131 lf Stucco Clad Block Walls (0.3%)	5	32,514	34,160
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20000 - Lighting

256 - Landscape 21 In-Ground Up-Lights (23.8%)	4	5,475	5,752
328 - Monument Lights 20 Neighborhood Monument Lights (25%)	4	9,125	9,587
332 - Monument Lights 5 Village Monument Lights (40%)	5	2,192	2,302

Total 20000 - Lighting: 16,792 17,641

26000 - Outdoor Equipment

386 - Pet Stations 6 Pet Stations (25%)	4	1,178	1,237
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Total Trails: 195,988 205,909

00280 - Crossings

03000 - Painting: Exterior

420 - Wrought Iron 6,174 lf WI Fences	5	33,463	35,157
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19000 - Fencing

470 - Masonry Wall: On-going Maint. 35,000 lf Split Face Block Walls (0.3%)	5	25,148	26,421
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20000 - Lighting

264 - Landscape 22 In-Ground Up-Lights (27%)	4	6,570	6,903
336 - Monument Lights 8 Neighborhood Monument Lights (25%)	4	3,650	3,835
340 - Monument Lights 4 Village Monument Lights (25%)	4	808	849

Total 20000 - Lighting: 11,028 11,587

21000 - Signage

590 - Monument 3 West Hills Signs	8	9,880	10,380
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Reserve Component

2026

00280 - Crossings

26000 - Outdoor Equipment

390 - Pet Stations	4	1,178	1,237
6 Pet Stations (25%)			

Total Crossings: 80,697 84,782

00320 - Arbors

20000 - Lighting

272 - Landscape	4	7,275	7,643
36 Landscape Lights (25%)			
344 - Monument Lights	4	12,775	13,422
28 Neighborhood Monument Lights (25%)			
348 - Landscape	4	7,665	8,053
30 In-Ground Up-Lights (23%)			
352 - Monument Lights	5	5,988	6,291
40 Village Monument Lights (25%)			

Total 20000 - Lighting: 33,703 35,409

21000 - Signage

632 - Monument	8	3,293	3,460
Fallbrook Sign			
640 - Monument	8	6,587	6,920
2 Manorwood Signs			
656 - Monument	8	6,587	6,920
2 Oak Knoll Signs			
664 - Monument	8	6,587	6,920
2 Royal Woods Signs			

Total 21000 - Signage: 23,054 24,220

26000 - Outdoor Equipment

348 - Benches	4	6,708	7,048
21 Benches (25%)			
394 - Pet Stations	4	4,514	4,742
23 Pet Stations (25%)			
432 - Garbage Receptacles	6	6,987	7,341
24 Garbage Receptacles (31.8%)			

Total 26000 - Outdoor Equipment: 18,209 19,131

Total Arbors: 74,966 78,760

00360 - Admin

22000 - Office Equipment

200 - Computers, Misc.	8	10,778	11,324
2 File Servers			
260 - Computers, Misc.	4	5,254	5,520
13 Printers (50%)			

Total 22000 - Office Equipment: 16,032 16,844

23000 - Mechanical Equipment

214 - HVAC	15	24,600	25,845
2 Rooftop 4-ton Units			

Total Admin: 40,632 42,689

Total 2026: 2,046,280 2,149,870

This report is intended to assist the auditor while preparing the audit, review or compilation of Summerlin North Community Association's (the "Association") financial documents.

Browning Reserve Group, LLC ("BRG") prepared a reserve study for the Association during the 2024 fiscal year. This was done to help determine the Association's reserve contribution for the next fiscal year (2025) and future fiscal years. In addition, BRG prepared the proper statutory disclosures for distribution to the Association members.

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

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

For BRG reserve studies, the year in which the study is being conducted, is the first year of the study. For example, this study is being prepared during 2024 and is the Association's first year in the study. This enables BRG to use a starting point which ties to the last audited financial statement, December 31, 2023. You will notice in Section III, Reserve Fund Balance Forecast, a Beginning Reserve Balance of \$3,938,794 is being used which ties to the last completed audit or review of the Association's financial statements. BRG then re-builds the first year of the study, in this case 2024, and estimates an ending reserve fund balance. Again, see Section III and the 2024 ending reserve balance estimate of \$5,616,370.

"Re-building" the first year of the study as mentioned above simply means using the 2024 adopted budget for the 2024 reserve contribution. Finally, the 2024 reserve expenses both actual and projected are estimated.

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

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

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

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

Please see Section V - Reserve Fund Balance Forecast.

Browning Reserve Group, LLC

\$0.5M Excess Funds Transfer + \$0.5M Land Sale Proceeds

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00040 - General						
02000 - Concrete						
200 - Sidewalks, Curbs & Gutters Sidewalks	112,000	3	2	37,333	76,533	37,941
18000 - Landscaping						
200 - Irrigation: Valves 2,000 Irrigation Valves (11%)	43,471	1	1	21,735	44,558	21,551
340 - Irrigation: Pumps S Town Center North of Park Run	8,500	5	3	3,400	5,228	1,771
530 - Plant Replacement Trees	120,000	1	1	60,000	123,000	59,490
600 - Major Renovation Streetscape Revegetation	295,000	1	0	295,000	302,375	285,357
604 - Major Renovation Streetscape Revegetation	281,500	1	0	281,500	288,538	272,298
610 - Major Renovation 65 Subdivision Revegetation (10%)	121,875	1	0	121,875	124,922	117,891
20000 - Lighting						
200 - Landscape 64 In-Ground Up-Lights (25%)	17,520	4	2	8,760	13,469	4,451
296 - Monument Lights 12 Lake Mead @ Buffalo Monument Lights (25%)	4,200	4	1	3,150	4,305	1,041
304 - Monument Lights 5 4' Florescent Lights (40%)	3,724	8	4	1,862	2,385	497
21000 - Signage						
288 - Monument 30,744 sf [4] Village Ctr @ Town Ctr Wall Sealing	61,488	10	2	49,190	56,723	6,249
296 - Monument 6,418 lf [4] Village Ctr @ Town Ctr Wall Caulking	56,249	10	2	44,999	51,890	5,716
300 - Monument 2,220 sf [3] Summerlin Pyramids	15,029	5	2	9,018	12,324	3,055
30000 - Miscellaneous						
820 - Vehicle Golf Cart	10,836	10	10	985	1,111	1,220
970 - Electrical 100 Electrical Pedestals (10%)	150,000	4	1	112,500	153,750	37,181
Sub-total General	1,301,392			1,051,308	1,261,109	855,708
00080 - Hills Village North						
03000 - Painting: Exterior						
400 - Wrought Iron 1,126 lf WI Fences	6,103	5	1	4,882	6,255	1,210
460 - Masonry Walls 193,570 sf Block Walls	98,721	5	2	59,232	80,951	20,066
18000 - Landscaping						
100 - Irrigation: Controllers 36 Timeclocks	87,799	10	1	79,019	89,993	8,705
534 - Plant Replacement 179 Palm Trees (3%)	40,650	5	2	24,390	33,333	8,262
19000 - Fencing						
200 - Wrought Iron 1,126 lf Fences	86,702	35	6	71,839	76,174	2,779
400 - Masonry Wall: On-going Maint. 29,780 lf Stucco Clad Block Walls (0.3%)	23,541	5	2	14,125	19,304	4,785

\$0.5M Excess Funds Transfer + \$0.5M Land Sale Proceeds

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00080 - Hills Village North						
19000 - Fencing						
754 - Gates	2,150	5	3	860	1,322	448
7 Breezeway Gates (28.6%)						
20000 - Lighting						
208 - Landscape	2,190	4	2	1,095	1,684	556
9 Landscape Lights (22%)						
312 - Monument Lights	1,825	4	2	913	1,403	464
5 Neighborhood Monument Lights (20%)						
600 - Common Area	9,700	4	2	4,850	7,457	2,465
50 Accent Lights (24%)						
21000 - Signage						
312 - Monument	61,494	8	2	46,121	55,152	7,812
13 Hills North Village Monument Refurbish						
400 - Monument	6,587	8	3	4,117	5,063	858
Amarante Double Sided Sign						
404 - Monument	7,604	8	5	2,852	3,897	1,040
2 Cherry Creek Signs						
408 - Monument	3,293	8	4	1,647	2,110	440
Copper Ridge Sign						
412 - Monument	3,802	8	3	2,376	2,923	495
Cypress Grove Sign						
416 - Monument	5,800	8	6	1,450	2,229	813
Evergreen Sign						
420 - Monument	4,072	8	3	2,545	3,130	530
Hillpointe Sign						
424 - Monument	3,293	8	2	2,470	2,954	418
Las Colinas Sign						
432 - Monument	4,311	8	4	2,156	2,762	575
Panorama Pointe Sign						
436 - Monument	6,587	8	2	4,940	5,907	837
2 Serenata Signs						
440 - Monument	6,587	8	4	3,293	4,219	879
2 Valle Del Fiori Signs						
444 - Monument	6,587	8	4	3,293	4,219	879
2 Visions Signs						
448 - Monument	3,293	8	3	2,058	2,532	429
Willow Tree Sign						
26000 - Outdoor Equipment						
110 - Tot Lot: Play Equipment	6,105	40	7	5,037	5,319	175
3 Copper Ridge Park Concrete Turtles						
180 - Bike Rack	800	40	16	480	513	29
2 Hillpointe Bike Racks						
270 - Picnic Tables	1,250	20	3	1,063	1,153	65
Las Colinas Picnic Table						
300 - Benches	5,111	4	3	1,278	2,619	1,331
17 Benches (23.5%)						
306 - Picnic Tables	4,350	20	5	3,263	3,567	238
3 Hillpointe Picnic Tables						
370 - Pet Stations	2,159	4	1	1,619	2,213	535
11 Pet Stations (25%)						
400 - Garbage Receptacles	915	6	4	305	469	163
3 Hillpointe Garbage Receptacles (33%)						
Sub-total Hills Village North	503,380			353,565	430,828	68,281
00120 - Hills Village South						
03000 - Painting: Exterior						
404 - Wrought Iron	23,523	5	2	14,114	19,289	4,781
4,340 lf WI Fences						
464 - Masonry Walls	128,491	5	2	77,095	105,363	26,117
251,943 sf Block Walls						

\$0.5M Excess Funds Transfer + \$0.5M Land Sale Proceeds

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00120 - Hills Village South						
18000 - Landscaping						
108 - Irrigation: Controllers 12 Timeclocks	29,266	10	1	26,340	29,998	2,902
538 - Plant Replacement 16 Palm Trees (13%)	13,550	5	4	2,710	5,556	2,894
19000 - Fencing						
208 - Wrought Iron 4,340 lf Phase I & II Fences	334,180	35	7	267,344	283,814	10,979
410 - Masonry Wall: On-going Maint. 1,320 lf Stucco Clad Block Walls (0.3%)	1,043	10	2	835	963	106
420 - Masonry Wall: On-going Maint. 38,760 lf Stucco Clad Block Walls (0.3%)	30,640	5	2	18,384	25,125	6,228
20000 - Lighting						
216 - Landscape 5 In-Ground Up-Lights (20%)	1,095	4	2	548	842	278
224 - Landscape 15 Landscape Lights (26.7%)	3,233	4	2	1,617	2,486	822
316 - Monument Lights 10 Village Monument Lights (30%)	2,425	5	2	1,455	1,989	493
320 - Monument Lights 3 Village Monument Lights (33%)	1,317	5	2	790	1,080	268
21000 - Signage						
316 - Monument 5 Hills South Village Monument Refurbish	23,652	8	2	17,739	21,212	3,005
26000 - Outdoor Equipment						
312 - Benches 2 Benches (50%)	1,278	8	3	799	982	166
374 - Pet Stations 3 Pet Stations (33%)	785	5	2	471	644	160
404 - Garbage Receptacles 2 Garbage Receptacles (50%)	915	9	4	508	625	109
Sub-total Hills Village South	595,393			430,747	499,966	59,305
00160 - Pueblo						
03000 - Painting: Exterior						
408 - Wrought Iron 2,000 lf WI Fences	10,840	5	1	8,672	11,111	2,150
468 - Masonry Walls 221,364 sf Block Walls	112,896	5	3	45,158	69,431	23,520
18000 - Landscaping						
116 - Irrigation: Controllers 21 Timeclocks	51,216	10	1	46,094	52,496	5,078
542 - Plant Replacement 31 Palm Trees (3%)	6,775	5	5	1,129	1,389	1,236
19000 - Fencing						
224 - Wrought Iron 2,000 lf Fences	154,000	35	9	114,400	121,770	5,315
430 - Masonry Wall: On-going Maint. 34,056 lf Stucco Clad Block Walls (0.3%)	26,921	5	3	10,769	16,557	5,609
758 - Gates 2 Breezeway Gates (50%)	1,075	9	3	717	857	124
20000 - Lighting						
232 - Landscape 76 In-Ground Up-Lights (25%)	20,805	4	2	10,403	15,994	5,286
248 - Landscape 10 Pedestal Lights (30%)	2,425	5	2	1,455	1,989	493
300 - Monument Lights 16 Village Monument Lights (25%)	5,269	4	2	2,635	4,051	1,339
324 - Monument Lights 5 Neighborhood Monument Lights (40%)	3,650	5	2	2,190	2,993	742

\$0.5M Excess Funds Transfer + \$0.5M Land Sale Proceeds

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00160 - Pueblo						
21000 - Signage						
320 - Monument	52,033	8	6	13,008	20,000	7,296
11 Pueblo Village Monument Refurbish						
460 - Monument	6,587	8	3	4,117	5,063	858
2 Bonita Canyon Signs						
464 - Monument	15,209	8	1	13,308	15,589	1,885
4 Buena Vista Signs						
468 - Monument	6,587	8	4	3,293	4,219	879
2 Hermosa Signs						
472 - Monument	7,425	8	3	4,641	5,708	967
2 Mirada Signs						
476 - Monument	6,587	8	3	4,117	5,063	858
2 Monterrey Signs						
480 - Monument	8,383	8	3	5,239	6,444	1,092
2 Santa Fe Signs						
484 - Monument	3,293	8	4	1,647	2,110	440
Sedona Sign						
488 - Monument	6,587	8	4	3,293	4,219	879
2 Tamarisk Signs						
492 - Monument	3,293	8	5	1,235	1,688	451
The Plateau Sign						
496 - Monument	3,293	8	3	2,058	2,532	429
Valencia Sign						
500 - Monument	7,664	8	4	3,832	4,910	1,023
2 Vista del Oro Signs						
26000 - Outdoor Equipment						
120 - Tot Lot: Play Equipment	4,075	30	5	3,396	3,620	149
Cielo Vista Btwn Sonoma & Taos						
124 - Tot Lot: Play Equipment	2,035	40	10	1,526	1,617	63
Cielo Vista Btwn Sonoma & Taos Turtle						
140 - Tot Lot: Safety Surface	5,640	10	5	2,820	3,469	617
47 Cu. Yds. Cielo Vista Btwn Sonoma & Taos						
184 - Bike Rack	800	40	25	300	328	36
2 Bike Racks						
318 - Benches	5,111	4	2	2,556	3,929	1,299
16 Benches (25%)						
324 - Benches	27,200	27	3	24,178	25,815	1,049
17 Concrete Benches						
378 - Pet Stations	1,766	4	1	1,325	1,810	438
9 Pet Stations (25%)						
408 - Garbage Receptacles	13,000	35	5	11,143	11,802	407
10 Concrete Garbage Receptacles						
412 - Garbage Receptacles	2,745	6	3	1,373	1,876	477
9 Garbage Receptacles (33%)						
Sub-total Pueblo	585,184			352,024	430,448	72,480
00200 - Canyons						
03000 - Painting: Exterior						
412 - Wrought Iron	7,588	5	3	3,035	4,667	1,581
1,400 lf WI Fences						
472 - Masonry Walls	114,821	5	3	45,929	70,615	23,922
225,140 sf Block Walls						
18000 - Landscaping						
124 - Irrigation: Controllers	48,777	10	1	43,899	49,996	4,836
20 Timeclocks						
546 - Plant Replacement	20,325	3	10	1,848	2,083	2,288
91 Palm Trees (3%)						
19000 - Fencing						
232 - Wrought Iron	107,800	35	8	83,160	88,396	3,630
1,400 lf Fences						
440 - Masonry Wall: On-going Maint.	27,380	5	3	10,952	16,839	5,704
34,636 lf Stucco Clad Block Walls (0.3%)						

\$0.5M Excess Funds Transfer + \$0.5M Land Sale Proceeds

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00200 - Canyons						
19000 - Fencing						
450 - Masonry Wall: On-going Maint. 142 lf Stone Faced Walls (3%)	1,020	5	3	408	627	213
20000 - Lighting						
610 - Common Area 124 Accent Lights (25%)	25,059	4	2	12,529	19,264	6,367
21000 - Signage						
324 - Monument 9 Canyons Village Monument Refurbish	42,573	8	7	5,322	10,909	6,119
26000 - Outdoor Equipment						
330 - Benches 8 Benches (25%)	2,556	4	2	1,278	1,965	649
382 - Pet Stations 4 Pet Stations (25%)	785	4	2	393	603	199
416 - Garbage Receptacles 4 Garbage Receptacles (50%)	1,830	9	4	1,017	1,251	217
Sub-total Canyons	400,513			209,769	267,215	55,725
00240 - Trails						
03000 - Painting: Exterior						
416 - Wrought Iron 1,689 lf WI Fences	9,154	5	2	5,493	7,507	1,861
476 - Masonry Walls 267,353 sf Block Walls	136,350	5	2	81,810	111,807	27,714
18000 - Landscaping						
130 - Irrigation: Controllers 28 Timeclocks	68,288	10	1	61,459	69,995	6,771
550 - Plant Replacement 74 Palm Trees (4%)	20,325	5	3	8,130	12,500	4,234
19000 - Fencing						
240 - Wrought Iron 1,689 lf Fences	130,053	35	5	111,474	118,070	4,067
460 - Masonry Wall: On-going Maint. 41,131 lf Stucco Clad Block Walls (0.3%)	32,514	5	2	19,508	26,662	6,609
762 - Gates 3 Breezeway Gates (33%)	1,075	6	3	538	735	187
20000 - Lighting						
256 - Landscape 21 In-Ground Up-Lights (23.8%)	5,475	4	2	2,738	4,209	1,391
328 - Monument Lights 20 Neighborhood Monument Lights (25%)	9,125	4	2	4,563	7,015	2,318
332 - Monument Lights 5 Village Monument Lights (40%)	2,192	5	2	1,315	1,797	445
21000 - Signage						
328 - Monument 11 Trails Village Monument Refurbish	52,033	8	3	32,521	40,001	6,775
520 - Monument Highline Sign	3,293	8	4	1,647	2,110	440
524 - Monument 2 Highpointe Signs	6,587	8	7	823	1,688	947
528 - Monument 2 La Paz Signs	6,587	8	4	3,293	4,219	879
532 - Monument 2 Marble Canyon Signs	6,587	8	4	3,293	4,219	879
536 - Monument 2 Mountain Crest Signs	8,203	8	5	3,076	4,204	1,122
540 - Monument 2 Sequoia Signs	6,587	8	3	4,117	5,063	858
544 - Monument 6 Sierra Ridge Signs	27,304	8	3	17,065	20,990	3,555
548 - Monument 2 Sunset Crest Signs	6,587	8	4	3,293	4,219	879

\$0.5M Excess Funds Transfer + \$0.5M Land Sale Proceeds

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00240 - Trails						
21000 - Signage						
552 - Monument 4 Willow Bend Signs	21,400	8	5	8,025	10,968	2,928
26000 - Outdoor Equipment						
336 - Benches 3 Benches (33%)	1,278	5	3	511	786	266
386 - Pet Stations 6 Pet Stations (25%)	1,178	4	2	589	905	299
420 - Garbage Receptacles 3 Garbage Receptacles	2,745	18	13	763	938	203
Sub-total Trails	564,918			376,042	460,605	75,627
00280 - Crossings						
03000 - Painting: Exterior						
420 - Wrought Iron 6,174 If WI Fences	33,463	5	2	20,078	27,440	6,802
18000 - Landscaping						
138 - Irrigation: Controllers 24 Timeclocks	58,532	10	1	52,679	59,996	5,803
554 - Plant Replacement 9 Palm Trees (11%)	6,775	5	7	847	992	974
19000 - Fencing						
248 - Wrought Iron 6,174 If Phase I & II Fences	475,398	35	11	325,987	348,059	17,239
470 - Masonry Wall: On-going Maint. 35,000 If Split Face Block Walls (0.3%)	25,148	5	2	15,089	20,621	5,111
766 - Gates Breezeway Gate	1,075	18	5	776	857	65
20000 - Lighting						
264 - Landscape 22 In-Ground Up-Lights (27%)	6,570	4	2	3,285	5,051	1,669
336 - Monument Lights 8 Neighborhood Monument Lights (25%)	3,650	4	2	1,825	2,806	927
340 - Monument Lights 4 Village Monument Lights (25%)	808	4	2	404	621	205
21000 - Signage						
332 - Monument 8 Crossings Village Monument Refurbish	37,843	8	7	4,730	9,697	5,439
570 - Monument Aspen Glen Sign	3,293	8	7	412	844	473
574 - Monument Crimson Ridge Sign	6,600	8	6	1,650	2,537	925
578 - Monument 2 Discovery Hills Signs	9,900	8	5	3,713	5,074	1,354
582 - Monument 3 Highland Hills Signs	8,600	8	5	3,225	4,408	1,177
586 - Monument Sycamore Ridge Sign	3,293	8	4	1,647	2,110	440
590 - Monument 3 West Hills Signs	9,880	8	2	7,410	8,861	1,255
594 - Monument 2 Westridge Signs	6,587	8	3	4,117	5,063	858
26000 - Outdoor Equipment						
188 - Bike Rack Bike Rack	400	40	13	270	287	13
342 - Benches 7 Benches (28.6%)	2,556	4	3	639	1,310	666
390 - Pet Stations 6 Pet Stations (25%)	1,178	4	2	589	905	299
424 - Garbage Receptacles 4 Garbage Receptacles (50%)	1,830	9	4	1,017	1,251	217
Sub-total Crossings	703,378			450,387	508,788	51,913

\$0.5M Excess Funds Transfer + \$0.5M Land Sale Proceeds

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00320 - Arbors						
03000 - Painting: Exterior						
424 - Wrought Iron 12,966 lf WI Fences & Monument Arbors	70,276	5	3	28,110	43,220	14,641
480 - Masonry Walls 472,930 sf Block Walls	241,194	5	3	96,478	148,334	50,250
04000 - Structural Repairs						
300 - Trellis 10 Monument Metal Lattice	19,000	40	15	11,875	12,659	665
18000 - Landscaping						
146 - Irrigation: Controllers 55 Timeclocks	134,137	10	1	120,723	137,490	13,300
558 - Plant Replacement 45 Palm Trees (4%)	13,550	5	10	1,232	1,389	1,525
19000 - Fencing						
264 - Wrought Iron 13,966 lf Phase I & II Fences	1,075,382	35	6	891,031	944,800	34,467
265 - Wrought Iron 25 lf Brookfield Mini Park Railing (2024 Only)[nr:1]	1,911	1	0	1,911	0	0
480 - Masonry Wall: On-going Maint. 72,758 lf Stucco Clad Block Walls (0.3%)	57,515	5	3	23,006	35,372	11,983
750 - Gates 11 Breezeway Gates (27%)	3,225	5	3	1,290	1,983	672
20000 - Lighting						
272 - Landscape 36 Landscape Lights (25%)	7,275	4	2	3,638	5,593	1,848
344 - Monument Lights 28 Neighborhood Monument Lights (25%)	12,775	4	2	6,388	9,821	3,246
348 - Landscape 30 In-Ground Up-Lights (23%)	7,665	4	2	3,833	5,892	1,947
352 - Monument Lights 40 Village Monument Lights (25%)	5,988	5	2	3,593	4,910	1,217
21000 - Signage						
344 - Monument 10 Arbors Village Monument Refurbish	47,303	8	4	23,652	30,304	6,313
610 - Monument Arbor Grove Sign	3,293	8	3	2,058	2,532	429
614 - Monument 2 Arbor View Signs	6,587	8	4	3,293	4,219	879
618 - Monument 2 Brookfield Signs	6,587	8	4	3,293	4,219	879
622 - Monument 2 Chardonnay Hills Signs	6,587	8	6	1,647	2,532	924
626 - Monument 2 Chardonnay Ridge Signs	6,587	8	7	823	1,688	947
628 - Monument Cypress Pointe Sign	3,293	8	7	412	844	473
632 - Monument Fallbrook Sign	3,293	8	2	2,470	2,954	418
636 - Monument 2 Glenmere Signs	6,587	8	3	4,117	5,063	858
640 - Monument 2 Manorwood Signs	6,587	8	2	4,940	5,907	837
648 - Monument 2 Napa Hills Signs	6,587	8	7	823	1,688	947
652 - Monument Oak Hills Sign	3,293	8	3	2,058	2,532	429
656 - Monument 2 Oak Knoll Signs	6,587	8	2	4,940	5,907	837
660 - Monument 2 Rosedale Signs	8,301	8	0	8,301	1,063	1,004
664 - Monument 2 Royal Woods Signs	6,587	8	2	4,940	5,907	837

\$0.5M Excess Funds Transfer + \$0.5M Land Sale Proceeds

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00320 - Arbors						
21000 - Signage						
668 - Monument 2 Sonoma Hills Signs	6,587	8	1	5,763	6,751	816
672 - Monument 2 Sycamore Heights Signs	6,587	8	1	5,763	6,751	816
676 - Monument 4 Westbrook Signs	13,173	8	3	8,233	10,127	1,715
26000 - Outdoor Equipment						
130 - Tot Lot: Play Equipment Rosedale Play Equipment	35,000	18	15	5,833	7,972	2,724
144 - Tot Lot: Safety Surface 800 sf Rosedale Play Area	11,200	10	4	6,720	8,036	1,196
280 - Picnic Tables 5 Royal Woods, Oak Knoll, Brookfield Picnic Tables	7,250	20	1	6,888	7,431	359
290 - Picnic Tables Fallbrook Picnic Table	1,250	20	19	63	128	97
348 - Benches 21 Benches (25%)	6,708	4	2	3,354	5,157	1,704
394 - Pet Stations 23 Pet Stations (25%)	4,514	4	2	2,257	3,470	1,147
428 - Garbage Receptacles 2 Oak Knoll Concrete Receptacles	2,600	25	3	2,288	2,452	108
432 - Garbage Receptacles 24 Garbage Receptacles (31.8%)	6,987	6	2	4,658	5,968	1,184
Sub-total Arbors	1,879,803			1,312,692	1,493,066	164,637
00360 - Admin						
01000 - Paving						
100 - Asphalt: Sealing 12,875 sf Parking	2,544	6	4	848	1,304	453
200 - Asphalt: Ongoing Repairs 12,875 sf Parking (2%)	1,134	6	4	378	581	202
300 - Asphalt: Overlay 12,875 sf Parking	35,406	25	10	21,244	23,227	1,754
800 - Striping 42 Parking & Red Curbs	675	6	4	225	346	120
03000 - Painting: Exterior						
120 - Surface Restoration 5,650 sf Admin Building & Entry Structure	9,040	12	1	8,287	9,266	747
03500 - Painting: Interior						
100 - Building 12,000 sf Admin Building	21,000	10	0	21,000	2,153	2,031
04000 - Structural Repairs						
700 - Carports: Metal 2,880 sf [3] Carports	31,217	30	12	18,730	20,265	1,354
912 - Doors 22 Admin Building	23,847	30	12	14,308	15,480	1,034
05000 - Roofing						
200 - Low Slope: BUR 2,300 sf Admin Building Reroof	26,105	28	11	15,849	17,201	1,183
340 - Low Slope: Coating 2,300 sf Admin Building Recoat	10,925	28	1	10,535	11,198	387
670 - Pitched: Tile 78 Squares- Admin Building	84,547	30	12	50,728	54,885	3,666
08000 - Rehab						
100 - General Reception, Conference, Offices	22,000	15	0	22,000	1,503	1,419
101 - General Design Fee (2024 Only)[nr:1]	2,500	1	0	2,500	0	0
200 - Restrooms 2 Restrooms	13,600	15	4	9,973	11,152	968

\$0.5M Excess Funds Transfer + \$0.5M Land Sale Proceeds

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00360 - Admin						
20000 - Lighting						
100 - Exterior: Misc. Fixtures 33 Building Exterior Lights	13,200	35	27	3,017	3,479	711
500 - Parking Lot 6 Parking Lot Lights	20,400	35	27	4,663	5,377	1,098
21000 - Signage						
788 - Monument Management Office	3,000	20	15	750	923	210
22000 - Office Equipment						
200 - Computers, Misc. 2 File Servers	10,778	8	2	8,083	9,666	1,369
260 - Computers, Misc. 13 Printers (50%)	5,254	4	2	2,627	4,039	1,335
23000 - Mechanical Equipment						
200 - HVAC Rooftop 5-ton Unit	14,000	15	9	5,600	6,697	1,128
204 - HVAC Rooftop 5-ton Unit	14,000	15	8	6,533	7,653	1,100
210 - HVAC Rooftop 4-ton Unit	12,300	15	7	6,560	7,565	943
214 - HVAC 2 Rooftop 4-ton Units	24,600	15	2	21,320	23,534	1,667
220 - HVAC Rooftop 3-ton Unit	11,200	15	3	8,960	9,949	778
600 - Water Heater Mop Closet	900	12	3	675	769	78
24000 - Furnishings						
200 - Chairs 38 Stacking Chairs	3,862	20	5	2,896	3,166	211
212 - Chairs 20 Office Chairs	9,275	10	0	9,275	951	897
220 - Chairs 6 Executive Chairs	4,471	10	0	4,471	458	433
240 - Chairs 14 Conference Room Chairs	5,310	14	0	5,310	389	367
330 - Tables 4 Tables	4,336	20	3	3,685	4,000	226
620 - Office Desk, Chair 5 Workstation Desks	12,194	20	3	10,365	11,249	635
640 - Modular Office Desk 10 Office Cubes	46,000	25	7	33,120	35,834	2,116
660 - Storage 65 File Cabinets	78,000	30	12	46,800	50,635	3,382
664 - Storage 20 Bookcases, Cabinets, Shelves, Etc	12,194	30	12	7,317	7,916	529
910 - Window Coverings 36 Window Blinds	19,440	15	0	19,440	1,328	1,254
24600 - Safety / Access						
120 - Fire Control Misc Fire System	8,145	30	12	4,887	5,287	353
700 - Security System Surveillance & Intrusion System	6,825	10	5	3,413	4,197	747
25000 - Flooring						
200 - Carpeting 570 Sq. Yds. Admin Building	32,437	10	0	32,437	3,325	3,138
400 - Tile 620 sf [2] Restrooms	12,710	30	12	7,626	8,251	551
600 - Vinyl 116 Sq. Yds. Admin Building	4,089	18	5	2,953	3,260	249
900 - Coatings 342 sf Reception Area	2,317	18	3	1,931	2,111	134
Sub-total Admin	675,777			461,320	390,570	40,955

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
00360 - Admin						
Totals	7,209,738			4,997,853	5,742,596	1,444,631
				[A] [EndBal] [A]	[B] [EndBal] [B]	
Percent Funded				112.38%	97.34%	

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

PLEASE CONFIRM THE FOLLOWING:

DESCRIPTION OF ASSOCIATION PROPERTY

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

Approximate age of Development: _____ Number of current annexed units: **212,852**

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

RESERVE STUDY INFORMATION

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

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

Date on which the most recent reserve study's on-site inspection commenced: **4/3/2024**

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

Commencement date of previous study (M/D/YR.): **6/19/2020**

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

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

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

If yes, explain and attach supporting documents:

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

- **No known differences.**

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

FINANCIAL/FUNDING INFORMATION FROM CURRENT RESERVE STUDY

Estimated replacement costs of the complete major component inventory: **\$7,209,738**

Recommended annual reserve contribution in current fiscal year: **\$1,384,631**

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

Timeframe for special reserve assessment (if any):

1 Actual reserve account balance at the beginning of the fiscal year: **\$3,938,794**

2 Current fiscal year budgeted reserve contribution: + **\$1,384,631**

3 Current FY projected investment income (i.e. interest, dividends): + **\$117,965**

4 Current fiscal year budgeted special reserve assessment (if any): + **\$**

5 Total projected reserve account balance **(add lines 1-4):** = **\$**

6 Current fiscal year budgeted reserve expenditures: - **\$825,020**

7 **Projected** reserve acct bal @ end of current FY **(subtract 6 from 5)** = **\$5,616,370**

8 **Projected** fully-funded (100% funded) balance from Reserve Study: **\$4,997,853**

9 **Projected** percent funded **(line 7 divided by line 8):** **112%**

Client to provide answers to the following:

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

If yes, explanation for the difference:

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

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

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

If no, why not?

Funding plan selected by executive board:

☒ Threshold funding

Additional Information from BRG:

-

Terms & Definitions CAI

Adequate Reserves: A replacement reserve fund and stable and equitable multiyear [funding plan](#) that together provide for the reliable and timely execution of the association's major repair and replacement projects as defined herein without reliance on additional supplemental funding.

Capital Improvements: Additions to the association's common area that previously did not exist. While these components should be added to the reserve study for future replacement, the cost of construction or installation cannot be taken from the reserve fund.

Cash Flow Method (also known as pooling): A method of developing a reserve funding plan where funding of reserves is designed to offset the annual expenditures from the reserve fund.

To determine the selected funding plan, different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Common Area: The areas identified in the community association's master deed or declarations of covenant easements and restrictions that the association is obligated to maintain and replace or based on a well-established association precedent.

Community Association: A nonprofit entity that exists to preserve the nature of the community and protect the value of the property owned by members. Membership in the community association is mandatory and automatic for all owners. All owners pay mandatory lien-based assessments that fund the operation of the association and maintain the common area or elements, as defined in the governing documents. The community association is served and lead by an elected board of trustees or directors.

Components: The individually listed projects within the physical analysis which are determined for inclusion using the process described within the component inventory. These components form the building blocks for the reserve study. **Components are selected to be included in the reserve study based on the following three-part test:**

1. The association has the obligation to maintain or replace the existing element.
2. The need and schedule for this project can be reasonably anticipated.
3. The total cost for the project is material to the association, can be reasonably estimated, and includes all direct and related costs.

Component Inventory: The task of selecting and quantifying reserve components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, review of association precedents, and discussion with appropriate representative(s) of the association.

The Reserve Specialist, in coordination with the client, will determine the methodology for including these components in the study. Typical evaluation techniques for consideration include:

- Inclusion of long-life components with funding in the study.
- Addition of long-life components with funding at the time when they fall within the 30-year period from the date of study preparation.
- Identification of long-life components in the component inventory even when they are not yet being funded in the 30-year funding plan.

Component Method (also known as Straight Line): A method of developing a reserve funding plan where the total funding is based on the sum of funding for the individual components.

Condition Assessment: The task of evaluating the current condition of the component based on observed or reported characteristics. The assessment is limited to a visual, non-invasive evaluation.

Effective Age: The difference between [useful life](#) and estimated [remaining useful life](#). Not always equivalent to chronological age since some components age irregularly. Used primarily in computations.

Financial Analysis: The portion of a reserve study in which the current status of the reserves (measured as cash or [percent funded](#)) and a recommended reserve funding plan are derived, and the projected reserve income and expense over a period of time are presented. The financial analysis is one of the two parts of a reserve study. A minimum of 30 years of income and expense are to be considered.

Fully Funded: 100 percent funded. When the actual (or projected) [reserve balance](#) is equal to the fully funded balance.

Fully Funded Balance (FFB): An indicator against which the actual (or projected) reserve balance can be compared. The reserve balance that is in direct proportion to the fraction of life "used up" of the current repair or [replacement cost](#). This number is calculated for each component, and then summed for an association total.

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

Example: For a component with a \$10,000 current replacement cost, a 10-year useful life, and effective age of 4 years, the fully funded balance would be \$4,000.

Fund Status: The status of the reserve fund reported in terms of cash or [percent funded](#).

Funding Goals:

The three funding goals listed below range from the most aggressive to most conservative:

Baseline Funding

Establishing a reserve funding goal of allowing the reserve cash balance to approach but never fall below zero during the cash flow projection. This is the funding goal with the greatest risk of being prepared to fund future repair and replacement of major components, **and it is not recommended** as a long-term solution/plan. Baseline funding may lead to project delays, the need for a [special assessment](#), and/or a line of credit for the community to fund needed repairs and replacement of major components.

Threshold Funding

Establishing a reserve funding goal of keeping the [reserve balance](#) above a specified dollar or percent funded amount. Depending on the threshold selected, this funding goal may be weaker or stronger than “fully funded” with respective higher risk or less risk of cash problems. In determining the threshold, many variables should be considered, including things such as investment risk tolerance, community age, building type, components that are not readily inspected, and components with a [remaining useful life](#) of more than 30 years.

Full Funding

Setting a reserve funding goal to attain and maintain reserves at or near 100 percent funded. Fully funded is when the actual or projected reserve balance is equal to the fully funded balance.

It should be noted that, in certain jurisdictions, there may be statutory funding requirements that would dictate the funding requirements. In all cases, these standards are considered the minimum to be referenced.

Funding Plan: An association’s plan to provide income to a reserve fund to offset anticipated expenditures from that fund. The plan must be a minimum of 30 years of projected income and expenses.

Funding Principles: A funding plan addressing these principles. These funding principles are the basis for the recommendations included within the reserve study:

- Sufficient funds when required.
- Stable funding rate over the years.
- Equitable funding rate over the years.
- Fiscally responsible.

Initial Year: The first fiscal year in the financial analysis or funding plan.

Life Estimates: The task of estimating [useful life](#) and [remaining useful life](#) of the reserve components.

Life Cycle Cost: The ongoing cost of deterioration which must be offset in order to maintain and replace common area components at the end of their useful life. Note that the cost of preventive maintenance and corrective maintenance determined through periodic structural inspections (if required) are included in the calculation of life cycle costs and often result in overall net lower life cycle costs.

Maintenance: Maintenance is the process of maintaining or preserving something, or the state of being maintained. Maintenance is often defined in three ways: preventive maintenance, corrective maintenance, and deferred maintenance. Maintenance projects commonly fall short of “replacement” but may pass the defining test of a reserve component and be appropriate for reserve funding. Maintenance types are categorized below:

Preventive Maintenance: Planned maintenance carried out proactively at predetermined intervals, aimed at reducing the performance degradation of the component such that it can attain, at minimum, its estimated useful life.

Deferred Maintenance: Maintenance which is not performed and leads to premature deterioration to the common areas due to lack of preventive maintenance.

This results in a reduction in the remaining useful life of the reserve components and the potential of inadequate funding. Typically, deferred maintenance creates a need for corrective maintenance.

Corrective Maintenance: Maintenance performed following the detection of a problem, with the goal of remediating the condition such that the intended function and life of the component or system is restored, preserved, or enhanced.

Many corrective maintenance projects could be prevented with a proactive, preventive maintenance program. Note that when the scope is minor, these projects may fall below the threshold of cost significance and thus are handled through the operational budget. In other cases, the cost and timing should be included within the reserve study.

Percent Funded: The ratio, at a particular point in time clearly identified as either the beginning or end of the association’s fiscal year, of the actual (or projected) [reserve balance](#) to the fully funded balance, expressed as a percentage.

While percent funded is an indicator of an association’s reserve fund size, it should be viewed in the context of how it is changing due to the association’s reserve funding plan, in light of the association’s risk tolerance and is not by itself a measure of “adequacy.”

Periodic Structural Inspection: [Structural system](#) inspections aimed at identifying issues when they become evident.

Additional information and recommendations are included within the Condominium Safety Public Policy Report. www.condosafety.com

Physical Evaluation: The portion of the reserve study where the component inventory, condition assessment, and life and [valuation estimate](#) tasks are performed. This represents one of the two parts of the reserve study.

Preventive Maintenance Schedule: A summary of the preventive maintenance tasks included within a maintenance manual which should be performed such that the useful lives of the components are attained or exceeded. This schedule should include both the timing and the estimated cost of the task(s).

Remaining Useful Life (RUL): Also referred to as “remaining life” (RL). The estimated time, in years, that a component can be expected to serve its intended function, presuming timely preventive maintenance. Projects expected to occur in the initial year have zero remaining useful life.

Replacement Cost: The cost to replace, repair, or restore the component to its original functional condition during that particular year, including all related expenses (including but not limited to shipping, engineering, design, permits, installation, disposal, etc.).

Reserve Balance: Actual or projected funds, clearly identified as existing either at the beginning or end of the association’s fiscal year, which will be used to fund reserve component expenditures. The source of this information should be disclosed within the reserve study.

Also known as beginning balance, reserves, reserve accounts, or cash reserves. This balance is based on information provided and not audited.

Reserve Study: A reserve study is a budget planning tool which identifies the components that a community association is responsible to maintain or replace, the current status of the reserve fund, and a stable and equitable funding plan to offset the anticipated future major common area expenditures.

This limited evaluation is conducted for budget and cash flow purposes. Tasks outside the scope of a reserve study include, but are not limited to, design review, construction evaluation, intrusive or destructive testing, preventive maintenance plans, and structural or safety evaluations.

Reserve Study Provider: An individual who prepares reserve studies. In many instances, the reserve study provider will possess a specialized designation such as the Reserve Specialist® (RS) designation administered by Community Associations Institute (CAI). This designation indicates that the provider has shown the necessary skills to perform a reserve study that conforms to these standards. In some instances, qualifications in excess of the RS designation will be required if supplemental subject matter expertise is required.

Reserve Study Provider Firm: A company that prepares reserve studies as one of its primary business activities.

Responsible Charge: A Reserve Specialist (RS) in responsible charge of a reserve study shall render regular and effective supervision to those individuals' performing services that directly and materially affect the quality and competence of services rendered by the Reserve Specialist. A Reserve Specialist shall maintain such records as are reasonably necessary to establish that the Reserve Specialist exercised regular and effective supervision of a reserve study of which he or she was in responsible charge. A Reserve Specialist engaged in any of the following acts or practices shall be deemed not to have rendered the regular and effective supervision required herein:

1. The regular and continuous absence from principal office premises from which professional services are rendered; except for performance of field work or presence in a field office maintained exclusively for a specific project;
2. The failure to personally inspect or review the work of subordinates where necessary and appropriate;
3. The rendering of a limited, cursory or perfunctory review of plans or projects in lieu of an appropriate detailed review; and
4. The failure to personally be available on a reasonable basis or with adequate advance notice for consultation and inspection where circumstances require personal availability.

Site Visit: A visual assessment of the accessible areas of the components included within the reserve study.

The site visit includes tasks such as, but not limited to, on-site visual observations, a review of the association's design and governing documents, review of association precedents, and discussion with appropriate representative(s) of the association.

Special Assessment: A temporary assessment levied on the members of an association in addition to regular assessments. Note that special assessments are often regulated by governing documents or local statutes.

Special assessments, when used to make up for unplanned reserve fund shortfalls, may be an indicator of deferred maintenance, improper reserve project planning, and unforeseen catastrophes and accidents, as well as other surprises.

Structural System: The structural components within a building that, by contiguous interconnection, form a path by which external and internal forces, applied to the building, are delivered to the ground. This is generally a combination of structural beams, columns, and bracing and is not included within the reserve study, although it is reviewed as part of the recommended periodic structural inspections.

It is important to recognize that individual structural components which are not a part of the structural system, such as decks, balconies, and podium deck components may be included for reserve funding if they otherwise satisfy the three-part test.

Useful Life (UL): The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed presuming proactive, planned, preventive maintenance.

Best practice is that a component's Useful Life should reflect the actual preventive maintenance being performed (or not performed).

Valuation Estimates: The task of estimating the current repair or [replacement costs](#) for the reserve components.

The above terms and definitions are from the Community Associations Institute (CAI) national reserve study standards (2023 version).

Terms & Definitions BRG

Browning Reserve Group, LLC reserve studies use several terms that are unique to our reports. Our specialized systems have been developed to offer flexibility in many areas of our reporting. Please see below for definitions of abbreviations and symbols used in many of our reserve studies.

NR-1 Limited Recurrence (1 Time): NR (Nonrecurring) signifies that a component recurs for only a limited number of life cycles and not continuously. NR-1 signifies that component replacement occurs only once, NR-2 signifies that replacement occurs only twice, and so on. NR is most often used to signify a replacement in a single specific year only or to display a cost that may be unique at one replacement cycle only. One-time only components may accompany an ongoing component where the one-time component provides a unique cost or schedule that differs from the related ongoing component.

SE-2 Spread Evenly (2 Years): SE (Spread Even) signifies that component replacement is divided evenly over two or more consecutive years instead of undivided replacement in a single year. SE-2 signifies that half of the component will be replaced in two consecutive years, SE-3 signifies thirds replacement in three consecutive years, and so on. For example, an 8-year remaining life component set with SE-4 will have a quarter replaced in year 8, quarter in year 9, quarter in year 10, and quarter in year 11 with each year's replacement adjusted for inflation accordingly. Spread replacements continue through all future replacement cycles.

NSE-2 Spread Non-Evenly (2 Years): NSE (Not Spread Even) spreads the total replacement over several consecutive years like [spread evenly](#), but unlike [spread evenly](#), NSE spreads are unequal. For example, a 6-year remaining life component set with NSE-3 could have a quarter replaced in year 6, half in year 7, and quarter in year 8 with each year's replacement adjusted for inflation accordingly. Spread replacements continue through all future replacement cycles.

Percent to Include (%): Percent to include signifies what portion of a component is replaced and/or what portion reserves pays at each replacement cycle. A partial replacement example could involve a wood fence partially replaced at 50% every eight years instead of fully replaced at 100% every sixteen years. A partial cost example could involve a 50/50 good neighbor fence cost share where only 50% of the total replacement cost is paid from reserves. These two examples could overlap yielding 25% each replacement cycle. Various other examples exist that might involve small percentages or, occasionally, higher than 100%.

Remaining Life Greater than Useful Life (Delayed Start): [Remaining life](#) greater than [useful life](#) signifies that a component's replacement cycle start is delayed. In many instances a component's replacement cycle may not begin immediately, so the replacement cycle start is delayed by setting the [remaining life](#) greater than the [useful life](#). An example could involve metal fence paint where the initial factory paint may last 9 years but subsequent in-field repaint only lasts 6 years. In this example, the initial metal fence paint cycle would be delayed 3 years by setting a 9 year [remaining life](#) and 6 year [useful life](#).

Zero Remaining Life: Zero [remaining life](#) signifies component replacement in the study's preparation year irrespective of whether the replacement was before or after the study's preparation. All replacements are reflected in their replacement year, and the year in which the study is prepared is no different than any other year.



RESERVE STUDY

Member Distribution Materials

Summerlin North Community Association

Update w/ Site Visit Review

Final

Published - July 02, 2024

Prepared for the 2025 Fiscal Year

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Professionally managed by
The Howard Hughes Corporation
(702) 791-4600

Browning Reserve Group, LLC
www.BrowningRG.com

July 02, 2024

This is a summary of the Reserve Study that has been performed for Summerlin North Community Association, (the "Association") which is a Planned Community with a total of 212,852 Lots. This study was conducted in compliance with Nevada *NRS 116.31151 and NRS 116.31152* and is being provided to you as a member of the Association. A full copy is available (through the Association) for review by members of the Association.

The intention of the Reserve Study is to forecast the Association's ability to repair or replace major components as they wear out in future years. This is done utilizing the "Cash Flow Method." This is a method of developing a reserve funding plan where the contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund.

Browning Reserve Group, LLC prepared this Update w/ Site Visit Review for the January 1, 2025 - December 31, 2025 fiscal year. At the time this summary was prepared, the assumed long-term before-tax interest rate earned on reserve funds was 2.50% per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was 2.50% per year.

The Reserve Study is not an engineering report, and no destructive testing was performed. The costs outlined in the study are for budgetary and planning purposes only, and actual bid costs would depend upon the defined scope of work at the time repairs are made. Also, any latent defects are excluded from this report.

This reserve study was produced under the responsible charge of Robert W Browning who, pursuant to Nevada regulation R145-06, is a Nevada Reserve Study Specialist (RSS #5).

Funding Assessment

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

Nevada statute imposes no reserve funding level requirements. Although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that the Association's reserves are inadequately funded.

The board of directors does not anticipate any special reserve assessment will be required during the current 30-year life of the reserve study to repair, replace, maintain or restore any major component or to provide adequate reserves. (*NAC 116.430 8*)

Summerlin North Community Association
Nevada Member Summary
Final
Prepared for the 2025 Fiscal Year

Reserve Component	Current Replacement Cost	Useful Life	Remaining Life	2024 Fully Funded Balance	2025 Fully Funded Balance	2025 Line Item Contribution based on Cash Flow Method
01000 - Paving	39,759	6-25	4-10	22,695	25,457	2,528
02000 - Concrete	112,000	3-3	2-2	37,333	76,533	37,941
03000 - Painting: Exterior	1,002,460	5-12	1-3	498,372	715,255	205,360
03500 - Painting: Interior	21,000	10-10	0-0	21,000	2,153	2,031
04000 - Structural Repairs	74,064	30-40	12-15	44,913	48,404	3,053
05000 - Roofing	121,577	28-30	1-12	77,112	83,284	5,236
08000 - Rehab	38,100	1-15	0-4	34,473	12,655	2,387
18000 - Landscaping	1,470,310	1-10	0-10	1,254,009	1,435,826	827,165
19000 - Fencing	2,599,748	1-35	0-11	1,984,401	2,148,905	126,319
20000 - Lighting	199,560	4-35	1-27	93,510	137,959	42,585
21000 - Signage	837,803	5-20	0-15	457,703	565,889	108,954
22000 - Office Equipment	16,032	4-8	2-2	10,711	13,706	2,704
23000 - Mechanical Equipment	77,000	12-15	2-9	49,648	56,167	5,693
24000 - Furnishings	195,083	10-30	0-12	142,680	115,927	10,049
24600 - Safety / Access	14,970	10-30	5-12	8,300	9,485	1,100
25000 - Flooring	51,553	10-30	0-12	44,947	16,946	4,071
26000 - Outdoor Equipment	177,883	4-40	1-25	102,561	123,184	19,053
30000 - Miscellaneous	160,836	4-10	1-10	113,485	154,861	38,401
Totals	\$7,209,738			\$4,997,853	\$5,742,596	\$1,444,631
Estimated Ending Balance				\$5,616,370	\$5,589,558	\$0.57
Percent Funded				112.4%	97.3%	/Lot/month @ 212852

30 Year Reserve Funding Plan Cash Flow Method

Final

Prepared for the 2025 Fiscal Year

\$0.5M Excess Funds Transfer + \$0.5M Land Sale Proceeds

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Beginning Balance	3,938,794	5,616,370	5,589,558	5,075,992	4,822,642	5,419,693	5,690,651	4,923,124	4,469,144	4,240,842
Inflated Expenditures @ 2.5%	825,020	1,609,788	2,149,870	1,940,186	1,154,028	1,550,839	2,643,191	2,374,565	2,200,464	1,540,751
Reserve Contribution	1,384,631	1,444,631	1,504,631	1,564,631	1,624,631	1,684,631	1,744,631	1,804,631	1,864,631	1,911,247
<i>Lots/month @ 212852</i>	0.54	0.57	0.59	0.61	0.64	0.66	0.68	0.71	0.73	0.75
<i>Percentage Increase</i>		4.3%	4.2%	4.0%	3.8%	3.7%	3.6%	3.4%	3.3%	2.5%
Special Assessments / Other	1,000,000 ¹	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	117,965	138,345	131,673	122,205	126,449	137,165	131,034	115,954	107,531	110,652
Ending Balance	5,616,370	5,589,558	5,075,992	4,822,642	5,419,693	5,690,651	4,923,124	4,469,144	4,240,842	4,721,990

1) \$500,000 excess funds transfer from operating to reserve plus \$500,000 land sale proceeds to reserve.

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Beginning Balance	4,721,990	5,100,690	4,407,541	3,891,068	3,596,481	4,088,621	4,804,035	5,851,385	5,570,384	5,166,724
Inflated Expenditures @ 2.5%	1,701,595	2,818,539	2,677,129	2,496,685	1,765,138	1,610,832	1,356,070	2,750,680	2,923,103	1,739,970
Reserve Contribution	1,959,028	2,008,004	2,058,204	2,109,659	2,162,400	2,216,460	2,271,872	2,328,669	2,386,886	2,446,558
<i>Lots/month @ 212852</i>	0.77	0.79	0.81	0.83	0.85	0.87	0.89	0.91	0.93	0.96
<i>Percentage Increase</i>	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	121,268	117,386	102,452	92,439	94,878	109,786	131,548	141,010	132,557	138,000
Ending Balance	5,100,690	4,407,541	3,891,068	3,596,481	4,088,621	4,804,035	5,851,385	5,570,384	5,166,724	6,011,312

	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Beginning Balance	6,011,312	6,685,469	6,753,971	6,306,066	5,945,731	7,232,537	8,184,603	8,825,120	8,709,723	8,532,267
Inflated Expenditures @ 2.5%	1,990,315	2,667,832	3,243,814	3,212,134	1,643,945	2,075,526	2,477,668	3,312,769	3,445,735	2,487,299
Reserve Contribution	2,507,722	2,570,415	2,634,675	2,700,542	2,768,056	2,837,257	2,908,188	2,980,893	3,055,415	3,131,800
<i>Lots/month @ 212852</i>	0.98	1.01	1.03	1.06	1.08	1.11	1.14	1.17	1.20	1.23
<i>Percentage Increase</i>	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	156,750	165,919	161,235	151,257	162,695	190,335	209,997	216,480	212,864	221,363
Ending Balance	6,685,469	6,753,971	6,306,066	5,945,731	7,232,537	8,184,603	8,825,120	8,709,723	8,532,267	9,398,130