

Reserve Study Transmittal Letter

Date: May 15, 2025
To: Scott Wingfield, The Howard Hughes Corporation
From: Browning Reserve Group, a division of Reserve Advisors, LLC (BRG)

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

Attached, please find the reserve study for Summerlin West 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 2026 budget?

This is found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* **\$700,000** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **\$4.85 /Unit/month @ 12018**. 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, 2026, the Association is **88.1%** 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.

During the 2025 reserve site visit, the association was under construction. Continuing construction activity may alter the projections presented in this study. If construction does alter the projections within this study, a new component inventory and funding plan will be required.

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, (2025) the current fiscal year is dealt with in the study.

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



RESERVE STUDY

Update w/ Site Visit Review

Summerlin West Community Association

Final

Published - May 15, 2025

Prepared for the 2026 Fiscal Year

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Summerlin West Community Association

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Summerlin West 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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Summerlin West Community Association

Final

Published - May 15, 2025

Prepared for the 2026 Fiscal Year

Reserve Study Summary

A Reserve Study was conducted of Summerlin West Community Association (the "**Association**") which is a Planned Community with a total of 12,018 Units. 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, a division of Reserve Advisors, 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 \$4,637,034.**
 - **[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, 2026 is estimated to be \$4,086,998, constituting 88.1% 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 \$700,000 [*\$4.85 per Unit per month (average)*] for the fiscal year ending December 31, 2026 (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.
- During the 2025 reserve site visit, the association was under construction. Continuing construction activity may alter the projections presented in this study. If construction does alter the projections within this study, a new component inventory and funding plan will be required.

Percent Funded Status

Based on paragraphs 1 - 3 above, the Association is 88.1% 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 West 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 BRG's founder, Robert 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

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, a division of Reserve Advisors, LLC

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
00020 - Paseos Village - General													
02000 - Concrete													
200 - Walkways 1,700 sf Monument Entry Areas (10%)	2,307	25 3				2,484							
Total 02000 - Concrete	2,307					2,484							
03000 - Painting: Exterior													
400 - Wrought Iron 13,207 lf Fence Paint	82,544	5 2			86,723					98,119			
500 - Masonry Walls 449,472 sf Wall Paint	355,083	10 7								422,082			
Total 03000 - Painting: Exterior	437,627				86,723					520,201			
04000 - Structural Repairs													
300 - Trellis 4 Desert Foothills @ Desert Sunrise Arches (50%)	8,375	30 8									10,204		
660 - Metal Railings 144 lf Walkway Step Railings	6,192	30 8									7,544		
Total 04000 - Structural Repairs	14,567										17,748		
18000 - Landscaping													
100 - Irrigation: Controllers 19 Irrigation Controllers (25%)	18,050	12 2			18,964								
104 - Irrigation: Controllers 19 Irrigation Controllers (75%)	54,150	12 3				58,314							
140 - Irrigation: Misc. 92,000 lf Renovation (33%)	57,347	20 2			60,250								
141 - Irrigation: Misc. Charleston Renovation (2025 Only) (50%)[nr:1]	125,000	1 0	125,000										
400 - Plant Replacement 1,207,017 sf Streets/Medians & Monuments (7.5%)[se:4]	558,547	5 4					154,133	157,986	161,936	165,984		174,387	178,000
500 - Tree Maintenance 12 Roundabout Palms (8%)	6,950	5 13											
506 - Tree Maintenance 200 Tree Replacements[se:2]	123,000	10 4					67,884	69,582					
507 - Tree Maintenance Desert Foothills (2025 Only) (50%)[nr:1]	50,000	1 0	50,000										
Total 18000 - Landscaping	993,044		175,000		79,214	58,314	222,017	227,568	161,936	165,984		174,387	178,000
19000 - Fencing													
230 - Wrought Iron: 6' 3,615 lf Access Fences	213,285	30 8									259,867		
240 - Wrought Iron: 6' 9,448 lf View Fences	557,432	30 8									679,177		

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
400 - Masonry Wall: On-going Maint. 74,912 If Stucco Clad Wall Repair (2%)	404,525	10 7								480,853			
780 - Gates 7 Pedestrian & EVA Gates	7,700	30 8									9,382		
Total 19000 - Fencing	1,182,942									480,853	948,426		
20000 - Lighting													
200 - Landscape 27 Landscape Lights	15,075	20 2			15,838								
204 - Landscape 97 Monument Area Up-Lights	108,155	20 14											
208 - Monument Lights 14 Monument 4' Fixtures	14,000	20 14											
210 - Monument Lights 14 Village Monument Light Fixtures	11,725	20 2			12,319								
280 - Pole Lights 8 Fox Hill Greenbelt Mini-Park	21,713	30 24											
Total 20000 - Lighting	170,668				28,157								
21000 - Signage													
700 - Monument 461 Wall Metal Emblems (51.8%)	18,403	30 8									22,422		
710 - Monument 14 Paseos Village Monument Refurbish	40,600	7 3				43,722							51,722
Total 21000 - Signage	59,003					43,722					22,422		51,722
26000 - Outdoor Equipment													
366 - Benches 16 Benches	23,680	18 12											
370 - Pet Stations 38 Pet Stations (26%)	7,000	3 2			7,354			7,920			8,529		
386 - Garbage Receptacles 7 Trash Receptacles	6,125	20 14											
Total 26000 - Outdoor Equipment	36,805				7,354			7,920			8,529		
Total [Paseos Village - General] Expenditures Inflated @ 2.50%			175,000		201,447	104,520	222,017	235,488	161,936	1,167,038	997,125	174,387	230,422
00040 - Paseos Neighborhoods - General													
04000 - Structural Repairs													
310 - Trellis 4 Neighborhood Entry Arches	5,583	30 8									6,803		
Total 04000 - Structural Repairs	5,583										6,803		
20000 - Lighting													
220 - Monument Lights Cordova Monument Light	1,115	20 2			1,171								
230 - Monument Lights 2 Tierra Bella/ Escala Monument Lights	1,396	20 2			1,467								
Total 20000 - Lighting	2,511				2,638								
21000 - Signage													
720 - Monument 3 Neighborhood Snagl-Sided Monuments	3,900	7 2			4,097							4,871	
Total 21000 - Signage	3,900				4,097							4,871	

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
29000 - Infrastructure													
404 - Electric 6 Electrical Pedestals (16.7%)	10,000	7 2			10,506							12,489	
Total 29000 - Infrastructure	10,000				10,506							12,489	
Total [Paseos Neighborhoods - General] Expenditures Inflated @ 2.50%					17,242						6,803	17,359	
00060 - Paseos Neighborhoods - Parks													
02000 - Concrete													
210 - Walkways 5,700 sf Parks & Breezeways (10%)	7,735	25 3				8,330							
Total 02000 - Concrete	7,735					8,330							
04000 - Structural Repairs													
670 - Metal Railings 200 lf Tierra Bella/Escala Railings	8,600	30 8									10,478		
Total 04000 - Structural Repairs	8,600										10,478		
20000 - Lighting													
272 - Bollard Lights 4 Tierra Bella Park Bollard Lights	4,800	20 8									5,848		
Total 20000 - Lighting	4,800										5,848		
26000 - Outdoor Equipment													
100 - Tot Lot: Play Equipment 4 Tierra Bella/Escala Play Toys	3,200	20 2			3,362								
200 - Pedestal Grill BBQ Tierra Bella/Escala Park BBQ	650	20 3				700							
250 - Picnic Tables 2 Tierra Bella/Escala Park Picnic Tables	3,200	20 4					3,532						
300 - Benches 5 Park Benches	7,400	18 2			7,775								
340 - Garbage Receptacles 5 Park Garbage Receptacles	4,375	20 2			4,596								
394 - Pet Stations 4 Park Pet Stations (50%)	1,400	6 3				1,508						1,748	
800 - Shade Structure Tierra Bella/Escala	13,958	30 8									17,007		
810 - Shade Structure Cordova	9,771	30 8									11,905		
Total 26000 - Outdoor Equipment	43,954				15,733	2,208	3,532				28,912	1,748	
Total [Paseos Neighborhoods - Parks] Expenditures Inflated @ 2.50%					15,733	10,537	3,532				45,238	1,748	
00080 - Vistas Village - General													
02000 - Concrete													
220 - Sidewalks, Curbs & Gutters 4,000 sf Monument Entry Areas (10%)	5,428	25 3				5,845							
Total 02000 - Concrete	5,428					5,845							
03000 - Painting: Exterior													
510 - Masonry Walls 311,760 sf Wall Paint	246,290	10 8									300,081		
Total 03000 - Painting: Exterior	246,290										300,081		

See Section VI-b for Excluded Components

Reserve Component	Current		Life		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Replacement	Cost	Remaining	Useful /											
04000 - Structural Repairs															
320 - Trellis 4 Vistas Large Monument Structures	55,833	30	8										68,027		
680 - Metal Railings 36 If Walkway Step Railings	1,548	30	8										1,886		
910 - Building Maintenance 2 North & South Clock Towers	33,500	25	3				36,076								
Total 04000 - Structural Repairs	90,881						36,076						69,913		
18000 - Landscaping															
110 - Irrigation: Controllers 26 Irrigation Controllers (25%)	24,700	12	2			25,950									
114 - Irrigation: Controllers 26 Irrigation Controllers (75%)	74,100	12	2			77,851									
150 - Irrigation: Misc. 76,000 If Renovation (33%)	47,373	20	2			49,772									
151 - Irrigation: Misc. Charleston Renovation (2025 Only) (50%)[nr:1]	125,000	1	0	125,000											
380 - Turf Renovation Park Vista Sod Strips	92,528	30	2			97,213									
420 - Plant Replacement 1,076,223 sf Streets/Medians & Monuments (5.6%)[se:4]	375,000	5	3				100,959	103,482	106,070	108,721			114,225	117,081	120,000
516 - Tree Maintenance 300 Tree Replacements[se:2]	184,500	10	4					101,827	104,372						
517 - Tree Maintenance Desert Foothills (2025 Only) (50%)[nr:1]	50,000	1	0	50,000											
Total 18000 - Landscaping	973,202			175,000		250,786	100,959	205,309	210,442	108,721			114,225	117,081	120,000
19500 - Retaining Wall															
990 - Rockery 9,390 If Stacked Stone Walls (0.5%)	22,937	5	2			24,098						27,265			
Total 19500 - Retaining Wall	22,937					24,098						27,265			
20000 - Lighting															
240 - Monument Lights 34 Village Monument Light Fixtures	28,475	20	2			29,917									
250 - Landscape 56 Landscape Large Accent Lights	62,440	20	2			65,601									
270 - Landscape 151 Landscape Up-Lights	168,365	20	2			176,888									
Total 20000 - Lighting	259,280					272,406									
21000 - Signage															
730 - Monument 12 Vistas Village Monument Refurbish	34,800	7	2			36,562								43,460	
Total 21000 - Signage	34,800					36,562								43,460	
26000 - Outdoor Equipment															
180 - Bike Rack 2 Alta Bike Racks	1,075	30	8										1,310		
260 - Picnic Tables Alta Picnic Table	1,600	20	2			1,681									

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Cost		Remaining												
310 - Benches 4 Alta Benches	5,920	18	2				6,220								
350 - Garbage Receptacles 5 Alta Garbage Receptacles	4,375	20	2				4,596								
378 - Pet Stations 28 Pet Stations (25%)	4,900	3	2				5,148			5,544			5,970		
840 - Shade Structure Alta btwn Vista Run & Park Vista	12,562	30	8										15,306		
900 - Miscellaneous 8 Tower Clocks	18,000	20	4						19,869						
Total 26000 - Outdoor Equipment	48,432						17,645		19,869	5,544			22,586		
Total [Vistas Village - General] Expenditures Inflated @ 2.50%					175,000		601,497	142,880	225,178	215,986	108,721	27,265	506,806	160,541	120,000
00100 - Vistas Village - Park															
04000 - Structural Repairs															
324 - Trellis 225 sf Vista Verde/ Miramonte	9,423	30	8										11,481		
328 - Trellis 375 sf Summerfield	15,705	30	8										19,135		
332 - Trellis 225 sf Encanto/ Santalina	9,423	30	8										11,481		
340 - Trellis 225 sf Miraleste	9,423	30	8										11,481		
344 - Trellis 180 sf Cara Vella	7,538	30	8										9,185		
Total 04000 - Structural Repairs	51,512												62,763		
26000 - Outdoor Equipment															
336 - Shade Structure 133 sf Sonesta	6,000	25	0		6,000										
Total 26000 - Outdoor Equipment	6,000				6,000										
Total [Vistas Village - Park] Expenditures Inflated @ 2.50%					6,000								62,763		
00120 - Vistas Neighborhoods - General															
03000 - Painting: Exterior															
420 - Wrought Iron 5,545 lf Fence Paint	34,656	5	2				36,411					41,195			
Total 03000 - Painting: Exterior	34,656						36,411					41,195			
19000 - Fencing															
270 - Wrought Iron: 6' 905 lf Access Fences	53,395	30	8										65,057		
280 - Wrought Iron: 6' 4,548 lf View Fences	268,332	30	8										326,936		
410 - Masonry Wall: On-going Maint. 52,253 lf Stucco Clad Wall Repair (2%)	282,166	10	2				296,451								
790 - Gates 12 Pedestrian & EVA Gates	13,200	30	8										16,083		
Total 19000 - Fencing	617,093						296,451						408,076		
20000 - Lighting															
260 - Monument Lights 32 Neighborhood Monument Lights	35,680	20	2				37,486								

See Section VI-b for Excluded Components

Reserve Component	Current		Life		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Replacement	Cost	Remaining	Useful /											
Total 20000 - Lighting		35,680					37,486								
21000 - Signage															
740 - Monument 15 Neighborhood Dbl-Sided Monuments		28,500	7	2			29,943						35,593		
750 - Monument 4 Neighborhood Sngl-Sided Monuments		5,200	7	3				5,600							6,720
Total 21000 - Signage		33,700					29,943	5,600					35,593		6,720
29000 - Infrastructure															
408 - Electric 30 Electrical Pedestals (10%)		30,000	7	2			31,519						37,466		
Total 29000 - Infrastructure		30,000					31,519						37,466		
Total [Vistas Neighborhoods - General] Expenditures Inflated @ 2.50%							431,809	5,600				41,195	408,076	73,058	6,720
00140 - Vistas Neighborhoods - Parks															
02000 - Concrete															
230 - Walkways 36,000 sf Parks & Breezeways (10%)		48,852	25	3				52,608							
Total 02000 - Concrete		48,852						52,608							
04000 - Structural Repairs															
674 - Metal Railings 96 If Park Railings		4,128	30	8									5,030		
Total 04000 - Structural Repairs		4,128											5,030		
18000 - Landscaping															
116 - Irrigation: Controllers 2 Kingwood E & W Park Controllers		7,600	12	2			7,985								
118 - Irrigation: Time Clocks 14 Park Irrigation Clocks		9,771	12	2			10,266								
Total 18000 - Landscaping		17,371					18,250								
26000 - Outdoor Equipment															
110 - Tot Lot: Play Equipment 2 Kingwood E & W Play Structures		94,000	20	19											
140 - Tot Lot: Safety Surface 2,530 sf [2] Kingwood E & W Surface Replace		36,432	10	6						42,250					
144 - Tot Lot: Play Equipment 10 Bella Vista Play Equipment		2,500	30	8									3,046		
148 - Tot Lot: Play Equipment 2 Talega Play Equipment		1,600	12	2			1,681								
270 - Picnic Tables 4 Kingwood E & W Picnic Tables		6,400	20	3				6,892							
320 - Benches 45 Park Benches		66,600	18	3				71,721							
360 - Garbage Receptacles 33 Park Garbage Receptacles		28,875	20	3				31,095							
382 - Pet Stations 20 Park Pet Stations (25%)		3,500	3	2			3,677			3,960			4,264		
Total 26000 - Outdoor Equipment		239,907					5,358	109,708		3,960	42,250		7,310		
Total [Vistas Neighborhoods - Parks] Expenditures Inflated @ 2.50%							23,608	162,316		3,960	42,250		12,340		

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
00200 - Stonebridge Village - General													
03000 - Painting: Exterior													
120 - Surface Restoration 896 sf Charleston Summerlin Monument	1,514	5 3				1,631					1,845		
408 - Wrought Iron 8,638 lf Fence & Trellis Paint	53,988	5 1		55,337					62,609				
520 - Masonry Walls 130,860 sf Wall Paint	103,379	10 5						116,964					
Total 03000 - Painting: Exterior	158,881			55,337		1,631		116,964	62,609		1,845		
04000 - Structural Repairs													
542 - Bridge Maintenance Heritage Heights Dr Bridge	20,000	60 55											
550 - Bridge Maintenance 3 Stonebridge Wash Trail Bridges	37,011	60 52											
656 - Metal Railings 292 lf Walkway Railings	12,556	30 25											
Total 04000 - Structural Repairs	69,567												
18000 - Landscaping													
122 - Irrigation: Controllers 12 Irrigation Controllers	45,600	12 7								54,204			
160 - Irrigation: Misc. 35,670 lf Renovation (33%)	22,239	20 14											
440 - Plant Replacement 512,830 sf Streets/Medians & Monuments (7.5%)	237,312	5 7								282,090			
470 - Pathways & Trails 75,120 sf Wash & Southwest Perimeter	72,115	10 5						81,592					
530 - Tree Maintenance 8 Charleston Summerlin Monument Palms (13%)	6,950	5 30											
536 - Tree Maintenance 150 Tree Replacements[se:2]	92,250	10 10											59,000
Total 18000 - Landscaping	476,466							81,592		336,294			59,000
19000 - Fencing													
210 - Wrought Iron: 6' 1,202 lf Access Fences	70,918	30 25											
218 - Wrought Iron: 6' 7,144 lf View Fences	421,496	30 25											
418 - Masonry Wall: On-going Maint. 27,344 lf Stucco Clad Wall Repair (2%)	147,658	10 5						167,061					
770 - Gates 9 Pedestrian & EVA Gates	9,900	30 25											
Total 19000 - Fencing	649,972							167,061					
20000 - Lighting													
224 - Monument Lights 4 Charleston Summerlin 4' Fixtures	4,000	20 14											
234 - Landscape 19 Charleston Summerlin Monument Up- Lights	21,185	20 14											
274 - Exterior: Misc. Fixtures 29 Shade Structure Lights	32,335	20 15											

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
284 - Landscape 137 Landscape Up-Lights	152,755	20 14											
Total 20000 - Lighting	210,275												
21000 - Signage													
788 - Monument 4 Stonebridge Village Monuments	10,000	15 10											12,000
Total 21000 - Signage	10,000												12,000
26000 - Outdoor Equipment													
304 - Benches 3 Benches	4,440	18 15											
344 - Garbage Receptacles 2 Trash Cans	1,750	20 17											
374 - Pet Stations 14 Pet Stations	9,800	12 56											
848 - Shade Structure 7,200 sf [2] Crossbridge Large Structures	106,632	30 24											
856 - Shade Structure 2,496 sf [4] Small Structures	12,330	30 24											
Total 26000 - Outdoor Equipment	134,952												
Total [Stonebridge Village - General] Expenditures Inflated @ 2.50%				55,337		1,631		365,617	62,609	336,294	1,845		71,000
00220 - Stonebridge Neighborhoods - General													
20000 - Lighting													
278 - Monument Lights 18 Neighborhood Entry Lights	9,993	20 15											
Total 20000 - Lighting	9,993												
21000 - Signage													
758 - Monument 2 Neighborhood Monuments	4,000	20 14											
Total 21000 - Signage	4,000												
29000 - Infrastructure													
412 - Electric 7 Electrical Pedestals	70,000	30 25											
Total 29000 - Infrastructure	70,000												
Total [Stonebridge Neighborhoods - General] Expenditures Inflated @ 2.50%													
00240 - Stonebridge Neighborhoods - Parks													
02000 - Concrete													
240 - Walkways 4,020 sf Parks (2%)	1,091	5 10											1,091
Total 02000 - Concrete	1,091												1,091
04000 - Structural Repairs													
306 - Trellis 375 sf Caledonia Mini-Park	15,705	30 25											
Total 04000 - Structural Repairs	15,705												
18000 - Landscaping													

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
128 - Irrigation: Controllers Irrigation Controllers	1,974	12 7								2,346			
Total 18000 - Landscaping	1,974									2,346			
19000 - Fencing													
510 - Post & Cable 185 lf Skye Knoll	18,260	30 25											
Total 19000 - Fencing	18,260												
20000 - Lighting													
264 - Bollard Lights 4 Caledonia Mini-Park	4,800	20 15											
268 - Exterior: Misc. Fixtures 2 Caledonia Mini-Park	2,230	20 15											
Total 20000 - Lighting	7,030												
26000 - Outdoor Equipment													
278 - Picnic Tables 3 Picnic Tables	4,800	20 14											
314 - Benches 5 Park Benches	7,400	18 12											
332 - Shade Structure 400 sf Skye Knoll	16,752	25 20											
356 - Garbage Receptacles 3 Trash Receptacles	2,625	20 14											
398 - Pet Stations 3 Park Pet Stations	2,100	12 6							2,435				
Total 26000 - Outdoor Equipment	33,677								2,435				
Total [Stonebridge Neighborhoods - Parks] Expenditures Inflated @ 2.50%									2,435	2,346			1,000
00400 - Reverence Village - General													
02000 - Concrete													
250 - Walkways 9,250 sf [3] Easements (3%)	3,766	25 20											
Total 02000 - Concrete	3,766												
03000 - Painting: Exterior													
414 - Wrought Iron 2,623 lf Fence Paint	16,394	5 1		16,804					19,012				
530 - Masonry Walls 8,500 sf Drainage Basin East Wall	6,715	10 5						7,597					
Total 03000 - Painting: Exterior	23,109			16,804				7,597	19,012				
18000 - Landscaping													
134 - Irrigation: Controllers 2 Irrigation Controllers	7,600	12 7								9,034			
170 - Irrigation: Misc. 18,997 lf Renovation (33%)	11,841	20 14											
460 - Plant Replacement 353,280 sf Street/Medians, Monuments, Esmnt (5%)	108,987	5 8									132,790		
550 - Tree Maintenance 32 Reverence & Easement Palms (6.9%)	15,338	5 30											

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
556 - Tree Maintenance 150 Tree Replacements[se:2]	92,250	10 12											
Total 18000 - Landscaping	236,016									9,034	132,790		
19000 - Fencing													
244 - Wrought Iron: 6' 1,375 If View Fences	81,125	30 25											
252 - Wrought Iron: 6' 1,248 If Access Fences	73,632	30 25											
426 - Masonry Wall: On-going Maint. 6,400 If Reverence & Lake Mead Wall Repair (2%)	30,720	10 5						34,757					
434 - Masonry Wall: On-going Maint. 820 If Drainage Basin East Wall (2%)	3,936	10 5						4,453					
Total 19000 - Fencing	189,413							39,210					
19500 - Retaining Wall													
982 - Rockery 4,890 If Stacked Stone Walls (0.5%)	11,945	5 10											15,000
Total 19500 - Retaining Wall	11,945												15,000
20000 - Lighting													
214 - Landscape 28 Monument Area Landscape Lights	15,633	20 15											
Total 20000 - Lighting	15,633												
21000 - Signage													
716 - Monument 2 Reverence Village Monument Refurbish	11,100	10 1		11,378									
Total 21000 - Signage	11,100			11,378									
26000 - Outdoor Equipment													
326 - Benches Center Easement Bench	1,480	30 25											
390 - Pet Stations Center Easement Pet Station	700	12 5						792					
Total 26000 - Outdoor Equipment	2,180							792					
29000 - Infrastructure													
420 - Electric 10 Electrical Pedestals	100,000	30 20											
Total 29000 - Infrastructure	100,000												
Total [Reverence Village - General] Expenditures Inflated @ 2.50%				28,181				47,599	19,012	9,034	132,790		15,000
00460 - Redpoint - General													
02000 - Concrete													
224 - Walkways 25,155 sf Paseo & Park Walkways (2%)	6,827	5 9										8,526	
Total 02000 - Concrete	6,827											8,526	
03000 - Painting: Exterior													
406 - Railings 1,074 If Paseo Walkway Railings	11,814	5 4					13,040					14,754	

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
450 - Wrought Iron 4,340 lf Perimeter Paseo & Paseo Park Fencing	27,125	5 4					29,941					33,875	
610 - Light Poles 61 Walkway Light Poles	12,200	5 4					13,467					15,236	
Total 03000 - Painting: Exterior	51,139						56,448					63,866	
04000 - Structural Repairs													
352 - Trellis 300 sf Arroyo Edge	12,564	30 29											
684 - Metal Railings 1,352 lf Stair & Walkway Railings	58,136	30 29											
Total 04000 - Structural Repairs	70,700												
18000 - Landscaping													
136 - Irrigation: Controllers 30 Paseo Irrigation Controllers	114,000	12 11											
180 - Irrigation: Misc. 17,478 lf Renovation (33%)	10,895	20 19											
340 - Irrigation: Pumps 2 Irrigation Pumps	10,000	5 4					11,038					12,489	
388 - Turf Renovation 970 sf Arroyo Edge Synthetic Turf	17,460	10 9										21,805	
404 - Plant Replacement 227,214 sf Streets/Medians & Monuments (7.5%)	105,143	5 9										131,310	
478 - Pathways & Trails 13,380 sf Decomposed Granite Paths	12,845	10 9										16,041	
572 - Tree Maintenance 150 Tree Replacements[se:2]	92,250	10 10											59,000
Total 18000 - Landscaping	362,593						11,038					181,645	59,000
19000 - Fencing													
292 - Wrought Iron 27,365 lf Perimeter Paseo & Paseo Park Fencing	1,614,535	30 29											
420 - Masonry Wall: On-going Maint. 54,935 lf Wall Repairs (2%)	263,688	10 9										329,310	
784 - Gates 6 Pedestrian & EVA Gates	6,600	30 29											
Total 19000 - Fencing	1,884,823											329,310	
19500 - Retaining Wall													
382 - Masonry Wall Maintenance 1,569 lf Street Corner & Monument Walls (10%)	14,121	10 9										17,635	
Total 19500 - Retaining Wall	14,121											17,635	
20000 - Lighting													
244 - Landscape 273 Walkway & Monument Inground Up- Lights	304,395	20 19											
276 - Bollard Lights 22 Walkway Bollard Lights	26,400	20 19											
288 - Pole Lights 61 Walkway Pole Lights	213,500	30 29											

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Cost	Remaining													
Total 20000 - Lighting	544,295														
21000 - Signage															
762 - Monument 13 Redpoint Village Monument Refurbish	39,000	7	6							45,228					
900 - Miscellaneous 5 Various Paseo Signs	5,552	15	14												
Total 21000 - Signage	44,552									45,228					
26000 - Outdoor Equipment															
152 - Tot Lot: Play Equipment 2 Paseo Park Play Equipment	98,000	20	19												
160 - Tot Lot: Safety Surface 2,100 sf Paseo Park Play Area Safety Surfaces	30,240	10	9											37,766	
188 - Bike Rack 3 Bike Racks	1,612	30	29												
282 - Picnic Tables 2 Neighborhood Park Picnic Tables	3,200	20	19												
318 - Benches 15 Benches	22,200	18	17												
348 - Garbage Receptacles 8 Paseo & Park Trash Cans	7,000	20	19												
376 - Pet Stations 51 Paseo & Park Pet Stations	35,700	12	11												
490 - Drinking Fountain, Multi Station Paseo Park Drinking Fountain	7,500	15	14												
844 - Shade Structure 500 sf Paseo Park Play Area Shade Sail	3,750	5	4					4,139						4,683	
Total 26000 - Outdoor Equipment	209,202							4,139						42,449	
29000 - Infrastructure															
400 - Electric 34 Electrical Pedestals	340,000	30	29												
Total 29000 - Infrastructure	340,000														
Total [Redpoint - General] Expenditures Inflated @ 2.50%									71,625	45,228			643,431	59,766	
00520 - Kestrel - General															
02000 - Concrete															
270 - Walkways 5,250 sf Kestrel (2%)	1,425	10	9											1,779	
Total 02000 - Concrete	1,425													1,779	
03000 - Painting: Exterior															
460 - Wrought Iron 6,313 lf View & Access Fences & Gates (2%)	789	5	4					871						986	
560 - Masonry Walls 86,502 sf Stucco Walls	68,337	10	9											85,343	
616 - Light Poles 29 Walkway Light Poles	5,800	5	4					6,402						7,243	
Total 03000 - Painting: Exterior	74,926							7,273						93,572	
04000 - Structural Repairs															

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
640 - Metal Railings 70 lf Walkway / Step Railings	3,010	30 29											
Total 04000 - Structural Repairs	3,010												
18000 - Landscaping													
138 - Irrigation: Controllers 15 Kestrel Controllers	57,000	10 9										71,185	
190 - Irrigation: Misc. 7,075 lf Renovation (33%)	4,410	20 19											
412 - Plant Replacement 91,975 sf Streets/Medians & Monuments (7.5%)	42,561	5 9										53,153	
486 - Pathways & Trails 978 sf Decomposed Granite Paths	939	5 4					1,036					1,173	
564 - Tree Maintenance 150 Tree Replacements[se:2]	92,250	10 10											59,185
Total 18000 - Landscaping	197,160						1,036					125,511	59,185
19000 - Fencing													
288 - Wrought Iron 6,313 lf View & Access Fences	372,467	30 29											
440 - Masonry Wall: On-going Maint. 22,575 lf Stucco Clad Wall Repairs (2%)	121,905	10 9										152,243	
794 - Gates 12 Pedestrian & EVA Gates	13,200	30 29											
Total 19000 - Fencing	507,572											152,243	
19500 - Retaining Wall													
390 - Masonry Wall Maintenance 368 lf Kestrel Village Monument Walls (1%)	736	10 10											
Total 19500 - Retaining Wall	736												
20000 - Lighting													
254 - Monument Lights 12 Village Inground Up-Lights	13,380	20 19											
262 - Bollard Lights 21 Walkway Bollard Lights	25,200	20 19											
298 - Pole Lights 29 Walkway Pole Lights	101,500	30 29											
Total 20000 - Lighting	140,080												
21000 - Signage													
774 - Monument 3 Kestrel Village Monument Refurbish	9,000	7 6							10,437				
Total 21000 - Signage	9,000								10,437				
26000 - Outdoor Equipment													
308 - Benches Benches	1,480	18 17											
380 - Pet Stations 28 Pet Stations	19,600	12 11											
Total 26000 - Outdoor Equipment	21,080												
29000 - Infrastructure													

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost	Life Useful / Remaining	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
416 - Electric	100,000	30 29											
10 Electrical Pedestals													
Total 29000 - Infrastructure	100,000												
Total [Kestrel - General] Expenditures Inflated @ 2.50%							8,310		10,437			373,105	59,000
Total Expenditures Inflated @ 2.50%			356,000	83,518	1,291,337	427,484	530,662	868,650	452,628	1,583,172	2,173,785	1,443,630	564,000
Total Current Replacement Cost	12,832,441												

See Section VI-b for Excluded Components

Reserve Component

2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050

00020 - Paseos Village - General

02000 - Concrete

200 - Walkways

1,700 sf Monument Entry Areas (10%)

Total 02000 - Concrete

03000 - Painting: Exterior

400 - Wrought Iron

13,207 lf Fence Paint

500 - Masonry Walls

449,472 sf Wall Paint

Total 03000 - Painting: Exterior

04000 - Structural Repairs

300 - Trellis

4 Desert Foothills @ Desert Sunrise

Arches (50%)

660 - Metal Railings

144 lf Walkway Step Railings

Total 04000 - Structural Repairs

18000 - Landscaping

100 - Irrigation: Controllers

19 Irrigation Controllers (25%)

104 - Irrigation: Controllers

19 Irrigation Controllers (75%)

140 - Irrigation: Misc.

92,000 lf Renovation (33%)

141 - Irrigation: Misc.

Charleston Renovation (2025 Only)

(50%)[nr:1]

400 - Plant Replacement

1,207,017 sf Streets/Medians &

Monuments (7.5%)[se:4]

500 - Tree Maintenance

12 Roundabout Palms (8%)

506 - Tree Maintenance

200 Tree Replacements[se:2]

507 - Tree Maintenance

Desert Foothills (2025 Only)

(50%)[nr:1]

Total 18000 - Landscaping

19000 - Fencing

230 - Wrought Iron: 6'

3,615 lf Access Fences

240 - Wrought Iron: 6'

9,448 lf View Fences

400 - Masonry Wall: On-going Maint.

74,912 lf Stucco Clad Wall Repair (2%)

780 - Gates

7 Pedestrian & EVA Gates

Total 19000 - Fencing

20000 - Lighting

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See Section VI-b for Excluded Components

Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
200 - Landscape								25,953			
27 Landscape Lights											
204 - Landscape											
97 Monument Area Up-Lights											
208 - Monument Lights											
14 Monument 4' Fixtures											
210 - Monument Lights								20,185			
14 Village Monument Light Fixtures											
280 - Pole Lights										39,273	
8 Fox Hill Greenbelt Mini-Park											
Total 20000 - Lighting								46,138		39,273	
21000 - Signage											
700 - Monument											
461 Wall Metal Emblems (51.8%)											
710 - Monument				61,778						73,434	
14 Paseos Village Monument Refurbish											
Total 21000 - Signage				61,778						73,434	
26000 - Outdoor Equipment											
366 - Benches											
16 Benches											
370 - Pet Stations				10,651		11,470			12,352		
38 Pet Stations (26%)											
386 - Garbage Receptacles											
7 Trash Receptacles											
Total 26000 - Outdoor Equipment				10,651		11,470			12,352		
Total [Paseos Village - General] Expenditures Inflated @ 2.50%	369,731	207,292	1,566,336	10,840	223,230	240,281	234,531	527,364	24,616	476,509	372,000
00040 - Paseos Neighborhoods - General											
04000 - Structural Repairs											
310 - Trellis											
4 Neighborhood Entry Arches											
Total 04000 - Structural Repairs											
20000 - Lighting											
220 - Monument Lights								1,920			
Cordova Monument Light											
230 - Monument Lights								2,403			
2 Tierra Bella/ Escala Monument Lights											
Total 20000 - Lighting								4,323			
21000 - Signage											
720 - Monument				5,790					6,882		
3 Neighborhood Sngl-Sided Monuments											
Total 21000 - Signage				5,790					6,882		
29000 - Infrastructure											
404 - Electric											
6 Electrical Pedestals (16.7%)				14,845					17,646		
Total 29000 - Infrastructure				14,845					17,646		
Total [Paseos Neighborhoods - General] Expenditures Inflated @ 2.50%				20,635				4,323	24,528		

See Section VI-b for Excluded Components

Reserve Component

2040

2041

2042

2043

2044

2045

2046

2047

2048

2049

20

00060 - Paseos Neighborhoods - Parks

02000 - Concrete

210 - Walkways

5,700 sf Parks & Breezeways (10%)

Total 02000 - Concrete

04000 - Structural Repairs

670 - Metal Railings

200 If Tierra Bella/Escala Railings

Total 04000 - Structural Repairs

20000 - Lighting

272 - Bollard Lights

4 Tierra Bella Park Bollard Lights

Total 20000 - Lighting

26000 - Outdoor Equipment

100 - Tot Lot: Play Equipment

4 Tierra Bella/Escala Play Toys

5,509

200 - Pedestal Grill BBQ

Tierra Bella/Escala Park BBQ

1,147

250 - Picnic Tables

2 Tierra Bella/Escala Park Picnic Tables

5,788

300 - Benches

5 Park Benches

12,126

340 - Garbage Receptacles

5 Park Garbage Receptacles

7,532

394 - Pet Stations

4 Park Pet Stations (50%)

2,028

2,351

800 - Shade Structure

Tierra Bella/Escala

810 - Shade Structure

Cordova

Total 26000 - Outdoor Equipment

2,028

12,126

2,351

13,041

1,147

5,788

Total [Paseos Neighborhoods - Parks] Expenditures Inflated @ 2.50%

2,028

12,126

2,351

13,041

1,147

5,788

00080 - Vistas Village - General

02000 - Concrete

220 - Sidewalks, Curbs & Gutters

4,000 sf Monument Entry Areas (10%)

Total 02000 - Concrete

03000 - Painting: Exterior

510 - Masonry Walls

311,760 sf Wall Paint

384,129

Total 03000 - Painting: Exterior

384,129

04000 - Structural Repairs

320 - Trellis

4 Vistas Large Monument Structures

680 - Metal Railings

36 If Walkway Step Railings

910 - Building Maintenance

2 North & South Clock Towers

See Section VI-b for Excluded Components

Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Total 04000 - Structural Repairs											
18000 - Landscaping											
110 - Irrigation: Controllers 26 Irrigation Controllers (25%)											
114 - Irrigation: Controllers 26 Irrigation Controllers (75%)											
150 - Irrigation: Misc. 76,000 If Renovation (33%)								81,557			
151 - Irrigation: Misc. Charleston Renovation (2025 Only) (50%)[nr:1]											
380 - Turf Renovation Park Vista Sod Strips											
420 - Plant Replacement 1,076,223 sf Streets/Medians & Monuments (5.6%)[se:4]	135,778	139,172		146,218	149,873	153,620	157,461		165,432	169,568	173,704
516 - Tree Maintenance 300 Tree Replacements[se:2]	133,606									166,855	171,000
517 - Tree Maintenance Desert Foothills (2025 Only) (50%)[nr:1]											
Total 18000 - Landscaping	269,383	139,172		146,218	149,873	153,620	157,461	81,557	165,432	336,423	344,704
19500 - Retaining Wall											
990 - Rockery 9,390 If Stacked Stone Walls (0.5%)			34,901					39,488			
Total 19500 - Retaining Wall			34,901					39,488			
20000 - Lighting											
240 - Monument Lights 34 Village Monument Light Fixtures								49,022			
250 - Landscape 56 Landscape Large Accent Lights								107,495			
270 - Landscape 151 Landscape Up-Lights								289,852			
Total 20000 - Lighting								446,369			
21000 - Signage											
730 - Monument 12 Vistas Village Monument Refurbish		51,661							61,408		
Total 21000 - Signage		51,661							61,408		
26000 - Outdoor Equipment											
180 - Bike Rack 2 Alta Bike Racks											
260 - Picnic Tables Alta Picnic Table								2,755			
310 - Benches 4 Alta Benches						9,701					
350 - Garbage Receptacles 5 Alta Garbage Receptacles								7,532			
378 - Pet Stations 28 Pet Stations (25%)			7,456			8,029			8,647		
840 - Shade Structure Alta btwn Vista Run & Park Vista											

See Section VI-b for Excluded Components

Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
900 - Miscellaneous										32,557	
8 Tower Clocks											
Total 26000 - Outdoor Equipment			7,456			17,730		10,286	8,647	32,557	
Total [Vistas Village - General] Expenditures Inflated @ 2.50%	269,383	190,833	42,357	530,347	149,873	171,350	157,461	577,700	235,487	368,980	344,000
00100 - Vistas Village - Park											
04000 - Structural Repairs											
324 - Trellis											
225 sf Vista Verde/ Miramonte											
328 - Trellis											
375 sf Summerfield											
332 - Trellis											
225 sf Encanto/ Santalina											
340 - Trellis											
225 sf Miraleste											
344 - Trellis											
180 sf Cara Vella											
Total 04000 - Structural Repairs											
26000 - Outdoor Equipment											
336 - Shade Structure											11,000
133 sf Sonesta											
Total 26000 - Outdoor Equipment											11,000
Total [Vistas Village - Park] Expenditures Inflated @ 2.50%											11,000
00120 - Vistas Neighborhoods - General											
03000 - Painting: Exterior											
420 - Wrought Iron			52,734					59,663			
5,545 lf Fence Paint											
Total 03000 - Painting: Exterior			52,734					59,663			
19000 - Fencing											
270 - Wrought Iron: 6'											
905 lf Access Fences											
280 - Wrought Iron: 6'											
4,548 lf View Fences											
410 - Masonry Wall: On-going Maint.								485,769			
52,253 lf Stucco Clad Wall Repair (2%)											
790 - Gates											
12 Pedestrian & EVA Gates											
Total 19000 - Fencing								485,769			
20000 - Lighting											
260 - Monument Lights								61,426			
32 Neighborhood Monument Lights											
Total 20000 - Lighting								61,426			
21000 - Signage											
740 - Monument		42,308							50,291		
15 Neighborhood Dbl-Sided Monuments											
750 - Monument			7,912							9,405	
4 Neighborhood Sngl-Sided Monuments											
Total 21000 - Signage		42,308	7,912						50,291	9,405	

See Section VI-b for Excluded Components

Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
29000 - Infrastructure											
408 - Electric 30 Electrical Pedestals (10%)		44,535							52,938		
Total 29000 - Infrastructure		44,535							52,938		
Total [Vistas Neighborhoods - General] Expenditures Inflated @ 2.50%		86,844	60,646					606,858	103,230	9,405	
00140 - Vistas Neighborhoods - Parks											
02000 - Concrete											
230 - Walkways 36,000 sf Parks & Breezeways (10%)											
Total 02000 - Concrete											
04000 - Structural Repairs											
674 - Metal Railings 96 lf Park Railings											
Total 04000 - Structural Repairs											
18000 - Landscaping											
116 - Irrigation: Controllers 2 Kingwood E & W Park Controllers											
118 - Irrigation: Time Clocks 14 Park Irrigation Clocks											
Total 18000 - Landscaping											
26000 - Outdoor Equipment											
110 - Tot Lot: Play Equipment 2 Kingwood E & W Play Structures					150,273						
140 - Tot Lot: Safety Surface 2,530 sf [2] Kingwood E & W Surface Replace		54,084									
144 - Tot Lot: Play Equipment 10 Bella Vista Play Equipment											
148 - Tot Lot: Play Equipment 2 Talega Play Equipment											
270 - Picnic Tables 4 Kingwood E & W Picnic Tables									11,294		
320 - Benches 45 Park Benches							111,860				
360 - Garbage Receptacles 33 Park Garbage Receptacles									50,953		
382 - Pet Stations 20 Park Pet Stations (25%)			5,326			5,735			6,176		
Total 26000 - Outdoor Equipment		54,084	5,326		150,273	5,735	111,860		68,423		
Total [Vistas Neighborhoods - Parks] Expenditures Inflated @ 2.50%		54,084	5,326		150,273	5,735	111,860		68,423		
00200 - Stonebridge Village - General											
03000 - Painting: Exterior											
120 - Surface Restoration 896 sf Charleston Summerlin Monument				2,362					2,672		
408 - Wrought Iron 8,638 lf Fence & Trellis Paint		80,145					90,676				
520 - Masonry Walls 130,860 sf Wall Paint	149,724										191,000

See Section VI-b for Excluded Components

Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Total 03000 - Painting: Exterior	149,724	80,145		2,362			90,676		2,672		191,750
04000 - Structural Repairs											
542 - Bridge Maintenance Heritage Heights Dr Bridge											
550 - Bridge Maintenance 3 Stonebridge Wash Trail Bridges											
656 - Metal Railings 292 If Walkway Railings											23,750
Total 04000 - Structural Repairs											23,750
18000 - Landscaping											
122 - Irrigation: Controllers 12 Irrigation Controllers					72,898						
160 - Irrigation: Misc. 35,670 If Renovation (33%)											
440 - Plant Replacement 512,830 sf Streets/Medians & Monuments (7.5%)			361,098					408,550			
470 - Pathways & Trails 75,120 sf Wash & Southwest Perimeter	104,444										133,750
530 - Tree Maintenance 8 Charleston Summerlin Monument Palms (13%)											
536 - Tree Maintenance 150 Tree Replacements[se:2]						75,581	77,471				
Total 18000 - Landscaping	104,444		361,098		72,898	75,581	77,471	408,550			133,750
19000 - Fencing											
210 - Wrought Iron: 6' 1,202 If Access Fences											131,750
218 - Wrought Iron: 6' 7,144 If View Fences											781,750
418 - Masonry Wall: On-going Maint. 27,344 If Stucco Clad Wall Repair (2%)	213,852										273,750
770 - Gates 9 Pedestrian & EVA Gates											18,750
Total 19000 - Fencing	213,852										1,205,750
20000 - Lighting											
224 - Monument Lights 4 Charleston Summerlin 4' Fixtures											
234 - Landscape 19 Charleston Summerlin Monument Up- Lights											
274 - Exterior: Misc. Fixtures 29 Shade Structure Lights	46,831										
284 - Landscape 137 Landscape Up-Lights											
Total 20000 - Lighting	46,831										
21000 - Signage											
788 - Monument 4 Stonebridge Village Monuments											18,750
Total 21000 - Signage											18,750

See Section VI-b for Excluded Components

Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
26000 - Outdoor Equipment											
304 - Benches 3 Benches	6,430										
344 - Garbage Receptacles 2 Trash Cans			2,663								
374 - Pet Stations 14 Pet Stations											
848 - Shade Structure 7,200 sf [2] Crossbridge Large Structures									192,868		
856 - Shade Structure 2,496 sf [4] Small Structures										22,302	
Total 26000 - Outdoor Equipment	6,430		2,663							215,170	
Total [Stonebridge Village - General] Expenditures Inflated @ 2.50%	521,282	80,145	363,761	2,362	72,898	75,581	168,147	408,550	2,672	215,170	1,572,000
00220 - Stonebridge Neighborhoods - General											
20000 - Lighting											
278 - Monument Lights 18 Neighborhood Entry Lights	14,473										
Total 20000 - Lighting	14,473										
21000 - Signage											
758 - Monument 2 Neighborhood Monuments											
Total 21000 - Signage											
29000 - Infrastructure											
412 - Electric 7 Electrical Pedestals											129,000
Total 29000 - Infrastructure											129,000
Total [Stonebridge Neighborhoods - General] Expenditures Inflated @ 2.50%	14,473										129,000
00240 - Stonebridge Neighborhoods - Parks											
02000 - Concrete											
240 - Walkways 4,020 sf Parks (2%)	1,580					1,788					2,000
Total 02000 - Concrete	1,580					1,788					2,000
04000 - Structural Repairs											
306 - Trellis 375 sf Caledonia Mini-Park											29,000
Total 04000 - Structural Repairs											29,000
18000 - Landscaping											
128 - Irrigation: Controllers Irrigation Controllers					3,156						
Total 18000 - Landscaping					3,156						
19000 - Fencing											
510 - Post & Cable 185 lf Skye Knoll											33,000
Total 19000 - Fencing											33,000

See Section VI-b for Excluded Components

Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
20000 - Lighting											
264 - Bollard Lights 4 Caledonia Mini-Park	6,952										
268 - Exterior: Misc. Fixtures 2 Caledonia Mini-Park	3,230										
Total 20000 - Lighting	10,182										
26000 - Outdoor Equipment											
278 - Picnic Tables 3 Picnic Tables											
314 - Benches 5 Park Benches											
332 - Shade Structure 400 sf Skye Knoll						27,450					
356 - Garbage Receptacles 3 Trash Receptacles											
398 - Pet Stations 3 Park Pet Stations				3,275							
Total 26000 - Outdoor Equipment				3,275		27,450					
Total [Stonebridge Neighborhoods - Parks] Expenditures Inflated @ 2.50%	11,762			3,275	3,156	29,238					64,780
00400 - Reverence Village - General											
02000 - Concrete											
250 - Walkways 9,250 sf [3] Easements (3%)						6,170					
Total 02000 - Concrete						6,170					
03000 - Painting: Exterior											
414 - Wrought Iron 2,623 lf Fence Paint		24,337					27,535				
530 - Masonry Walls 8,500 sf Drainage Basin East Wall	9,725										12,450
Total 03000 - Painting: Exterior	9,725	24,337					27,535				12,450
18000 - Landscaping											
134 - Irrigation: Controllers 2 Irrigation Controllers					12,150						
170 - Irrigation: Misc. 18,997 lf Renovation (33%)											
460 - Plant Replacement 353,280 sf Street/Medians, Monuments, Esmnt (5%)				169,982					192,319		
550 - Tree Maintenance 32 Reverence & Easement Palms (6.9%)											
556 - Tree Maintenance 150 Tree Replacements[se:2]								79,407	81,393		
Total 18000 - Landscaping				169,982	12,150			79,407	273,712		
19000 - Fencing											
244 - Wrought Iron: 6' 1,375 lf View Fences											150,000
252 - Wrought Iron: 6' 1,248 lf Access Fences											136,000

See Section VI-b for Excluded Components

Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
426 - Masonry Wall: On-going Maint. 6,400 If Reverence & Lake Mead Wall Repair (2%)	44,492										56,712
434 - Masonry Wall: On-going Maint. 820 If Drainage Basin East Wall (2%)	5,701										7,141
Total 19000 - Fencing	50,192										351,141
19500 - Retaining Wall											
982 - Rockery 4,890 If Stacked Stone Walls (0.5%)	17,300					19,573					22,873
Total 19500 - Retaining Wall	17,300					19,573					22,873
20000 - Lighting											
214 - Landscape 28 Monument Area Landscape Lights	22,642										
Total 20000 - Lighting	22,642										
21000 - Signage											
716 - Monument 2 Reverence Village Monument Refurbish							18,643				
Total 21000 - Signage							18,643				
26000 - Outdoor Equipment											
326 - Benches Center Easement Bench											2,000
390 - Pet Stations Center Easement Pet Station			1,065								
Total 26000 - Outdoor Equipment			1,065								2,000
29000 - Infrastructure											
420 - Electric 10 Electrical Pedestals						163,862					
Total 29000 - Infrastructure						163,862					
Total [Reverence Village - General] Expenditures Inflated @ 2.50%	99,859	24,337	1,065	169,982	12,150	189,605	46,178	79,407	273,712		388,712
00460 - Redpoint - General											
02000 - Concrete											
224 - Walkways 25,155 sf Paseo & Park Walkways (2%)					10,914					12,348	
Total 02000 - Concrete					10,914					12,348	
03000 - Painting: Exterior											
406 - Railings 1,074 If Paseo Walkway Railings					18,886					21,368	
450 - Wrought Iron 4,340 If Perimeter Paseo & Paseo Park Fencing					43,363					49,062	
610 - Light Poles 61 Walkway Light Poles					19,504					22,066	
Total 03000 - Painting: Exterior					81,753					92,496	
04000 - Structural Repairs											
352 - Trellis 300 sf Arroyo Edge											

See Section VI-b for Excluded Components

Reserve Component

	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
684 - Metal Railings											
1,352 If Stair & Walkway Railings											
Total 04000 - Structural Repairs											
18000 - Landscaping											
136 - Irrigation: Controllers									201,166		
30 Paseo Irrigation Controllers											
180 - Irrigation: Misc.					17,417						
17,478 If Renovation (33%)											
340 - Irrigation: Pumps					15,987					18,087	
2 Irrigation Pumps											
388 - Turf Renovation					27,912						
970 sf Arroyo Edge Synthetic Turf											
404 - Plant Replacement					168,087					190,175	
227,214 sf Streets/Medians & Monuments (7.5%)											
478 - Pathways & Trails					20,534						
13,380 sf Decomposed Granite Paths											
572 - Tree Maintenance						75,581	77,471				
150 Tree Replacements[se:2]											
Total 18000 - Landscaping					249,937	75,581	77,471		201,166	208,263	
19000 - Fencing											
292 - Wrought Iron											
27,365 If Perimeter Paseo & Paseo Park Fencing											
420 - Masonry Wall: On-going Maint.					421,545						
54,935 If Wall Repairs (2%)											
784 - Gates											
6 Pedestrian & EVA Gates											
Total 19000 - Fencing					421,545						
19500 - Retaining Wall											
382 - Masonry Wall Maintenance					22,575						
1,569 If Street Corner & Monument Walls (10%)											
Total 19500 - Retaining Wall					22,575						
20000 - Lighting											
244 - Landscape					486,621						
273 Walkway & Monument Inground Up-Lights											
276 - Bollard Lights					42,204						
22 Walkway Bollard Lights											
288 - Pole Lights											
61 Walkway Pole Lights											
Total 20000 - Lighting					528,825						
21000 - Signage											
762 - Monument						63,906					
13 Redpoint Village Monument Refurbish											
900 - Miscellaneous											
5 Various Paseo Signs											
Total 21000 - Signage						63,906					
26000 - Outdoor Equipment											

See Section VI-b for Excluded Components

Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
152 - Tot Lot: Play Equipment 2 Paseo Park Play Equipment					156,668						
160 - Tot Lot: Safety Surface 2,100 sf Paseo Park Play Area Safety Surfaces					48,343						
188 - Bike Rack 3 Bike Racks											
282 - Picnic Tables 2 Neighborhood Park Picnic Tables					5,116						
318 - Benches 15 Benches			33,780								
348 - Garbage Receptacles 8 Paseo & Park Trash Cans					11,191						
376 - Pet Stations 51 Paseo & Park Pet Stations								62,997			
490 - Drinking Fountain, Multi Station Paseo Park Drinking Fountain											
844 - Shade Structure 500 sf Paseo Park Play Area Shade Sail					5,995					6,783	
Total 26000 - Outdoor Equipment			33,780		227,312			62,997		6,783	
29000 - Infrastructure											
400 - Electric 34 Electrical Pedestals											
Total 29000 - Infrastructure											
Total [Redpoint - General] Expenditures Inflated @ 2.50%			33,780		1,542,862	139,487	77,471		264,162	319,890	
00520 - Kestrel - General											
02000 - Concrete											
270 - Walkways 5,250 sf Kestrel (2%)					2,278						
Total 02000 - Concrete					2,278						
03000 - Painting: Exterior											
460 - Wrought Iron 6,313 lf View & Access Fences & Gates (2%)					1,262					1,427	
560 - Masonry Walls 86,502 sf Stucco Walls					109,246						
616 - Light Poles 29 Walkway Light Poles					9,272					10,491	
Total 03000 - Painting: Exterior					119,780					11,918	
04000 - Structural Repairs											
640 - Metal Railings 70 lf Walkway / Step Railings											
Total 04000 - Structural Repairs											
18000 - Landscaping											
138 - Irrigation: Controllers 15 Kestrel Controllers					91,123						
190 - Irrigation: Misc. 7,075 lf Renovation (33%)					7,050						

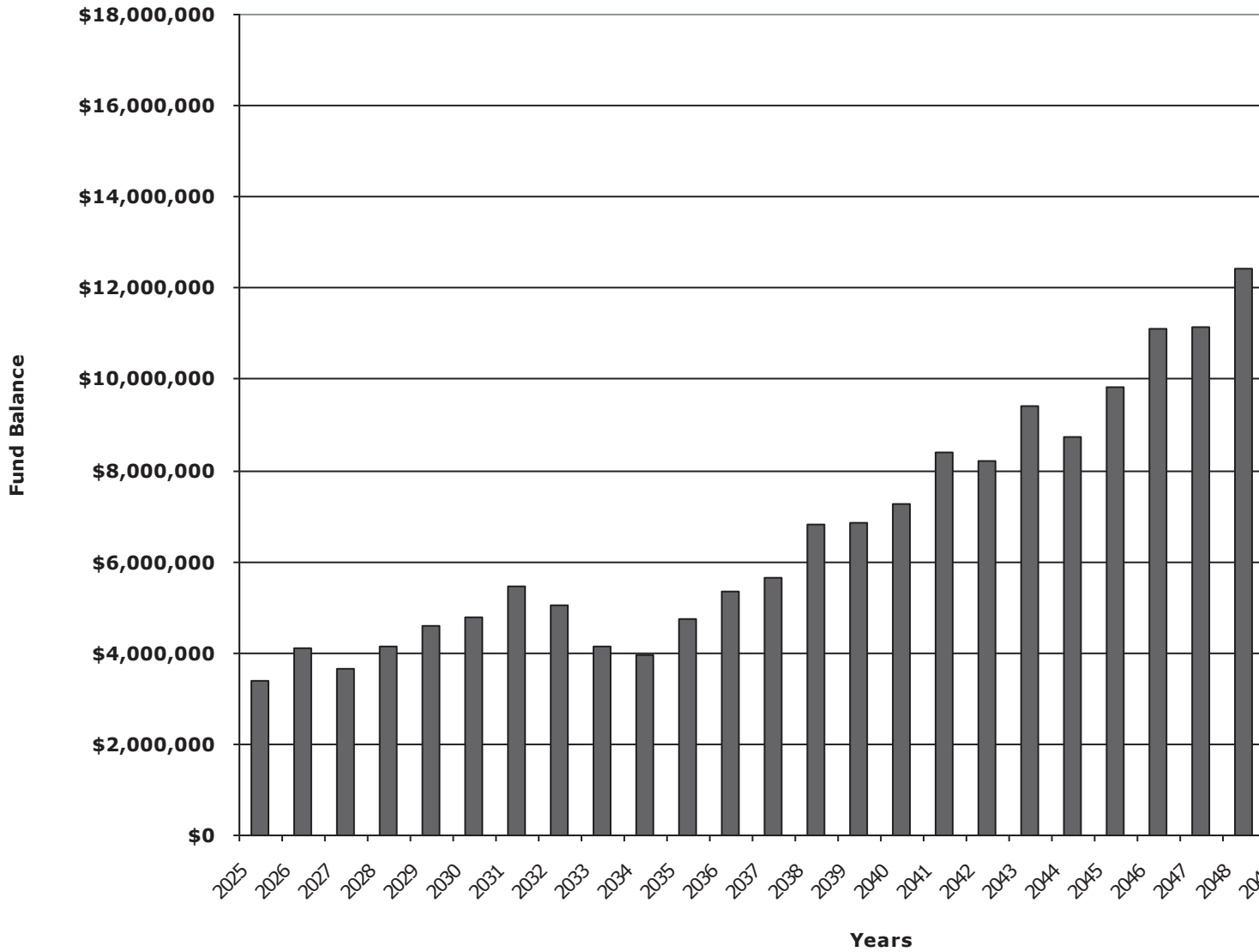
See Section VI-b for Excluded Components

Reserve Component	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
412 - Plant Replacement 91,975 sf Streets/Medians & Monuments (7.5%)					68,041					76,982	
486 - Pathways & Trails 978 sf Decomposed Granite Paths					1,501					1,698	
564 - Tree Maintenance 150 Tree Replacements[se:2]						75,581	77,471				
Total 18000 - Landscaping					167,715	75,581	77,471			78,680	
19000 - Fencing											
288 - Wrought Iron 6,313 lf View & Access Fences											
440 - Masonry Wall: On-going Maint. 22,575 lf Stucco Clad Wall Repairs (2%)					194,883						
794 - Gates 12 Pedestrian & EVA Gates											
Total 19000 - Fencing					194,883						
19500 - Retaining Wall											
390 - Masonry Wall Maintenance 368 lf Kestrel Village Monument Walls (1%)						1,206					
Total 19500 - Retaining Wall						1,206					
20000 - Lighting											
254 - Monument Lights 12 Village Inground Up-Lights					21,390						
262 - Bollard Lights 21 Walkway Bollard Lights					40,286						
298 - Pole Lights 29 Walkway Pole Lights											
Total 20000 - Lighting					61,676						
21000 - Signage											
774 - Monument 3 Kestrel Village Monument Refurbish						14,748					
Total 21000 - Signage						14,748					
26000 - Outdoor Equipment											
308 - Benches Benches			2,252								
380 - Pet Stations 28 Pet Stations									34,586		
Total 26000 - Outdoor Equipment			2,252						34,586		
29000 - Infrastructure											
416 - Electric 10 Electrical Pedestals											
Total 29000 - Infrastructure											
Total [Kestrel - General] Expenditures Inflated @ 2.50%			2,252		546,332	91,535	77,471		34,586	90,598	
Total Expenditures Inflated @ 2.50%	1,288,518	664,168	2,075,523	716,806	2,700,775	954,939	875,470	2,217,242	1,032,564	1,486,341	2,884,100

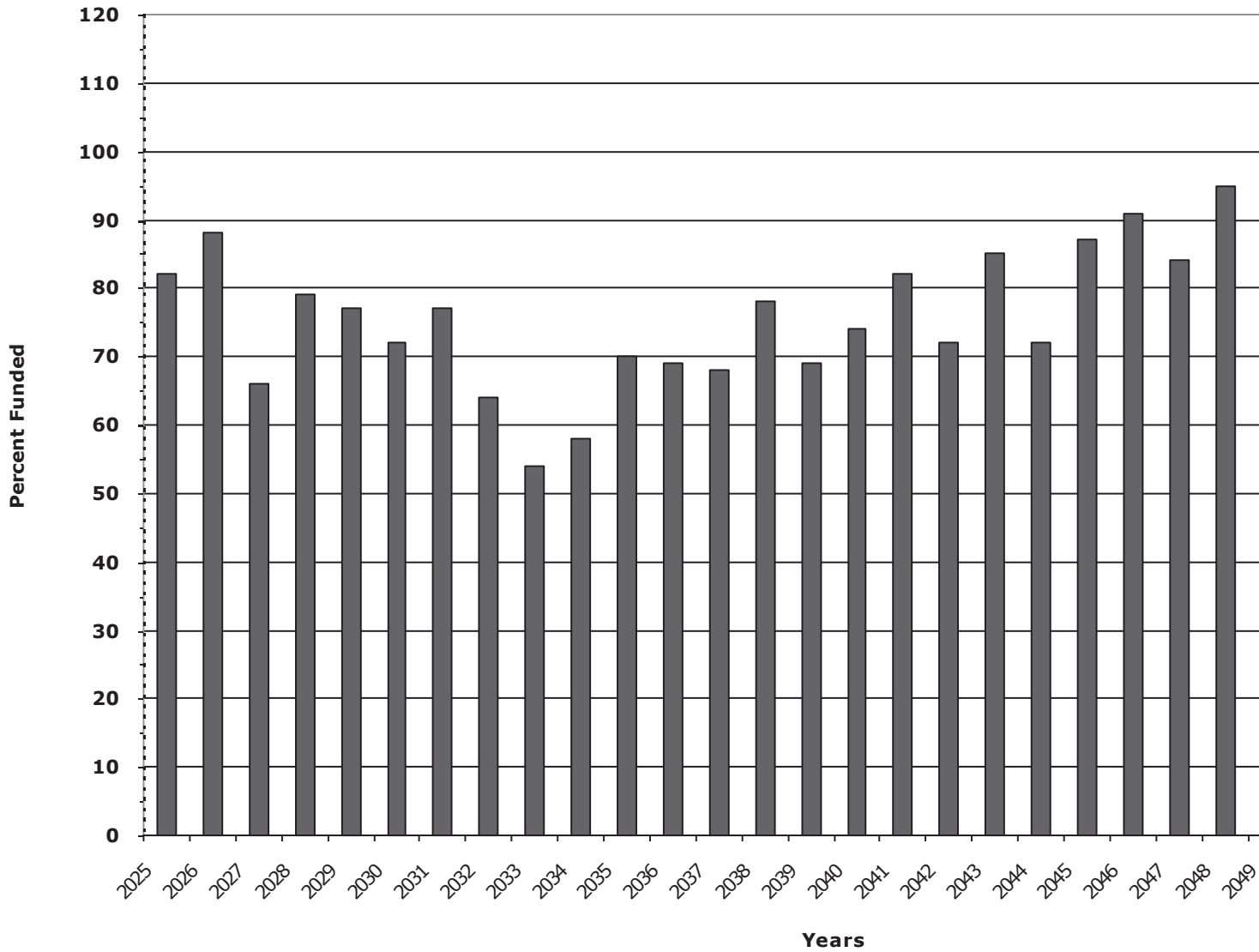
	2025	2026	2027	2028	2029	2030	2031	
Beginning Balance	3,244,587	3,378,352	4,086,998	3,651,195	4,139,897	4,597,099	4,784,269	5,45
Inflated Expenditures @ 2.5%	356,000	83,518	1,291,337	427,484	530,662	868,650	452,628	1,58
Reserve Contribution	408,000	700,000	760,000	820,000	880,000	940,000	1,000,000	1,06
<i>Units/month @ 12018</i>	2.83	4.85	5.27	5.69	6.10	6.52	6.93	
<i>Percentage Increase</i>		71.6%	8.6%	7.9%	7.3%	6.8%	6.4%	
Special Assessments / Other	0	0	0	0	0	0	0	
Interest After Tax @ 2.50%	81,765	92,165	95,533	96,186	107,864	115,819	126,449	12
Ending Balance	3,378,352	4,086,998	3,651,195	4,139,897	4,597,099	4,784,269	5,458,089	5,06

	2035	2036	2037	2038	2039	2040	2041	
Beginning Balance	3,960,679	4,743,190	5,330,520	5,647,312	6,800,088	6,851,852	7,277,774	8,40
Inflated Expenditures @ 2.5%	564,944	837,037	1,178,737	420,895	1,596,779	1,288,518	664,168	2,07
Reserve Contribution	1,240,000	1,300,000	1,360,000	1,420,000	1,480,000	1,540,000	1,600,000	1,66
<i>Units/month @ 12018</i>	8.60	9.01	9.43	9.85	10.26	10.68	11.09	
<i>Percentage Increase</i>	5.1%	4.8%	4.6%	4.4%	4.2%	4.1%	3.9%	
Special Assessments / Other	0	0	0	0	0	0	0	
Interest After Tax @ 2.50%	107,455	124,367	135,529	153,672	168,542	174,440	193,642	20
Ending Balance	4,743,190	5,330,520	5,647,312	6,800,088	6,851,852	7,277,774	8,407,248	8,19

	2045	2046	2047	2048	2049	2050	2051	
Beginning Balance	8,720,514	9,834,651	11,117,854	11,135,342	12,413,505	13,324,922	12,904,436	14,50
Inflated Expenditures @ 2.5%	954,939	875,470	2,217,242	1,032,564	1,486,341	2,884,306	933,844	2,68
Reserve Contribution	1,840,000	1,900,000	1,960,000	2,020,000	2,080,000	2,140,000	2,200,000	2,26
<i>Units/month @ 12018</i>	12.76	13.17	13.59	14.01	14.42	14.84	15.25	
<i>Percentage Increase</i>	3.4%	3.3%	3.2%	3.1%	3.0%	2.9%	2.8%	
Special Assessments / Other	0	0	0	0	0	0	0	
Interest After Tax @ 2.50%	229,076	258,673	274,731	290,727	317,758	323,819	338,438	35
Ending Balance	9,834,651	11,117,854	11,135,342	12,413,505	13,324,922	12,904,436	14,509,030	14,43



Year	Beginning Balance	Fully Funded Balance	Percent Funded	Inflated Expenditures @ 2.50%	Reserve Contribution	Special Assessments & Other Contributions
2025	3,244,587	4,136,986	81.7%	356,000	408,000	0
2026	3,378,352	4,637,034	88.1%	83,518	700,000	0
2027	4,086,998	5,508,024	66.3%	1,291,337	760,000	0
2028	3,651,195	5,244,635	78.9%	427,484	820,000	0
2029	4,139,897	5,959,459	77.1%	530,662	880,000	0
2030	4,597,099	6,639,009	72.1%	868,650	940,000	0
2031	4,784,269	7,046,010	77.5%	452,628	1,000,000	0
2032	5,458,089	7,920,513	63.9%	1,583,172	1,060,000	0
2033	5,064,830	7,687,183	53.7%	2,173,785	1,120,000	0
2034	4,124,493	6,872,514	57.6%	1,443,630	1,180,000	0
2035	3,960,679	6,817,907	69.6%	564,944	1,240,000	0
2036	4,743,190	7,693,927	69.3%	837,037	1,300,000	0
2037	5,330,520	8,345,077	67.7%	1,178,737	1,360,000	0
2038	5,647,312	8,695,191	78.2%	420,895	1,420,000	0
2039	6,800,088	9,864,599	69.5%	1,596,779	1,480,000	0
2040	6,851,852	9,892,561	73.6%	1,288,518	1,540,000	0
2041	7,277,774	10,272,658	81.8%	664,168	1,600,000	0
2042	8,407,248	11,338,575	72.3%	2,075,523	1,660,000	0
2043	8,196,712	11,021,773	85.4%	716,806	1,720,000	0
2044	9,417,364	12,127,948	71.9%	2,700,775	1,780,000	0
2045	8,720,514	11,267,386	87.3%	954,939	1,840,000	0
2046	9,834,651	12,214,963	91.0%	875,470	1,900,000	0
2047	11,117,854	13,308,880	83.7%	2,217,242	1,960,000	0
2048	11,135,342	13,097,086	94.8%	1,032,564	2,020,000	0
2049	12,413,505	14,137,658	94.3%	1,486,341	2,080,000	0
2050	13,324,922	14,783,658	87.3%	2,884,306	2,140,000	0
2051	12,904,436	14,058,700	103.2%	933,844	2,200,000	0
2052	14,509,030	15,368,624	93.9%	2,688,438	2,260,000	0
2053	14,437,962	14,960,730	107.1%	1,118,263	2,320,000	0
2054	16,015,670	16,201,158	66.1%	8,008,885	2,380,000	0



Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fully Funded Balance
00020 - Paseos Village - General							
02000 - Concrete							
200 - Walkways 1,700 sf Monument Entry Areas (10%)	2,307	25	3	2,484	99	2,030	2,170
03000 - Painting: Exterior							
400 - Wrought Iron 13,207 lf Fence Paint	82,544	5	2	86,723	17,345	49,526	67,680
500 - Masonry Walls 449,472 sf Wall Paint	355,083	10	7	422,082	42,208	106,525	145,580
Sub-total [03000 - Painting: Exterior]	437,627			508,804	59,553	156,051	213,270
04000 - Structural Repairs							
300 - Trellis 4 Desert Foothills @ Desert Sunrise Arches (50%)	8,375	30	8	10,204	340	6,142	6,580
660 - Metal Railings 144 lf Walkway Step Railings	6,192	30	8	7,544	251	4,541	4,860
Sub-total [04000 - Structural Repairs]	14,567			17,748	592	10,682	11,440

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 F Funde Balanc
00020 - Paseos Village - General							
18000 - Landscaping							
100 - Irrigation: Controllers 19 Irrigation Controllers (25%)	18,050	12	2	18,964	1,580	15,042	16,950
104 - Irrigation: Controllers 19 Irrigation Controllers (75%)	54,150	12	3	58,314	4,859	40,613	46,250
140 - Irrigation: Misc. 92,000 lf Renovation (33%)	57,347	20	2	60,250	3,012	51,612	55,840
141 - Irrigation: Misc. Charleston Renovation (2025 Only) (50%)[nr:1]	125,000	1	0	0	0	125,000	
400 - Plant Replacement 1,207,017 sf Streets/Medians & Monuments (7.5%)[se:4]	558,547	5	4	640,039	128,008	88,603	130,170
500 - Tree Maintenance 12 Roundabout Palms (8%)	6,950	5	13	9,581	684	496	540
506 - Tree Maintenance 200 Tree Replacements[se:2]	123,000	10	4	137,466	13,747	67,650	81,940
507 - Tree Maintenance Desert Foothills (2025 Only) (50%)[nr:1]	50,000	1	0	0	0	50,000	
Sub-total [18000 - Landscaping]	993,044			924,613	151,891	439,015	331,720
19000 - Fencing							
230 - Wrought Iron: 6' 3,615 lf Access Fences	213,285	30	8	259,867	8,662	156,409	167,600
240 - Wrought Iron: 6' 9,448 lf View Fences	557,432	30	8	679,177	22,639	408,783	438,040
400 - Masonry Wall: On-going Maint. 74,912 lf Stucco Clad Wall Repair (2%)	404,525	10	7	480,853	48,085	121,357	165,850
780 - Gates 7 Pedestrian & EVA Gates	7,700	30	8	9,382	313	5,647	6,050
Sub-total [19000 - Fencing]	1,182,942			1,429,278	79,699	692,197	777,560

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fully Funded Balance
00020 - Paseos Village - General							
20000 - Lighting							
200 - Landscape 27 Landscape Lights	15,075	20	2	15,838	792	13,567	14,670
204 - Landscape 97 Monument Area Up-Lights	108,155	20	14	152,820	7,641	32,447	38,800
208 - Monument Lights 14 Monument 4' Fixtures	14,000	20	14	19,782	989	4,200	5,020
210 - Monument Lights 14 Village Monument Light Fixtures	11,725	20	2	12,319	616	10,553	11,410
280 - Pole Lights 8 Fox Hill Greenbelt Mini-Park	21,713	30	24	39,273	1,309	4,343	5,190
Sub-total [20000 - Lighting]	170,668			240,032	11,347	65,109	75,110
21000 - Signage							
700 - Monument 461 Wall Metal Emblems (51.8%)	18,403	30	8	22,422	747	13,496	14,460
710 - Monument 14 Paseos Village Monument Refurbish	40,600	7	3	43,722	6,246	23,200	29,720
Sub-total [21000 - Signage]	59,003			66,144	6,993	36,696	44,180
26000 - Outdoor Equipment							
366 - Benches 16 Benches	23,680	18	12	31,847	1,769	7,893	9,430
370 - Pet Stations 38 Pet Stations (26%)	7,000	3	2	7,354	2,451	2,333	4,780
386 - Garbage Receptacles 7 Trash Receptacles	6,125	20	14	8,654	433	1,838	2,190
Sub-total [26000 - Outdoor Equipment]	36,805			47,856	4,653	12,064	16,420
Sub-total Paseos Village - General	2,896,962			3,236,960	314,828	1,413,844	1,471,900
00040 - Paseos Neighborhoods - General							
04000 - Structural Repairs							
310 - Trellis 4 Neighborhood Entry Arches	5,583	30	8	6,803	227	4,094	4,380
20000 - Lighting							
220 - Monument Lights Cordova Monument Light	1,115	20	2	1,171	59	1,004	1,080
230 - Monument Lights 2 Tierra Bella/ Escala Monument Lights	1,396	20	2	1,467	73	1,256	1,350
Sub-total [20000 - Lighting]	2,511			2,638	132	2,260	2,440

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fully Funded Balance
00040 - Paseos Neighborhoods - General							
21000 - Signage							
720 - Monument 3 Neighborhood Sngl-Sided Monuments	3,900	7	2	4,097	585	2,786	3,420
29000 - Infrastructure							
404 - Electric 6 Electrical Pedestals (16.7%)	10,000	7	2	10,506	1,501	7,143	8,786
Sub-total Paseos Neighborhoods - General	21,994			24,044	2,445	16,283	19,040
00060 - Paseos Neighborhoods - Parks							
02000 - Concrete							
210 - Walkways 5,700 sf Parks & Breezeways (10%)	7,735	25	3	8,330	333	6,807	7,290
04000 - Structural Repairs							
670 - Metal Railings 200 lf Tierra Bella/Escala Railings	8,600	30	8	10,478	349	6,307	6,750
20000 - Lighting							
272 - Bollard Lights 4 Tierra Bella Park Bollard Lights	4,800	20	8	5,848	292	2,880	3,190
26000 - Outdoor Equipment							
100 - Tot Lot: Play Equipment 4 Tierra Bella/Escala Play Toys	3,200	20	2	3,362	168	2,880	3,110
200 - Pedestal Grill BBQ Tierra Bella/Escala Park BBQ	650	20	3	700	35	553	600
250 - Picnic Tables 2 Tierra Bella/Escala Park Picnic Tables	3,200	20	4	3,532	177	2,560	2,780
300 - Benches 5 Park Benches	7,400	18	2	7,775	432	6,578	7,160
340 - Garbage Receptacles 5 Park Garbage Receptacles	4,375	20	2	4,596	230	3,938	4,260
394 - Pet Stations 4 Park Pet Stations (50%)	1,400	6	3	1,508	251	700	950
800 - Shade Structure Tierra Bella/Escala	13,958	30	8	17,007	567	10,236	10,960
810 - Shade Structure Cordova	9,771	30	8	11,905	397	7,165	7,670
Sub-total [26000 - Outdoor Equipment]	43,954			50,385	2,256	34,609	37,530
Sub-total Paseos Neighborhoods - Parks	65,089			75,041	3,231	50,603	54,780

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fu Funde Balanc
00080 - Vistas Village - General							
02000 - Concrete							
220 - Sidewalks, Curbs & Gutters 4,000 sf Monument Entry Areas (10%)	5,428	25	3	5,845	234	4,777	5,111
03000 - Painting: Exterior							
510 - Masonry Walls 311,760 sf Wall Paint	246,290	10	8	300,081	30,008	49,258	75,733
04000 - Structural Repairs							
320 - Trellis 4 Vistas Large Monument Structures	55,833	30	8	68,027	2,268	40,944	43,877
680 - Metal Railings 36 lf Walkway Step Railings	1,548	30	8	1,886	63	1,135	1,211
910 - Building Maintenance 2 North & South Clock Towers	33,500	25	3	36,076	1,443	29,480	31,591
Sub-total [04000 - Structural Repairs]	90,881			105,989	3,773	71,559	76,681
18000 - Landscaping							
110 - Irrigation: Controllers 26 Irrigation Controllers (25%)	24,700	12	2	25,950	2,163	20,583	23,200
114 - Irrigation: Controllers 26 Irrigation Controllers (75%)	74,100	12	2	77,851	6,488	61,750	69,621
150 - Irrigation: Misc. 76,000 lf Renovation (33%)	47,373	20	2	49,772	2,489	42,636	46,131
151 - Irrigation: Misc. Charleston Renovation (2025 Only) (50%)[nr:1]	125,000	1	0	0	0	125,000	
380 - Turf Renovation Park Vista Sod Strips	92,528	30	2	97,213	3,240	86,360	91,681
420 - Plant Replacement 1,076,223 sf Streets/Medians & Monuments (5.6%)[se:4]	375,000	5	3	419,232	83,846	85,268	131,321
516 - Tree Maintenance 300 Tree Replacements[se:2]	184,500	10	4	206,199	20,620	101,475	122,921
517 - Tree Maintenance Desert Foothills (2025 Only) (50%)[nr:1]	50,000	1	0	0	0	50,000	
Sub-total [18000 - Landscaping]	973,202			876,217	118,845	573,072	484,891
19500 - Retaining Wall							
990 - Rockery 9,390 lf Stacked Stone Walls (0.5%)	22,937	5	2	24,098	4,820	13,762	18,800

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fully Funded Balance
00080 - Vistas Village - General							
20000 - Lighting							
240 - Monument Lights 34 Village Monument Light Fixtures	28,475	20	2	29,917	1,496	25,628	27,720
250 - Landscape 56 Landscape Large Accent Lights	62,440	20	2	65,601	3,280	56,196	60,800
270 - Landscape 151 Landscape Up-Lights	168,365	20	2	176,888	8,844	151,529	163,940
Sub-total [20000 - Lighting]	259,280			272,406	13,620	233,352	252,460
21000 - Signage							
730 - Monument 12 Vistas Village Monument Refurbish	34,800	7	2	36,562	5,223	24,857	30,570
26000 - Outdoor Equipment							
180 - Bike Rack 2 Alta Bike Racks	1,075	30	8	1,310	44	788	840
260 - Picnic Tables Alta Picnic Table	1,600	20	2	1,681	84	1,440	1,550
310 - Benches 4 Alta Benches	5,920	18	2	6,220	346	5,262	5,730
350 - Garbage Receptacles 5 Alta Garbage Receptacles	4,375	20	2	4,596	230	3,938	4,260
378 - Pet Stations 28 Pet Stations (25%)	4,900	3	2	5,148	1,716	1,633	3,340
840 - Shade Structure Alta btwn Vista Run & Park Vista	12,562	30	8	15,306	510	9,212	9,870
900 - Miscellaneous 8 Tower Clocks	18,000	20	4	19,869	993	14,400	15,680
Sub-total [26000 - Outdoor Equipment]	48,432			54,130	3,923	36,674	41,290
Sub-total Vistas Village - General	1,681,250			1,675,328	180,447	1,007,311	985,580

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fu Funde Balanc
00100 - Vistas Village - Park							
04000 - Structural Repairs							
324 - Trellis 225 sf Vista Verde/ Miramonte	9,423	30	8	11,481	383	6,910	7,40
328 - Trellis 375 sf Summerfield	15,705	30	8	19,135	638	11,517	12,34
332 - Trellis 225 sf Encanto/ Santalina	9,423	30	8	11,481	383	6,910	7,40
340 - Trellis 225 sf Miraleste	9,423	30	8	11,481	383	6,910	7,40
344 - Trellis 180 sf Cara Vella	7,538	30	8	9,185	306	5,528	5,92
Sub-total [04000 - Structural Repairs]	51,512			62,763	2,092	37,776	40,48
26000 - Outdoor Equipment							
336 - Shade Structure 133 sf Sonesta	6,000	25	0	6,000	240	6,000	24
Sub-total Vistas Village - Park	57,512			68,763	2,332	43,776	40,72
00120 - Vistas Neighborhoods - General							
03000 - Painting: Exterior							
420 - Wrought Iron 5,545 lf Fence Paint	34,656	5	2	36,411	7,282	20,794	28,41
19000 - Fencing							
270 - Wrought Iron: 6' 905 lf Access Fences	53,395	30	8	65,057	2,169	39,156	41,96
280 - Wrought Iron: 6' 4,548 lf View Fences	268,332	30	8	326,936	10,898	196,777	210,86
410 - Masonry Wall: On-going Maint. 52,253 lf Stucco Clad Wall Repair (2%)	282,166	10	2	296,451	29,645	225,733	260,29
790 - Gates 12 Pedestrian & EVA Gates	13,200	30	8	16,083	536	9,680	10,37
Sub-total [19000 - Fencing]	617,093			704,527	43,248	471,346	523,49
20000 - Lighting							
260 - Monument Lights 32 Neighborhood Monument Lights	35,680	20	2	37,486	1,874	32,112	34,74

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fu Funde Balanc
00120 - Vistas Neighborhoods - General							
21000 - Signage							
740 - Monument 15 Neighborhood Dbl-Sided Monuments	28,500	7	2	29,943	4,278	20,357	25,03
750 - Monument 4 Neighborhood Sngl-Sided Monuments	5,200	7	3	5,600	800	2,971	3,80
Sub-total [21000 - Signage]	33,700			35,543	5,078	23,329	28,84
29000 - Infrastructure							
408 - Electric 30 Electrical Pedestals (10%)	30,000	7	2	31,519	4,503	21,429	26,35
Sub-total Vistas Neighborhoods - General	751,129			845,485	61,984	569,009	641,86
00140 - Vistas Neighborhoods - Parks							
02000 - Concrete							
230 - Walkways 36,000 sf Parks & Breezeways (10%)	48,852	25	3	52,608	2,104	42,990	46,06
04000 - Structural Repairs							
674 - Metal Railings 96 If Park Railings	4,128	30	8	5,030	168	3,027	3,24
18000 - Landscaping							
116 - Irrigation: Controllers 2 Kingwood E & W Park Controllers	7,600	12	2	7,985	665	6,333	7,14
118 - Irrigation: Time Clocks 14 Park Irrigation Clocks	9,771	12	2	10,266	855	8,142	9,18
Sub-total [18000 - Landscaping]	17,371			18,250	1,521	14,476	16,32

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fu Funde Balanc
00140 - Vistas Neighborhoods - Parks							
26000 - Outdoor Equipment							
110 - Tot Lot: Play Equipment 2 Kingwood E & W Play Structures	94,000	20	19	150,273	7,514	4,700	9,63
140 - Tot Lot: Safety Surface 2,530 sf [2] Kingwood E & W Surface Replace	36,432	10	6	42,250	4,225	14,573	18,67
144 - Tot Lot: Play Equipment 10 Bella Vista Play Equipment	2,500	30	8	3,046	102	1,833	1,96
148 - Tot Lot: Play Equipment 2 Talega Play Equipment	1,600	12	2	1,681	140	1,333	1,50
270 - Picnic Tables 4 Kingwood E & W Picnic Tables	6,400	20	3	6,892	345	5,440	5,90
320 - Benches 45 Park Benches	66,600	18	3	71,721	3,984	55,500	60,68
360 - Garbage Receptacles 33 Park Garbage Receptacles	28,875	20	3	31,095	1,555	24,544	26,63
382 - Pet Stations 20 Park Pet Stations (25%)	3,500	3	2	3,677	1,226	1,167	2,39
Sub-total [26000 - Outdoor Equipment]	239,907			310,635	19,090	109,090	127,38
Sub-total Vistas Neighborhoods - Parks	310,258			386,524	22,883	169,583	193,02
00200 - Stonebridge Village - General							
03000 - Painting: Exterior							
120 - Surface Restoration 896 sf Charleston Summerlin Monument	1,514	5	3	1,631	326	606	93
408 - Wrought Iron 8,638 lf Fence & Trellis Paint	53,988	5	1	55,337	11,067	43,190	55,33
520 - Masonry Walls 130,860 sf Wall Paint	103,379	10	5	116,964	11,696	51,690	63,57
Sub-total [03000 - Painting: Exterior]	158,881			173,932	23,090	95,485	119,84
04000 - Structural Repairs							
542 - Bridge Maintenance Heritage Heights Dr Bridge	20,000	60	55	0	0	1,667	2,05
550 - Bridge Maintenance 3 Stonebridge Wash Trail Bridges	37,011	60	52	0	0	4,935	5,69
656 - Metal Railings 292 lf Walkway Railings	12,556	30	25	23,278	776	2,093	2,57
Sub-total [04000 - Structural Repairs]	69,567			23,278	776	8,694	10,31

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fu Funde Balanc
00200 - Stonebridge Village - General							
18000 - Landscaping							
122 - Irrigation: Controllers 12 Irrigation Controllers	45,600	12	7	54,204	4,517	19,000	23,37
160 - Irrigation: Misc. 35,670 lf Renovation (33%)	22,239	20	14	31,423	1,571	6,672	7,97
440 - Plant Replacement 512,830 sf Streets/Medians & Monuments (7.5%)	237,312	5	7	282,090	35,261	29,664	34,74
470 - Pathways & Trails 75,120 sf Wash & Southwest Perimeter	72,115	10	5	81,592	8,159	36,058	44,35
530 - Tree Maintenance 8 Charleston Summerlin Monument Palms (13%)	6,950	5	30	0	0	224	23
536 - Tree Maintenance 150 Tree Replacements[se:2]	92,250	10	10	119,564	10,869	8,037	9,02
Sub-total [18000 - Landscaping]	476,466			568,873	60,378	99,654	119,71
19000 - Fencing							
210 - Wrought Iron: 6' 1,202 lf Access Fences	70,918	30	25	131,478	4,383	11,820	14,53
218 - Wrought Iron: 6' 7,144 lf View Fences	421,496	30	25	781,430	26,048	70,249	86,40
418 - Masonry Wall: On-going Maint. 27,344 lf Stucco Clad Wall Repair (2%)	147,658	10	5	167,061	16,706	73,829	90,80
770 - Gates 9 Pedestrian & EVA Gates	9,900	30	25	18,354	612	1,650	2,03
Sub-total [19000 - Fencing]	649,972			1,098,323	47,748	157,548	193,78
20000 - Lighting							
224 - Monument Lights 4 Charleston Summerlin 4' Fixtures	4,000	20	14	5,652	283	1,200	1,43
234 - Landscape 19 Charleston Summerlin Monument Up-Lights	21,185	20	14	29,934	1,497	6,356	7,60
274 - Exterior: Misc. Fixtures 29 Shade Structure Lights	32,335	20	15	46,831	2,342	8,084	9,94
284 - Landscape 137 Landscape Up-Lights	152,755	20	14	215,839	10,792	45,827	54,80
Sub-total [20000 - Lighting]	210,275			298,255	14,913	61,466	73,77
21000 - Signage							
788 - Monument 4 Stonebridge Village Monuments	10,000	15	10	12,801	853	3,333	4,10

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fu Funde Balanc
00200 - Stonebridge Village - General							
26000 - Outdoor Equipment							
304 - Benches 3 Benches	4,440	18	15	6,430	357	740	1,01
344 - Garbage Receptacles 2 Trash Cans	1,750	20	17	2,663	133	263	35
374 - Pet Stations 14 Pet Stations	9,800	12	56	0	0	172	17
848 - Shade Structure 7,200 sf [2] Crossbridge Large Structures	106,632	30	24	192,868	6,429	21,326	25,50
856 - Shade Structure 2,496 sf [4] Small Structures	12,330	30	24	22,302	743	2,466	2,94
Sub-total [26000 - Outdoor Equipment]	134,952			224,263	7,663	24,967	30,00
Sub-total Stonebridge Village - General	1,710,114			2,399,726	155,421	451,148	551,53
00220 - Stonebridge Neighborhoods - General							
20000 - Lighting							
278 - Monument Lights 18 Neighborhood Entry Lights	9,993	20	15	14,473	724	2,498	3,07
21000 - Signage							
758 - Monument 2 Neighborhood Monuments	4,000	20	14	5,652	283	1,200	1,43
29000 - Infrastructure							
412 - Electric 7 Electrical Pedestals	70,000	30	25	129,776	4,326	11,667	14,35
Sub-total Stonebridge Neighborhoods - General	83,993			149,901	5,332	15,365	18,85
00240 - Stonebridge Neighborhoods - Parks							
02000 - Concrete							
240 - Walkways 4,020 sf Parks (2%)	1,091	5	10	1,397	127	99	11
04000 - Structural Repairs							
306 - Trellis 375 sf Caledonia Mini-Park	15,705	30	25	29,116	971	2,618	3,22
18000 - Landscaping							
128 - Irrigation: Controllers Irrigation Controllers	1,974	12	7	2,346	196	822	1,01
19000 - Fencing							
510 - Post & Cable 185 lf Skye Knoll	18,260	30	25	33,852	1,128	3,043	3,74

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 F Funde Balanc
00240 - Stonebridge Neighborhoods - Parks							
20000 - Lighting							
264 - Bollard Lights 4 Caledonia Mini-Park	4,800	20	15	6,952	348	1,200	1,47
268 - Exterior: Misc. Fixtures 2 Caledonia Mini-Park	2,230	20	15	3,230	161	558	68
Sub-total [20000 - Lighting]	7,030			10,182	509	1,758	2,16
26000 - Outdoor Equipment							
278 - Picnic Tables 3 Picnic Tables	4,800	20	14	6,782	339	1,440	1,72
314 - Benches 5 Park Benches	7,400	18	12	9,952	553	2,467	2,95
332 - Shade Structure 400 sf Skye Knoll	16,752	25	20	27,450	1,098	3,350	4,12
356 - Garbage Receptacles 3 Trash Receptacles	2,625	20	14	3,709	185	788	94
398 - Pet Stations 3 Park Pet Stations	2,100	12	6	2,435	203	1,050	1,25
Sub-total [26000 - Outdoor Equipment]	33,677			50,329	2,378	9,095	10,99
Sub-total Stonebridge Neighborhoods - Parks	77,736			127,222	5,309	17,434	21,23
00400 - Reverence Village - General							
02000 - Concrete							
250 - Walkways 9,250 sf [3] Easements (3%)	3,766	25	20	6,170	247	753	92
03000 - Painting: Exterior							
414 - Wrought Iron 2,623 lf Fence Paint	16,394	5	1	16,804	3,361	13,115	16,80
530 - Masonry Walls 8,500 sf Drainage Basin East Wall	6,715	10	5	7,597	760	3,358	4,13
Sub-total [03000 - Painting: Exterior]	23,109			24,401	4,120	16,473	20,93

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 F Funde Balanc
00400 - Reverence Village - General							
18000 - Landscaping							
134 - Irrigation: Controllers 2 Irrigation Controllers	7,600	12	7	9,034	753	3,167	3,89
170 - Irrigation: Misc. 18,997 lf Renovation (33%)	11,841	20	14	16,732	837	3,552	4,24
460 - Plant Replacement 353,280 sf Street/Medians, Monuments, Esmnt (5%)	108,987	5	8	132,790	14,754	12,110	13,96
550 - Tree Maintenance 32 Reverence & Easement Palms (6.9%)	15,338	5	30	0	0	495	52
556 - Tree Maintenance 150 Tree Replacements[se:2]	92,250	10	12	125,617	9,663	6,843	7,57
Sub-total [18000 - Landscaping]	236,016			284,172	26,007	26,166	30,20
19000 - Fencing							
244 - Wrought Iron: 6' 1,375 lf View Fences	81,125	30	25	150,401	5,013	13,521	16,63
252 - Wrought Iron: 6' 1,248 lf Access Fences	73,632	30	25	136,510	4,550	12,272	15,09
426 - Masonry Wall: On-going Maint. 6,400 lf Reverence & Lake Mead Wall Repair (2%)	30,720	10	5	34,757	3,476	15,360	18,89
434 - Masonry Wall: On-going Maint. 820 lf Drainage Basin East Wall (2%)	3,936	10	5	4,453	445	1,968	2,42
Sub-total [19000 - Fencing]	189,413			326,121	13,485	43,121	53,03
19500 - Retaining Wall							
982 - Rockery 4,890 lf Stacked Stone Walls (0.5%)	11,945	5	10	15,290	1,390	1,086	1,22
20000 - Lighting							
214 - Landscape 28 Monument Area Landscape Lights	15,633	20	15	22,642	1,132	3,908	4,80
21000 - Signage							
716 - Monument 2 Reverence Village Monument Refurbish	11,100	10	1	11,378	1,138	9,990	11,37
26000 - Outdoor Equipment							
326 - Benches Center Easement Bench	1,480	30	25	2,744	91	247	30
390 - Pet Stations Center Easement Pet Station	700	12	5	792	66	408	47
Sub-total [26000 - Outdoor Equipment]	2,180			3,536	157	655	78

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fu Funde Balanc
00400 - Reverence Village - General							
29000 - Infrastructure							
420 - Electric	100,000	30	20	163,862	5,462	33,333	37,58
10 Electrical Pedestals							
Sub-total Reverence Village - General	593,162			857,572	53,138	135,485	160,88
00460 - Redpoint - General							
02000 - Concrete							
224 - Walkways	6,827	5	9	8,526	853	683	77
25,155 sf Paseo & Park Walkways (2%)							
03000 - Painting: Exterior							
406 - Railings	11,814	5	4	13,040	2,608	2,363	4,84
1,074 lf Paseo Walkway Railings							
450 - Wrought Iron	27,125	5	4	29,941	5,988	5,425	11,12
4,340 lf Perimeter Paseo & Paseo Park Fencing							
610 - Light Poles	12,200	5	4	13,467	2,693	2,440	5,00
61 Walkway Light Poles							
Sub-total [03000 - Painting: Exterior]	51,139			56,448	11,290	10,228	20,96
04000 - Structural Repairs							
352 - Trellis	12,564	30	29	25,711	857	419	85
300 sf Arroyo Edge							
684 - Metal Railings	58,136	30	29	118,970	3,966	1,938	3,97
1,352 lf Stair & Walkway Railings							
Sub-total [04000 - Structural Repairs]	70,700			144,681	4,823	2,357	4,83
18000 - Landscaping							
136 - Irrigation: Controllers	114,000	12	11	149,578	12,465	9,500	19,47
30 Paseo Irrigation Controllers							
180 - Irrigation: Misc.	10,895	20	19	17,417	871	545	1,11
17,478 lf Renovation (33%)							
340 - Irrigation: Pumps	10,000	5	4	11,038	2,208	2,000	4,10
2 Irrigation Pumps							
388 - Turf Renovation	17,460	10	9	21,805	2,181	1,746	3,57
970 sf Arroyo Edge Synthetic Turf							
404 - Plant Replacement	105,143	5	9	131,310	13,131	10,514	11,97
227,214 sf Streets/Medians & Monuments (7.5%)							
478 - Pathways & Trails	12,845	10	9	16,041	1,604	1,284	2,63
13,380 sf Decomposed Granite Paths							
572 - Tree Maintenance	92,250	10	10	119,564	10,869	8,037	9,02
150 Tree Replacements[se:2]							
Sub-total [18000 - Landscaping]	362,593			466,753	43,328	33,626	51,90

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fu Funde Balanc
00460 - Redpoint - General							
19000 - Fencing							
292 - Wrought Iron 27,365 lf Perimeter Paseo & Paseo Park Fencing	1,614,535	30	29	3,303,996	110,133	53,818	110,32
420 - Masonry Wall: On-going Maint. 54,935 lf Wall Repairs (2%)	263,688	10	9	329,310	32,931	26,369	54,05
784 - Gates 6 Pedestrian & EVA Gates	6,600	30	29	13,506	450	220	45
Sub-total [19000 - Fencing]	1,884,823			3,646,813	143,514	80,407	164,83
19500 - Retaining Wall							
382 - Masonry Wall Maintenance 1,569 lf Street Corner & Monument Walls (10%)	14,121	10	9	17,635	1,764	1,412	2,89
20000 - Lighting							
244 - Landscape 273 Walkway & Monument Inground Up-Lights	304,395	20	19	486,621	24,331	15,220	31,20
276 - Bollard Lights 22 Walkway Bollard Lights	26,400	20	19	42,204	2,110	1,320	2,70
288 - Pole Lights 61 Walkway Pole Lights	213,500	30	29	436,908	14,564	7,117	14,58
Sub-total [20000 - Lighting]	544,295			965,733	41,005	23,656	48,49
21000 - Signage							
762 - Monument 13 Redpoint Village Monument Refurbish	39,000	7	6	45,228	6,461	5,571	11,42
900 - Miscellaneous 5 Various Paseo Signs	5,552	15	14	7,844	523	370	75
Sub-total [21000 - Signage]	44,552			53,072	6,984	5,942	12,18

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fu Funde Balanc
00460 - Redpoint - General							
26000 - Outdoor Equipment							
152 - Tot Lot: Play Equipment 2 Paseo Park Play Equipment	98,000	20	19	156,668	7,833	4,900	10,04
160 - Tot Lot: Safety Surface 2,100 sf Paseo Park Play Area Safety Surfaces	30,240	10	9	37,766	3,777	3,024	6,19
188 - Bike Rack 3 Bike Racks	1,612	30	29	3,299	110	54	11
282 - Picnic Tables 2 Neighborhood Park Picnic Tables	3,200	20	19	5,116	256	160	32
318 - Benches 15 Benches	22,200	18	17	33,780	1,877	1,233	2,52
348 - Garbage Receptacles 8 Paseo & Park Trash Cans	7,000	20	19	11,191	560	350	71
376 - Pet Stations 51 Paseo & Park Pet Stations	35,700	12	11	46,841	3,903	2,975	6,09
490 - Drinking Fountain, Multi Station Paseo Park Drinking Fountain	7,500	15	14	10,597	706	500	1,02
844 - Shade Structure 500 sf Paseo Park Play Area Shade Sail	3,750	5	4	4,139	828	750	1,53
Sub-total [26000 - Outdoor Equipment]	209,202			309,397	19,850	13,946	28,58
29000 - Infrastructure							
400 - Electric 34 Electrical Pedestals	340,000	30	29	695,779	23,193	11,333	23,23
Sub-total Redpoint - General	3,528,252			6,364,837	296,602	183,590	358,70
00520 - Kestrel - General							
02000 - Concrete							
270 - Walkways 5,250 sf Kestrel (2%)	1,425	10	9	1,779	178	142	29
03000 - Painting: Exterior							
460 - Wrought Iron 6,313 If View & Access Fences & Gates (2%)	789	5	4	871	174	158	32
560 - Masonry Walls 86,502 sf Stucco Walls	68,337	10	9	85,343	8,534	6,834	14,00
616 - Light Poles 29 Walkway Light Poles	5,800	5	4	6,402	1,280	1,160	2,37
Sub-total [03000 - Painting: Exterior]	74,926			92,616	9,989	8,151	16,71
04000 - Structural Repairs							
640 - Metal Railings 70 If Walkway / Step Railings	3,010	30	29	6,160	205	100	20

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fu Funde Balanc
00520 - Kestrel - General							
18000 - Landscaping							
138 - Irrigation: Controllers 15 Kestrel Controllers	57,000	10	9	71,185	7,119	5,700	11,68
190 - Irrigation: Misc. 7,075 lf Renovation (33%)	4,410	20	19	7,050	353	221	45
412 - Plant Replacement 91,975 sf Streets/Medians & Monuments (7.5%)	42,561	5	9	53,153	5,315	4,256	4,84
486 - Pathways & Trails 978 sf Decomposed Granite Paths	939	5	4	1,036	207	188	38
564 - Tree Maintenance 150 Tree Replacements[se:2]	92,250	10	10	119,564	10,869	8,037	9,02
Sub-total [18000 - Landscaping]	197,160			251,989	23,863	18,401	26,39
19000 - Fencing							
288 - Wrought Iron 6,313 lf View & Access Fences	372,467	30	29	762,219	25,407	12,416	25,45
440 - Masonry Wall: On-going Maint. 22,575 lf Stucco Clad Wall Repairs (2%)	121,905	10	9	152,243	15,224	12,191	24,99
794 - Gates 12 Pedestrian & EVA Gates	13,200	30	29	27,013	900	440	90
Sub-total [19000 - Fencing]	507,572			941,474	41,532	25,046	51,34
19500 - Retaining Wall							
390 - Masonry Wall Maintenance 368 lf Kestrel Village Monument Walls (1%)	736	10	10	942	86	67	7
20000 - Lighting							
254 - Monument Lights 12 Village Inground Up-Lights	13,380	20	19	21,390	1,069	669	1,37
262 - Bollard Lights 21 Walkway Bollard Lights	25,200	20	19	40,286	2,014	1,260	2,58
298 - Pole Lights 29 Walkway Pole Lights	101,500	30	29	207,710	6,924	3,383	6,93
Sub-total [20000 - Lighting]	140,080			269,386	10,007	5,312	10,89
21000 - Signage							
774 - Monument 3 Kestrel Village Monument Refurbish	9,000	7	6	10,437	1,491	1,286	2,63

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2025 Fully Funded Balance	2026 Fully Funded Balance
00520 - Kestrel - General							
26000 - Outdoor Equipment							
308 - Benches Benches	1,480	18	17	2,252	125	82	16
380 - Pet Stations 28 Pet Stations	19,600	12	11	25,717	2,143	1,633	3,34
Sub-total [26000 - Outdoor Equipment]	21,080			27,969	2,268	1,716	3,51
29000 - Infrastructure							
416 - Electric 10 Electrical Pedestals	100,000	30	29	204,641	6,821	3,333	6,83
Sub-total Kestrel - General	1,054,989			1,807,394	96,441	63,556	118,89
Totals	12,832,441			18,018,796	1,200,393	4,136,986	4,637,03
						[A] [EndBal]	[B] [EndBal]
Percent Funded						81.66%	88.14

00020 - Paseos Village - General

02000 - Concrete

200 - Walkways	Useful Life 25	Remaining Life 3
1,700 sf Monument Entry Areas (10%)	Quantity 1,700	Unit of Measure Square Feet
	Cost /SqFt \$13.57	Qty * \$/SqFt \$23,069
	% Included 10.00%	Total Cost/Study \$2,307
Summary	Replacement Year 2028	Future Cost \$2,484

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

2020- \$2,500 was expended to R&R 4 (5'x5') sidewalk panels in 2017.



00020 - Paseos Village - General

03000 - Painting: Exterior

400 - Wrought Iron	Useful Life 5	Remaining Life 2
13,207 lf Fence Paint	Quantity 13,207	Unit of Measure Linear Feet
	Cost /l.f. \$6.25	
	% Included 100.00%	Total Cost/Study \$82,544
Summary	Replacement Year 2027	Future Cost \$86,723

This is to prepare, power wash, sand, scrape, spot prime and paint the metal railings, wrought iron fences, wrought iron crash gates, wrought iron breezeway pedestrian gates and wrought iron view fences.

railings- 80 linear feet
 railings (2020)- 64 linear feet
 view fences- 4,593 linear feet
 view fences (2020)- 4,855 linear feet
 WI fences, crash gates & pedestrian gates- 1,198 linear feet
 WI fences, crash gates & pedestrian gates (2020)- 2,417 linear feet

2020- Increased view fence quantity from 4,593 to 9,448 lf, access fences from 1,198 to 3,615 lf, and railings from 80 to 144 lf.



00020 - Paseos Village - General

03000 - Painting: Exterior

500 - Masonry Walls	Useful Life 10	Remaining Life 7
449,472 sf Wall Paint	Quantity 449,472	Unit of Measure Square Feet
	Cost /SqFt \$0.790	
	% Included 100.00%	Total Cost/Study \$355,083
Summary	Replacement Year 2032	Future Cost \$422,082

This is to prepare and paint the masonry walls. Repairs are provided for within another component.

double walls (wall & retaining wall)- 2 x 9,290 linear feet
 double walls (wall & retaining wall)(2020)- 2 x 4,280 linear feet
 single walls- 22,816 linear feet
 single walls (2020)- 22,816 linear feet

2025- Per client 1/10/2025, \$301,476 was expended in 2022.
 2020- Increased quantity for double walls from 111,480 to 162,840 sf and single walls from 136,896 to 286,632 sf. Stains, spots, and spall along Sky Vista.
 2011/2012- Walls painted.



00020 - Paseos Village - General

04000 - Structural Repairs

300 - Trellis	Useful Life 30	Remaining Life 8	
4 Desert Foothills @ Desert Sunrise Arches (50%)	Quantity 4	Unit of Measure	Items
	Cost /Itm \$4,187	Qty * \$/Itm	\$16,750
	% Included 50.00%	Total Cost/Study	\$8,375
Summary	Replacement Year 2033	Future Cost	\$10,204

This is to repair, replace and maintain the Paseos monument arches including tile roofs and built-in lights. Monument lettering is provided for within another component.

Tile roofs- 8' x 16' each (3 squares)

- 2- Desert Foothills @ Desert Sunrise
- 2- Far Hills @ Fox Hill

2020- Increased quantity from 2 to 4 for Far Hills @ Fox Hill.
2014- Monuments painted.



00020 - Paseos Village - General

04000 - Structural Repairs

660 - Metal Railings	Useful Life 30	Remaining Life 8
144 If Walkway Step Railings	Quantity 144	Unit of Measure Linear Feet
	Cost /l.f. \$43.00	
	% Included 100.00%	Total Cost/Study \$6,192
Summary	Replacement Year 2033	Future Cost \$7,544

This is to replace the metal railings. Painting is provided for within another component.

- 1 pair- Alta @ Sky Vista northside
- 1 pair- Desert Foothills @ Alta southside
- 2 pair- Desert Foothills @ Alta north side

2020- Increased quantity from 80 to 144 linear feet.



18000 - Landscaping

100 - Irrigation: Controllers	Useful Life 12	Remaining Life 2
19 Irrigation Controllers (25%)	Quantity 19	Unit of Measure Items
	Cost /Itm \$3,800	Qty * \$/Itm \$72,200
	% Included 25.00%	Total Cost/Study \$18,050
Summary	Replacement Year 2027	Future Cost \$18,964

This is to replace the irrigation controllers.

2025- Per client 1/10/2025, \$13,900 was expended in 2021 and \$181,729 in 2024 at unspecified Vistas and Paseos locations.

2020- Increased quantity from 12 to 19. Per Par-3, after rebates, anticipate \$1,600 for WeatherTRAK smart irrigation controllers, all controllers south of Alta are dumb units and north are smart CalSense, and about 25% are ready for replacement.



00020 - Paseos Village - General

18000 - Landscaping

104 - Irrigation: Controllers	Useful Life 12	Remaining Life 3	
19 Irrigation Controllers (75%)	Quantity 19	Unit of Measure Items	
	Cost /Itm \$3,800	Qty * \$/Itm	\$72,200
	% Included 75.00%	Total Cost/Study	\$54,150
Summary	Replacement Year 2028	Future Cost	\$58,314

This is to replace the irrigation controllers.

2025- Per client 1/10/2025, \$13,900 was expended in 2021 and \$181,729 in 2024 at unspecified Vistas and Paseos locations.

2020- Increased quantity from 12 to 19. Per Par-3, after rebates, anticipate \$1,600 for WeatherTRAK smart irrigation controllers, all controllers south of Alta are dumb units and north are smart CalSense, and about 25% are ready for replacement.

140 - Irrigation: Misc.	Useful Life 20	Remaining Life 2	
92,000 If Renovation (33%)	Quantity 92,000	Unit of Measure Linear Feet	
	Cost /l.f. \$1.87	Qty * \$/l.f.	\$172,040
	% Included 33.33%	Total Cost/Study	\$57,347
Summary	Replacement Year 2027	Future Cost	\$60,250

This is for major irrigation system renovation in excess of the operating budget. Irrigation controllers and command units are provided for within other components.

2025- Per client 1/10/2025, \$19,145 was expended in 2024. Per client 1/29/2025, \$250,000 is anticipated to renovate irrigation along Charleston.

2020- Increased quantity from 48,000 to 92,000 linear feet.

2015- There are approximately 9 running miles of streetscape/median. This component is not based upon an actual contractor proposal, bid or scope of work. Bids should be solicited to further define this component.



141 - Irrigation: Misc.	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Charleston Renovation (2025 Only) (50%)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$250,000	Qty * \$/LS	\$250,000
	% Included 50.00%	Total Cost/Study	\$125,000
Summary	Replacement Year 2025	Future Cost	\$125,000

This is for major irrigation system renovation in excess of the operating budget.

2025- Per client 1/29/2025, \$250,000 is anticipated to renovate irrigation along Charleston. This component assumes that half is in the Paseos portion.

00020 - Paseos Village - General

18000 - Landscaping

400 - Plant Replacement	Useful Life 5	Remaining Life 4	Treatment [se:4]
1,207,017 sf Streets/Medians & Monuments (7.5%)	Quantity 1,207,017	Unit of Measure	Square Feet
	Cost /SqFt \$6.17	Qty * \$/SqFt	\$7,447,295
	% Included 7.50%	Total Cost/Study	\$558,547
Summary	Replacement Year 2029	Future Cost	\$640,039

This is to periodically replace streetscape, median and monument landscape plant stock, trees, shrubs and renovate turf as needed in excess of the operating budget. Irrigation system and palm trees are provided for within other components.

2025- Per client 5/6/2025, increase remaining life and spread, so increased remaining life from 2 to 4 years and spread from 2 to 4 years.

2020- Increased quantity from 16 to 29 acres. Per Par-3, anticipate \$5/sf for revegetation projects, so revised unit of measure from acre to square feet.



500 - Tree Maintenance	Useful Life 5	Remaining Life 13	
12 Roundabout Palms (8%)	Quantity 12	Unit of Measure	Items
	Cost /Itm \$6,950	Qty * \$/Itm	\$83,400
	% Included 8.33%	Total Cost/Study	\$6,950
Summary	Replacement Year 2038	Future Cost	\$9,581

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

6- Fox Hill @ Paseo Breeze

6- Fox Hill @ Desert Moon

2025- Per client 1/10/2025, \$3,121 total was expended for palm trimming at unspecified locations.



00020 - Paseos Village - General

18000 - Landscaping

506 - Tree Maintenance	Useful Life 10	Remaining Life 4	Treatment [se:2]
200 Tree Replacements	Quantity 200	Unit of Measure Items	
	Cost /Itm \$615		
	% Included 100.00%	Total Cost/Study \$123,000	
Summary	Replacement Year 2029	Future Cost \$137,466	

This is to replace dead trees.

2025- Per client 1/29/2025, anticipate \$100,000 for trees along Desert Foothills between Alta and Charleston.
2020- Per Par-3, anticipate \$500 per 24" tree replacement with many in south Paseos needing replacement.



507 - Tree Maintenance	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Desert Foothills (2025 Only) (50%)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$100,000	Qty * \$/LS \$100,000	
	% Included 50.00%	Total Cost/Study \$50,000	
Summary	Replacement Year 2025	Future Cost \$50,000	

This is to replace dead trees.

2025- Per client 1/29/2025, anticipate \$100,000 for trees along Desert Foothills between Alta and Charleston.
This component assumes that half are on the Paseos side of Desert Foothills.

00020 - Paseos Village - General

19000 - Fencing

230 - Wrought Iron: 6'	Useful Life 30	Remaining Life 8
3,615 If Access Fences	Quantity 3,615	Unit of Measure Linear Feet
	Cost /l.f. \$59.00	
	% Included 100.00%	Total Cost/Study \$213,285
Summary	Replacement Year 2033	Future Cost \$259,867

This is to replace the 6' wrought iron fencing. With aggressive paint maintenance, this component's life may be extended. Painting is provided for within another component.

2020- Increased quantity from 1,198 to 3,615 linear feet.



240 - Wrought Iron: 6'	Useful Life 30	Remaining Life 8
9,448 If View Fences	Quantity 9,448	Unit of Measure Linear Feet
	Cost /l.f. \$59.00	
	% Included 100.00%	Total Cost/Study \$557,432
Summary	Replacement Year 2033	Future Cost \$679,177

This is to replace the 6' wrought iron fencing. With aggressive paint maintenance, this component's life may be extended. Painting is provided for within another component.

2025- Per client 1/10/2025, \$2,950 was expended for TierraBella/Escala.

2020- Increased quantity from 4,593 to 9,448 linear feet.



00020 - Paseos Village - General

19000 - Fencing

400 - Masonry Wall: On-going Maint.	Useful Life 10	Remaining Life 7
74,912 lf Stucco Clad Wall Repair (2%)	Quantity 74,912	Unit of Measure Linear Feet
	Cost /l.f. \$270	Qty * \$/l.f. \$20,226,240
	% Included 2.00%	Total Cost/Study \$404,525
Summary	Replacement Year 2032	Future Cost \$480,853

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 paint touchup, graffiti removal, efflorescence removal, stucco spall repairs, cap stone attachments, and vandalism/cracking/leaning repairs.

double walls (wall & retaining wall)- 2 x 9,290 linear feet
 double walls (wall & retaining wall)(2020)- 2 x 4,280 linear feet
 single walls- 22,816 linear feet
 single walls (2020)- 24,956 linear feet
 assorted- neighborhood entry area landscape boxes & pony walls

2025- Per client 1/10/2025, \$2,720 was expended in 2023 and \$6,552 in 2024.
 2020- Increased double wall quantity from 18,580 to 27,140 and single wall from 22,816 to 47,772 linear feet.
 Stains, spots, and spall along Fox Hill.
 2011/2012- Walls repainted.



00020 - Paseos Village - General

19000 - Fencing

780 - Gates	Useful Life 30	Remaining Life 8
7 Pedestrian & EVA Gates	Quantity 7	Unit of Measure Items
	Cost /Itm \$1,100	
	% Included 100.00%	Total Cost/Study \$7,700
Summary	Replacement Year 2033	Future Cost \$9,382

This is to maintain, repair, and replace the gates and gate hardware. Gated community gates are not provided for within this reserve.

EVA (crash) gates

- 1- Tierra Bella to Desert Sunrise
- 1- Cordova to Desert Foothills
- 1- Cordova to Charleston

Pedestrian gates

- 1- Escala to Desert Sunrise
- 1- Tierra Bella to Desert Sunrise
- 1- Cordova to Desert Foothills
- 1- Cordova to Charleston

2015- Some pedestrian gate closure springs were broken.



00020 - Paseos Village - General

20000 - Lighting

200 - Landscape	Useful Life 20	Remaining Life 2
27 Landscape Lights	Quantity 27	Unit of Measure Items
	Cost /Itm \$558	
	% Included 100.00%	Total Cost/Study \$15,075
Summary	Replacement Year 2027	Future Cost \$15,838

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



204 - Landscape	Useful Life 20	Remaining Life 14
97 Monument Area Up-Lights	Quantity 97	Unit of Measure Items
	Cost /Itm \$1,115	
	% Included 100.00%	Total Cost/Study \$108,155
Summary	Replacement Year 2039	Future Cost \$152,820

This is to replace the monument area inground up-lights.

- 15- Desert Foothills @ Alta, 9 northside & 6 southside
- 16- Sky Vista @ Desert Moon
- 18- Sky Vista @ Alta, 9 north side & 9 southside
- 48- Fox Hill roundabouts, 12 each at four roundabouts

2025- Per client 1/10/2025, \$14,875 was expended in 2020 and \$37,129 in 2024 for assorted lighting projects.
2020- Increased quantity from 16 to 50. \$3,437 expended to replace rock guard/ metal rings in 2017.



00020 - Paseos Village - General

20000 - Lighting

208 - Monument Lights	Useful Life 20	Remaining Life 14
14 Monument 4' Fixtures	Quantity 14	Unit of Measure Items
	Cost /Itm \$1,000	
	% Included 100.00%	Total Cost/Study \$14,000
Summary	Replacement Year 2039	Future Cost \$19,782

This is to replace the monument lights.

3- Far Hills @ Fox Hill, 3 west & 3 east

2025- Per client 1/10/2025, \$14,875 was expended in 2020 and \$37,129 in 2024 for assorted lighting projects.



210 - Monument Lights	Useful Life 20	Remaining Life 2
14 Village Monument Light Fixtures	Quantity 14	Unit of Measure Items
	Cost /Itm \$838	
	% Included 100.00%	Total Cost/Study \$11,725
Summary	Replacement Year 2027	Future Cost \$12,319

This is to replace the village monument sign light fixtures reusing the existing wiring and conduits.

- 0- Desert Foothills @ Alta, no monument
- 0- Sky Vista @ Alta, no monument
- 2- Desert Foothills @ Desert Sunrise (arches)
- 4- Sky Vista @ Desert Moon
- 4- Alta @ Fox Hill (south pair only)
- 4- Desert Foothills



00020 - Paseos Village - General

20000 - Lighting

280 - Pole Lights	Useful Life 30	Remaining Life 24
8 Fox Hill Greenbelt Mini-Park	Quantity 8	Unit of Measure Items
	Cost /Itm \$2,714	
	% Included 100.00%	Total Cost/Study \$21,713
Summary	Replacement Year 2049	Future Cost \$39,273

This is to replace the greenbelt walkway lights reusing the existing wiring and conduits. The light standards should be painted in conjunction with wrought iron paint projects.

8- East side Fox Hill just south of Far Hills

2025- The light standards are due for paint.



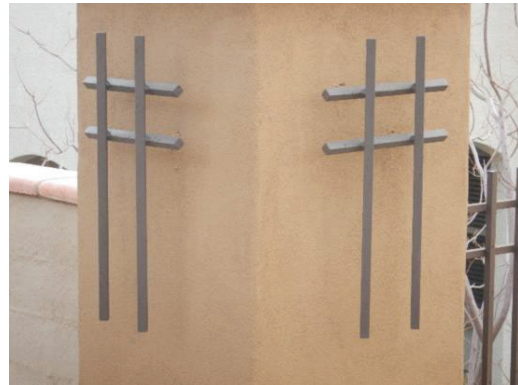
21000 - Signage

700 - Monument	Useful Life 30	Remaining Life 8
461 Wall Metal Emblems (51.8%)	Quantity 461	Unit of Measure Items
	Cost /Itm \$77.00	Qty * \$/Itm \$35,497
	% Included 51.84%	Total Cost/Study \$18,403
Summary	Replacement Year 2033	Future Cost \$22,422

This is to replace the decorative metal wall emblems.

2020- Increased quantity from 239 to 461.

2015- 78 additional emblems added between 2010 and 2015.



00020 - Paseos Village - General

21000 - Signage

710 - Monument	Useful Life 7	Remaining Life 3
14 Paseos Village Monument Refurbish	Quantity 14	Unit of Measure Items
	Cost /Itm \$2,900	
	% Included 100.00%	Total Cost/Study \$40,600
Summary	Replacement Year 2028	Future Cost \$43,722

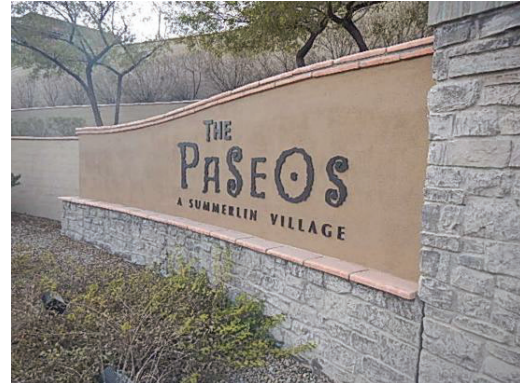
This is to refurbish the custom Paseos monuments comprised of lettering on stucco faced masonry walls.

- 0- Far Hills & Desert Foothills
- 0- Alta @ Desert Foothills
- 2- Sky Vista @ Desert Moon
- 2- Alta @ Fox Hill (south pair)
- 2- Alta @ Fox Hill (north pair)
- 2- Desert Foothills @ Paseo Mist
- 2- Desert Foothills @ Desert Sunrise (arches)
- 2- Desert Foothills @ Antelope Ridge
- 2- Far Hills @ Fox Hill (arches)

2025- Per client 1/10/2025, \$3,130 was expended in 2022. Displaced tiles observed at Far Hills @ Fox Hill eastside.

2020- Increased quantity from 8 to 14 for Far Hills @ Fox Hill, Alta @ Fox Hill (north pair), and Desert Foothill @ Antelope Ridge.

2014- Monuments painted.



00020 - Paseos Village - General

26000 - Outdoor Equipment

366 - Benches	Useful Life 18	Remaining Life 12
16 Benches	Quantity 16	Unit of Measure Items
	Cost /Itm \$1,480	
	% Included 100.00%	Total Cost/Study \$23,680
Summary	Replacement Year 2037	Future Cost \$31,847
This is to replace the benches.		



370 - Pet Stations	Useful Life 3	Remaining Life 2
38 Pet Stations (26%)	Quantity 38	Unit of Measure Items
	Cost /Itm \$700	Qty * \$/Itm \$26,600
	% Included 26.32%	Total Cost/Study \$7,000
Summary	Replacement Year 2027	Future Cost \$7,354
This is to periodically replace the pet stations on a percentage basis.		

2020- Increased quantity from 24 to 38.
2015- 75 total Summerlin West pet stations per vendor 4/2015 inventory.



00020 - Paseos Village - General

26000 - Outdoor Equipment

386 - Garbage Receptacles	Useful Life 20	Remaining Life 14
7 Trash Receptacles	Quantity 7	Unit of Measure Items
	Cost /Itm \$875	
	% Included 100.00%	Total Cost/Study \$6,125
Summary	Replacement Year 2039	Future Cost \$8,654
This is to replace the garbage containers.		



00040 - Paseos Neighborhoods - General

04000 - Structural Repairs

310 - Trellis	Useful Life 30	Remaining Life 8
4 Neighborhood Entry Arches	Quantity 4	Unit of Measure Items
	Cost /Itm \$1,396	
	% Included 100.00%	Total Cost/Study \$5,583
Summary	Replacement Year 2033	Future Cost \$6,803
This is to refurbish the entryway arches including icons and integral lighting.		

2- Tierra Bella/Escala, masonry arch structure w/ 2 illuminated icons.

2- Cordova, masonry column arch structure w/ 4 illuminated icons and topped with wrought iron trellises.

2025- Evidence of stucco deterioration at Cordova entry walkway arch at lower elevation observed. One light on the Tierra Bella arch structure is loose.

2020- Some spall exists around the base of the Cordova columns.



00040 - Paseos Neighborhoods - General

20000 - Lighting

220 - Monument Lights	Useful Life 20	Remaining Life 2	
Cordova Monument Light	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$1,115	
	% Included	100.00%	Total Cost/Study \$1,115
Summary	Replacement Year	2027	Future Cost \$1,171

This is to replace the Kim inground up-light fixture reusing the existing wiring and conduits.



230 - Monument Lights	Useful Life 20	Remaining Life 2	
2 Tierra Bella/ Escala Monument Lights	Quantity 2	Unit of Measure	Items
	Cost /Itm	\$698	
	% Included	100.00%	Total Cost/Study \$1,396
Summary	Replacement Year	2027	Future Cost \$1,467

This is to replace the monument light fixtures reusing the existing wiring and conduits.



00040 - Paseos Neighborhoods - General

21000 - Signage

720 - Monument	Useful Life 7	Remaining Life 2
3 Neighborhood Sngl-Sided Monuments	Quantity 3	Unit of Measure Items
	Cost /Itm \$1,300	
	% Included 100.00%	Total Cost/Study \$3,900
Summary	Replacement Year 2027	Future Cost \$4,097

This is to refurbish the custom neighborhood identity monuments including tile, lettering and emblems. Arches and monument light fixtures are provided for within other components.

- 1- Tierra Bella
- 1- Escala
- 1- Cordova

2014- Signs were painted.



29000 - Infrastructure

404 - Electric	Useful Life 7	Remaining Life 2
6 Electrical Pedestals (16.7%)	Quantity 6	Unit of Measure Items
	Cost /Itm \$10,000	Qty * \$/Itm \$60,000
	% Included 16.67%	Total Cost/Study \$10,000
Summary	Replacement Year 2027	Future Cost \$10,506

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

2025- Per client, \$10,000 minimum replacement estimate including permits and engineering.

00060 - Paseos Neighborhoods - Parks

02000 - Concrete

210 - Walkways	Useful Life 25	Remaining Life 3
5,700 sf Parks & Breezeways (10%)	Quantity 5,700	Unit of Measure Square Feet
	Cost /SqFt \$13.57	Qty * \$/SqFt \$77,349
	% Included 10.00%	Total Cost/Study \$7,735
Summary	Replacement Year 2028	Future Cost \$8,330

This is to repair, replace, or grind concrete walkways and landscape curbs to remove abrupt elevation changes and maintain functionality including broom finish and stamped surfaces. Since the concrete useful life exceeds the scope of this study, this component provides for repair only and not full replacement.

2025- Per client 1/10/2025, \$5,783 was expended in 2022 and \$4,924 in 2023.



04000 - Structural Repairs

670 - Metal Railings	Useful Life 30	Remaining Life 8
200 lf Tierra Bella/Escala Railings	Quantity 200	Unit of Measure Linear Feet
	Cost /l.f. \$43.00	
	% Included 100.00%	Total Cost/Study \$8,600
Summary	Replacement Year 2033	Future Cost \$10,478

This is to replace the walkway and step metal railings. The railing should be painted in conjunction with wrought iron fence painting.

Tierra Bella/Escala- 200 linear feet



00060 - Paseos Neighborhoods - Parks

20000 - Lighting

272 - Bollard Lights	Useful Life 20	Remaining Life 8
4 Tierra Bella Park Bollard Lights	Quantity 4	Unit of Measure Items
	Cost /Itm \$1,200	
	% Included 100.00%	Total Cost/Study \$4,800
Summary	Replacement Year 2033	Future Cost \$5,848

This is to replace the bollard lights reusing the existing wiring and conduits.

2025- BRG added component to reserve study.



26000 - Outdoor Equipment

100 - Tot Lot: Play Equipment	Useful Life 20	Remaining Life 2
4 Tierra Bella/Escala Play Toys	Quantity 4	Unit of Measure Items
	Cost /Itm \$800	
	% Included 100.00%	Total Cost/Study \$3,200
Summary	Replacement Year 2027	Future Cost \$3,362

This is to replace the tot lot play equipment including sound tube and balance bar.

2025- Similar conditions as previous site visit observations.

2020- All metal is ready for paint and the balance bar has a dent.



00060 - Paseos Neighborhoods - Parks

26000 - Outdoor Equipment

200 - Pedestal Grill BBQ	Useful Life 20	Remaining Life 3
Tierra Bella/Escala Park BBQ	Quantity 1	Unit of Measure Items
	Cost /Itm \$650	
	% Included 100.00%	Total Cost/Study \$650
Summary	Replacement Year 2028	Future Cost \$700

This is to replace the pedestal grill BBQ. Includes shipping and installation.

1- Tierra Bella/Escala



250 - Picnic Tables	Useful Life 20	Remaining Life 4
2 Tierra Bella/Escala Park Picnic Tables	Quantity 2	Unit of Measure Items
	Cost /Itm \$1,600	
	% Included 100.00%	Total Cost/Study \$3,200
Summary	Replacement Year 2029	Future Cost \$3,532

This is to replace the picnic tables.

2- Tierra Bella/Escala

2020- The finish coating is damaged and the metal is rusted.



00060 - Paseos Neighborhoods - Parks

26000 - Outdoor Equipment

300 - Benches	Useful Life 18	Remaining Life 2
5 Park Benches	Quantity 5	Unit of Measure Items
	Cost /Itm \$1,480	
	% Included 100.00%	Total Cost/Study \$7,400
Summary	Replacement Year 2027	Future Cost \$7,775

This is to replace the park benches.

- 1- Cordova
- 4- Tierra Bella/Escala

2025- 1 Tierra Bella bench appears discolored.
2020- The Cordova bench finish coating is damaged and the metal is rusted.



340 - Garbage Receptacles	Useful Life 20	Remaining Life 2
5 Park Garbage Receptacles	Quantity 5	Unit of Measure Items
	Cost /Itm \$875	
	% Included 100.00%	Total Cost/Study \$4,375
Summary	Replacement Year 2027	Future Cost \$4,596

This is to replace the garbage containers.

- 1- Cordova
- 4- Tierra Bella/Escala

2020- One Tierra Bella/Escala container is dented.



00060 - Paseos Neighborhoods - Parks

26000 - Outdoor Equipment

394 - Pet Stations	Useful Life 6	Remaining Life 3	
4 Park Pet Stations (50%)	Quantity 4	Unit of Measure	Items
	Cost /Itm \$700	Qty * \$/Itm	\$2,800
	% Included 50.00%	Total Cost/Study	\$1,400
Summary	Replacement Year 2028	Future Cost	\$1,508

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

2- Cordova
2- Tierra Bella/Escala

2025- 1 Cordova & 1 Tierra Bella pet station appear newer.
2020- The Tierra Bella/Escala units are rusted.
2015- 75 total Summerlin West pet stations per vendor 4/2015 inventory.



800 - Shade Structure	Useful Life 30	Remaining Life 8	
Tierra Bella/Escala	Quantity 1	Unit of Measure	Items
	Cost /Itm \$13,958		
	% Included 100.00%	Total Cost/Study	\$13,958
Summary	Replacement Year 2033	Future Cost	\$17,007

This is to refurbish the 16' x 25' shade structure comprised of metal trellis atop 4 masonry columns. The metal should be painted in conjunction with wrought iron fence painting.

2020- The metal appears to have been primed and is now due for paint.



00060 - Paseos Neighborhoods - Parks

26000 - Outdoor Equipment

810 - Shade Structure	Useful Life 30	Remaining Life 8
Cordova	Quantity 1	Unit of Measure Items
	Cost /Itm \$9,771	
	% Included 100.00%	Total Cost/Study \$9,771
Summary	Replacement Year 2033	Future Cost \$11,905

This is to refurbish the 20' x 20' shade structure comprised of metal truss atop 4 metal columns and masonry sitting wall. The metal should be painted in conjunction with wrought iron fence painting.

2025- Dull appearance, repairs performed.
 2015- Some sitting wall cap block damage observed.



00080 - Vistas Village - General

02000 - Concrete

220 - Sidewalks, Curbs & Gutters	Useful Life 25	Remaining Life 3
4,000 sf Monument Entry Areas (10%)	Quantity 4,000	Unit of Measure Square Feet
	Cost /SqFt \$13.57	Qty * \$/SqFt \$54,280
	% Included 10.00%	Total Cost/Study \$5,428
Summary	Replacement Year 2028	Future Cost \$5,845

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



00080 - Vistas Village - General

03000 - Painting: Exterior

510 - Masonry Walls	Useful Life 10	Remaining Life 8
311,760 sf Wall Paint	Quantity 311,760	Unit of Measure Square Feet
	Cost /SqFt \$0.790	
	% Included 100.00%	Total Cost/Study \$246,290
Summary	Replacement Year 2033	Future Cost \$300,081

This is to prepare and paint the masonry walls. Repairs are provided for within another component.

single walls- 51,960 linear feet

2025- Per client 1/10/2025, \$126,196 was expended in 2023 plus \$103,252 in 2024.
 2020- Hillstone mini-park concrete planter paint is peeled and has a poor appearance.
 2011/2012- Walls painted.



00080 - Vistas Village - General

04000 - Structural Repairs

320 - Trellis	Useful Life 30	Remaining Life 8
4 Vistas Large Monument Structures	Quantity 4	Unit of Measure Items
	Cost /Itm \$13,958	
	% Included 100.00%	Total Cost/Study \$55,833
Summary	Replacement Year 2033	Future Cost \$68,027

This is to repair, replace, and maintain the Vistas monument structures including tile roofs, stucco, rock façade, and monument lettering. The twelve smaller arch and squat obelisk monuments are provided for within other components.

- 1- Charleston @ Vista Center (nw)
- 1- Charleston @ Vista Center (ne)
- 1- Far Hills @ Carriage (sw)
- 1- Far Hills @ Carriage (se)

2015- Several lower course tiles appeared dislodged. The tile roofs should be inspected and repaired.
2011- Monuments painted.



680 - Metal Railings	Useful Life 30	Remaining Life 8
36 lf Walkway Step Railings	Quantity 36	Unit of Measure Linear Feet
	Cost /l.f. \$43.00	
	% Included 100.00%	Total Cost/Study \$1,548
Summary	Replacement Year 2033	Future Cost \$1,886

This is to replace the metal railings. Painting is provided for within another component.

- 1 pair- Alta @ Desert Foothills northside
- 2 pair- Alta @ Vista Run dr northwest side



00080 - Vistas Village - General

04000 - Structural Repairs

910 - Building Maintenance	Useful Life 25	Remaining Life 3
2 North & South Clock Towers	Quantity 2	Unit of Measure Items
	Cost /Itm \$16,750	
	% Included 100.00%	Total Cost/Study \$33,500
Summary	Replacement Year 2028	Future Cost \$36,076

This is to refurbish the clock towers including tile roofs, stucco repair, stone veneer repair, etc. Clock and lights are provided for within other components. Towers should be painted in conjunction with village walls.

North tower roundabout at Vista Run/Carriage Hill/Park Vista
South tower roundabout at Vista Run/Vista Center/Park Vista



18000 - Landscaping

110 - Irrigation: Controllers	Useful Life 12	Remaining Life 2
26 Irrigation Controllers (25%)	Quantity 26	Unit of Measure Items
	Cost /Itm \$3,800	Qty * \$/Itm \$98,800
	% Included 25.00%	Total Cost/Study \$24,700
Summary	Replacement Year 2027	Future Cost \$25,950

This is to replace the irrigation controllers.

2025- Per client 1/10/2025, \$13,900 was expended in 2021 and \$181,729 in 2024 at unspecified Vistas and Paseos locations.

2020- Per Par-3, after rebates, anticipate \$1,600 for WeatherTRAK smart irrigation controllers, all controllers are dumb units, and about 25% are ready for replacement.



00080 - Vistas Village - General

18000 - Landscaping

114 - Irrigation: Controllers	Useful Life 12	Remaining Life 2
26 Irrigation Controllers (75%)	Quantity 26	Unit of Measure Items
	Cost /Itm \$3,800	Qty * \$/Itm \$98,800
	% Included 75.00%	Total Cost/Study \$74,100
Summary	Replacement Year 2027	Future Cost \$77,851

This is to replace the irrigation controllers.

2025- Per client 1/10/2025, \$13,900 was expended in 2021 and \$181,729 in 2024 at unspecified Vistas and Paseos locations.

2020- Per Par-3, after rebates, anticipate \$1,600 for WeatherTRAK smart irrigation controllers, all controllers are dumb units, and about 25% are ready for replacement.



150 - Irrigation: Misc.	Useful Life 20	Remaining Life 2
76,000 lf Renovation (33%)	Quantity 76,000	Unit of Measure Linear Feet
	Cost /l.f. \$1.87	Qty * \$/l.f. \$142,120
	% Included 33.33%	Total Cost/Study \$47,373
Summary	Replacement Year 2027	Future Cost \$49,772

This is for major irrigation system renovation in excess of the operating budget. There are approximately 14 running miles of streetscape/median. This component is not based upon an actual contractor proposal, bid or scope of work. Bids should be solicited to further define this component. Irrigation controllers and command units are provided for within other components.

2025- Per client 1/10/2025, \$8,897 was expended in 2024. Per client 1/29/2025, \$250,000 is anticipated to renovate irrigation along Charleston.



00080 - Vistas Village - General

18000 - Landscaping

151 - Irrigation: Misc.	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Charleston Renovation (2025 Only) (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$250,000	Qty * \$/LS	\$250,000
	% Included 50.00%	Total Cost/Study	\$125,000
Summary	Replacement Year 2025	Future Cost	\$125,000

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

2025- Per client 1/29/2025, \$250,000 is anticipated to renovate irrigation along Charleston. This component assumes that half is in the Vistas portion.

380 - Turf Renovation	Useful Life 30	Remaining Life 2	
Park Vista Sod Strips	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$92,528		
	% Included 100.00%	Total Cost/Study	\$92,528
Summary	Replacement Year 2027	Future Cost	\$97,213

This is for the sod strips.

2020- Per client, work is anticipated. Scope pending.



00080 - Vistas Village - General

18000 - Landscaping

420 - Plant Replacement	Useful Life 5	Remaining Life 3	Treatment [se:4]
1,076,223 sf Streets/Medians & Monuments (5.6%)	Quantity 1,076,223	Unit of Measure Square Feet	
	Cost /SqFt \$6.17	Qty * \$/SqFt \$6,640,296	
	% Included 5.65%	Total Cost/Study \$375,000	
Summary	Replacement Year 2028	Future Cost \$419,232	

This is to periodically replace streetscape, median and monument landscape plant stock, trees, shrubs and renovate turf as needed in excess of the operating budget. Irrigation system and palm trees are provided for within other components.

2025- Per client 1/10/2025, \$100,593 was expended in 2021 and \$19,704 in 2024. Reduced remaining scope from \$500,000 to \$375,000. Per client 5/6/2025, increase remaining life and spread, so increased remaining life from 2 to 3 years and spread from 2 to 4 years.

2020- Per Par-3, anticipate \$5/sf for revegetation projects, so revised unit of measure from acre to square feet.

2015- Cara Vella is receiving new landscaping during 2015. Client to provide scope and cost estimate.



516 - Tree Maintenance	Useful Life 10	Remaining Life 4	Treatment [se:2]
300 Tree Replacements	Quantity 300	Unit of Measure Items	
	Cost /Itm \$615		
	% Included 100.00%	Total Cost/Study \$184,500	
Summary	Replacement Year 2029	Future Cost \$206,199	

This is to replace dead trees.

2025- Per client 1/29/2025, anticipate \$100,000 for trees along Desert Foothills between Alta and Charleston.

2020- Per Par-3, anticipate \$500 per 24" tree replacement, and about 100 are being replaced now with approximately 200 missing trees needing replacement particularly around the loops and along Far Hills.



00080 - Vistas Village - General

18000 - Landscaping

517 - Tree Maintenance	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Desert Foothills (2025 Only) (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$100,000	Qty * \$/LS	\$100,000
	% Included 50.00%	Total Cost/Study	\$50,000
Summary	Replacement Year 2025	Future Cost	\$50,000

This is to replace dead trees.

2025- Per client 1/29/2025, anticipate \$100,000 for trees along Desert Foothills between Alta and Charleston. This component assumes that half are on the Vistas side of Desert Foothills.

19500 - Retaining Wall

990 - Rockery	Useful Life 5	Remaining Life 2	
9,390 lf Stacked Stone Walls (0.5%)	Quantity 9,390	Unit of Measure	Linear Feet
	Cost /l.f. \$489	Qty * \$/l.f.	\$4,587,391
	% Included .50%	Total Cost/Study	\$22,937
Summary	Replacement Year 2027	Future Cost	\$24,098

This is for ongoing stacked stone retaining wall maintenance. Since the core retaining wall useful life exceeds the scope of this thirty year study, this component provides for repairs only and not full replacement. Walls over 3' in height require engineering.



00080 - Vistas Village - General

20000 - Lighting

240 - Monument Lights	Useful Life 20	Remaining Life 2
34 Village Monument Light Fixtures	Quantity 34	Unit of Measure Items
	Cost /Itm \$838	
	% Included 100.00%	Total Cost/Study \$28,475
Summary	Replacement Year 2027	Future Cost \$29,917

This is to replace the village monument sign florescent light fixtures reusing the existing wiring and conduits.

- 1- Alta & Park Vista (sw)
- 3- Desert Sunrise & Desert Foothills (se)
- 3- Desert Sunrise & Desert Foothills (ne)3
- 3- Alta & Vista Run (se)
- 3- Alta & Vista Run (sw)
- 3- Alta & Park Vista (se)
- 3- Alta & 215 (s)
- 3- Alta & 215 (n)
- 3- Alta & Vista Run (nw)
- 3- Alta & Vista Run (ne)
- 3- Alta & Park Vista (nw)
- 3- Alta & Park Vista (ne)

2020- A light is broken at Alta @ 215.

2015- 1 Desert Sunrise @ Desert Foothills (se) light was damaged, 1 Alta @ 215 (s) light was damaged, and 1 Desert Sunrise @ Desert Foothills (ne) appeared incorrectly installed.



00080 - Vistas Village - General

20000 - Lighting

250 - Landscape	Useful Life 20	Remaining Life 2
56 Landscape Large Accent Lights	Quantity 56	Unit of Measure Items
	Cost /Itm \$1,115	
	% Included 100.00%	Total Cost/Study \$62,440
Summary	Replacement Year 2027	Future Cost \$65,601

This is to replace the large accent light fixtures reusing the existing wiring and conduits.

- 2- Charleston @ Vista Center (nw)
- 2- Charleston @ Vista Center (ne)
- 6- Far Hills @ Carriage (sw)
- 6- Far Hills @ Carriage (se)
- 8- Vista Run/Park Vista @ Vista center (s)
- 32- Towers (n&s)



00080 - Vistas Village - General

20000 - Lighting

270 - Landscape	Useful Life 20	Remaining Life 2	
151 Landscape Up-Lights	Quantity 151	Unit of Measure	Items
	Cost /Itm \$1,115		
	% Included 100.00%	Total Cost/Study	\$168,365
Summary	Replacement Year 2027	Future Cost	\$176,888

This is to replace the Kim inground up-light fixtures reusing the existing wiring and conduits.

- 4- Desert Sunrise @ Desert Foothills (ne)
- 5- Desert Sunrise @ Desert Foothills (se)
- 6- Alta @ 215 (s)
- 6- Alta @ 215 (n)
- 7- Far Hills @ Carriage (sw)
- 8- Alta @ Vista Run (se)
- 8- Alta @ Park Vista (ne)
- 9- Charleston @ Vista Center (nw)
- 9- Charleston @ Vista Center (ne)
- 10- Alta @ Park Vista (se)
- 10- Alta @ Vista Run (nw)
- 10- Far Hills @ Carriage (se)
- 14- Alta @ Vista Run (sw)
- 14- Alta @ Vista Run (ne)
- 15- Alta @ Park Vista (nw)
- 16- Alta @ Desert Foothills, 10 (ne) & 6 (se)

2020- \$18,606 was expended to replace 11 missing fixtures in 2017.
2015- Several lights at Charleston @ Vista Center (ne) were damaged.



00080 - Vistas Village - General

21000 - Signage

730 - Monument	Useful Life 7	Remaining Life 2
12 Vistas Village Monument Refurbish	Quantity 12	Unit of Measure Items
	Cost /Itm \$2,900	
	% Included 100.00%	Total Cost/Study \$34,800
Summary	Replacement Year 2027	Future Cost \$36,562

This is to refurbish the custom Vistas village monument signs comprised of lettering on concrete capped stucco and rock faced masonry squat obelisk. The four large monument structures are provided for within another component.

- 1- Desert Sunrise @ Desert Foothill (se)
- 1- Desert Sunrise @ Desert Foothill (ne)
- 1- Alta @ Vista Run (se)
- 1- Alta @ Vista Run (sw)
- 1- Alta @ Park Vista (se)
- 1- Alta @ Park Vista (sw)
- 1- Alta @ 215 (s)
- 1- Alta @ Vista Run (nw)
- 1- Alta @ Vista Run (ne)
- 1- Alta @ Park Vista (nw)
- 1- Alta @ Park Vista (ne)
- 1- Alta @ 215 (n)

2015- The Alta @ Vista Run (nw) monument was damaged.
2011- The monuments were repainted.



00080 - Vistas Village - General

26000 - Outdoor Equipment

180 - Bike Rack	Useful Life 30	Remaining Life 8
2 Alta Bike Racks	Quantity 2	Unit of Measure Items
	Cost /Itm \$537	
	% Included 100.00%	Total Cost/Study \$1,075
Summary	Replacement Year 2033	Future Cost \$1,310

This is to replace the metal bike racks along the greenbelt north of Alta between Vista Run and Park Vista.



260 - Picnic Tables	Useful Life 20	Remaining Life 2
Alta Picnic Table	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,600	
	% Included 100.00%	Total Cost/Study \$1,600
Summary	Replacement Year 2027	Future Cost \$1,681

This is to replace the metal picnic table along the greenbelt north of Alta between Vista Run and Park Vista.

2025- Table has a dull appearance.



00080 - Vistas Village - General

26000 - Outdoor Equipment

310 - Benches	Useful Life 18	Remaining Life 2
4 Alta Benches	Quantity 4	Unit of Measure Items
	Cost /Itm \$1,480	
	% Included 100.00%	Total Cost/Study \$5,920
Summary	Replacement Year 2027	Future Cost \$6,220

This is to replace the metal benches along the greenbelt north of Alta between Vista Run and Park Vista.



350 - Garbage Receptacles	Useful Life 20	Remaining Life 2
5 Alta Garbage Receptacles	Quantity 5	Unit of Measure Items
	Cost /Itm \$875	
	% Included 100.00%	Total Cost/Study \$4,375
Summary	Replacement Year 2027	Future Cost \$4,596

This is to replace the metal garbage containers along the greenbelt north of Alta between Vista Run and Park Vista.



00080 - Vistas Village - General

26000 - Outdoor Equipment

378 - Pet Stations	Useful Life 3	Remaining Life 2	
28 Pet Stations (25%)	Quantity 28	Unit of Measure	Items
	Cost /Itm \$700	Qty * \$/Itm	\$19,600
	% Included 25.00%	Total Cost/Study	\$4,900
Summary	Replacement Year 2027	Future Cost	\$5,148

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

2020- Some units exhibit rust and paint fade.

2015- 75 total Summerlin West pet stations per vendor 4/2015 inventory.



840 - Shade Structure	Useful Life 30	Remaining Life 8	
Alta btwn Vista Run & Park Vista	Quantity 1	Unit of Measure	Items
	Cost /Itm \$12,562		
	% Included 100.00%	Total Cost/Study	\$12,562
Summary	Replacement Year 2033	Future Cost	\$15,306

This is to refurbish and replace the 17' x 33' shade structure comprised of tile roof atop stone faced masonry columns. Painted surfaces should be painted in conjunction with masonry walls.



00080 - Vistas Village - General

26000 - Outdoor Equipment

900 - Miscellaneous	Useful Life 20	Remaining Life 4
8 Tower Clocks	Quantity 8	Unit of Measure Items
	Cost /Itm \$2,250	
	% Included 100.00%	Total Cost/Study \$18,000
Summary	Replacement Year 2029	Future Cost \$19,869

This is to repair and replace the tower clocks.

- 4- north tower roundabout at Vista Run/Carriage Hill/Park Vista
- 4- south tower roundabout at Vista Run/Vista Center/Park Vista



00100 - Vistas Village - Park

04000 - Structural Repairs

324 - Trellis	Useful Life 30	Remaining Life 8
225 sf Vista Verde/ Miramonte	Quantity 225	Unit of Measure Square Feet
	Cost /SqFt \$41.88	
	% Included 100.00%	Total Cost/Study \$9,423
Summary	Replacement Year 2033	Future Cost \$11,481

This is to repair and replace the park 15' x 15' shade structure comprised of a metal trellis roof atop stone faced masonry stanchions. The metal should be painted in conjunction with wrought iron fences.

2025- Some fading exhibited.



00100 - Vistas Village - Park

04000 - Structural Repairs

328 - Trellis	Useful Life 30	Remaining Life 8
375 sf Summerfield	Quantity 375	Unit of Measure Square Feet
	Cost /SqFt \$41.88	
	% Included 100.00%	Total Cost/Study \$15,705
Summary	Replacement Year 2033	Future Cost \$19,135

This is to repair and replace the park 25' x 15' shade structure comprised of a metal trellis roof atop stucco and stone faced masonry stanchions. The metal should be painted in conjunction with wrought iron fences.

2020- Vegetation covered.



332 - Trellis	Useful Life 30	Remaining Life 8
225 sf Encanto/ Santalina	Quantity 225	Unit of Measure Square Feet
	Cost /SqFt \$41.88	
	% Included 100.00%	Total Cost/Study \$9,423
Summary	Replacement Year 2033	Future Cost \$11,481

This is to repair and replace the park 15' x 15' shade structure comprised of a metal trellis roof atop stone faced masonry stanchions. The metal should be painted in conjunction with wrought iron fences.

2025- Faded appearance exhibited.

2020- Structure is due for paint.



00100 - Vistas Village - Park

04000 - Structural Repairs

340 - Trellis	Useful Life 30	Remaining Life 8
225 sf Miraleste	Quantity 225	Unit of Measure Square Feet
	Cost /SqFt \$41.88	
	% Included 100.00%	Total Cost/Study \$9,423
Summary	Replacement Year 2033	Future Cost \$11,481

This is to repair and replace the park 15' x 15' shade structure comprised of a metal trellis roof atop stone faced masonry stanchions. The metal should be painted in conjunction with wrought iron fences.

2020- Structure is due for paint.



344 - Trellis	Useful Life 30	Remaining Life 8
180 sf Cara Vella	Quantity 180	Unit of Measure Square Feet
	Cost /SqFt \$41.88	
	% Included 100.00%	Total Cost/Study \$7,538
Summary	Replacement Year 2033	Future Cost \$9,185

This is to repair and replace the park 10' x 18' shade structure comprised of a metal trellis roof atop stone faced masonry stanchions. The metal should be painted in conjunction with wrought iron fences.



00100 - Vistas Village - Park

26000 - Outdoor Equipment

336 - Shade Structure	Useful Life 25	Remaining Life 0
133 sf Sonesta	Quantity 133	Unit of Measure Square Feet
	Cost /SqFt \$45.11	
	% Included 100.00%	Total Cost/Study \$6,000
Summary	Replacement Year 2025	Future Cost \$6,000

This is to repair and replace the park 13' metal shade gazebo comprised of a metal roof atop metal stanchions. The metal should be painted in conjunction with wrought iron fences.

2025- Per client, \$6,000 was expended to rehab the gazebo.
 2020- The stanchion bases are rusted.
 2015- The paint is peeling at the base of each stanchion.



00120 - Vistas Neighborhoods - General

03000 - Painting: Exterior

420 - Wrought Iron	Useful Life 5	Remaining Life 2
5,545 lf Fence Paint	Quantity 5,545	Unit of Measure Linear Feet
	Cost /l.f. \$6.25	
	% Included 100.00%	Total Cost/Study \$34,656
Summary	Replacement Year 2027	Future Cost \$36,411

This is to prepare, power wash, sand, scrape, spot prime, and paint the metal railings, wrought iron fences, wrought iron crash gates, wrought iron breezeway pedestrian gates, and wrought iron view fences.

railings- 24 linear feet
 park railings- 68 linear feet
 view fences- 4,548 linear feet
 WI fences, crash gates & pedestrian gates- 905 linear feet

2020- Park railings are rusted. Miramonte & Encanto/Santalina are due for paint.
 2015- The park railings exhibit peeled paint.



00120 - Vistas Neighborhoods - General

19000 - Fencing

270 - Wrought Iron: 6'	Useful Life 30	Remaining Life 8
905 If Access Fences	Quantity 905	Unit of Measure Linear Feet
	Cost /l.f. \$59.00	
	% Included 100.00%	Total Cost/Study \$53,395
Summary	Replacement Year 2033	Future Cost \$65,057

This is to replace the 6' wrought iron fencing. With aggressive paint maintenance, this component's life may be extended. Painting is provided for within another component.

2025- Per client 1/10/2025, \$475 was expended for temp fence at Kingwood east.



280 - Wrought Iron: 6'	Useful Life 30	Remaining Life 8
4,548 If View Fences	Quantity 4,548	Unit of Measure Linear Feet
	Cost /l.f. \$59.00	
	% Included 100.00%	Total Cost/Study \$268,332
Summary	Replacement Year 2033	Future Cost \$326,936

This is to replace the 6' wrought iron fencing. With aggressive paint maintenance, this component's life may be extended. Painting is provided for within another component.



00120 - Vistas Neighborhoods - General

19000 - Fencing

410 - Masonry Wall: On-going Maint.	Useful Life 10	Remaining Life 2
52,253 lf Stucco Clad Wall Repair (2%)	Quantity 52,253	Unit of Measure Linear Feet
	Cost /l.f. \$270	Qty * \$/l.f. \$14,108,310
	% Included 2.00%	Total Cost/Study \$282,166
Summary	Replacement Year 2027	Future Cost \$296,451

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 paint touchup, graffiti removal, efflorescence removal, stucco spall repairs and vandalism/cracking/leaning repairs.

single walls- 51,960 linear feet
assorted neighborhood entry area landscape boxes & pony walls- 293 linear feet

2025- Bella Vista entry pony wall cap blocks are deteriorated.
2020- Portofino park wall and several neighborhood entry walls exhibit spall.
2011/2012- Walls repainted.



00120 - Vistas Neighborhoods - General

19000 - Fencing

790 - Gates	Useful Life 30	Remaining Life 8
12 Pedestrian & EVA Gates	Quantity 12	Unit of Measure Items
	Cost /Itm \$1,100	
	% Included 100.00%	Total Cost/Study \$13,200
Summary	Replacement Year 2033	Future Cost \$16,083

This is to maintain, repair and replace the gates and gate hardware. Gated community gates are not provided for within this reserve.

EVA (crash) gates

- 1- Santalina to Vista Run
- 1- Capri to Vista Run
- 1- Somerset to Vista Run
- 1- Talega to Charleston
- 1- Park Vista btwn Summerfield/Kingwood to 215 frontage/reservoir

Pedestrian gates

- 1- Santalina to Vista Run
- 1- Canterra to Vista Run
- 1- Capri to Vista Run
- 1- Somerset to Vista Run
- 1- Talega to Vista Run
- 1- Miramonte to Park Vista
- 1- Portofino to Alta

2020- Vista Run @ Alta Vista gate binds.

2015- Some pedestrian gate closure springs were broken.



00120 - Vistas Neighborhoods - General

20000 - Lighting

260 - Monument Lights	Useful Life 20	Remaining Life 2
32 Neighborhood Monument Lights	Quantity 32	Unit of Measure Items
	Cost /Itm \$1,115	
	% Included 100.00%	Total Cost/Study \$35,680
Summary	Replacement Year 2027	Future Cost \$37,486

This is to replace the monument Elliptipar light fixtures reusing the existing wiring and conduits.

- 1- Miramonte
- 1- Vista Verde
- 2- Ashton Park
- 2- Bella Vista
- 2- Canterra
- 2- Capri
- 2- Cara Vella
- 2- Encanto/Santalina
- 2- Hillstone
- 2- Miraleste
- 2- Portofino (Park Vista Dr entry only)
- 2- Somerset
- 2- Sonesta
- 2- Summerfield
- 2- Talega
- 4- Kingwood (accent)

2025- A few fixture housings are corroded, a Cara Vella fixture's wiring is frayed, a Miraleste fixture lens is broken, and 2 Ashton Park & 1 Bella Vista appear recently replaced.



00120 - Vistas Neighborhoods - General

21000 - Signage

740 - Monument	Useful Life 7	Remaining Life 2	
15 Neighborhood Dbl-Sided Monuments	Quantity 15	Unit of Measure	Items
	Cost /Itm \$1,900		
	% Included 100.00%	Total Cost/Study	\$28,500
Summary	Replacement Year 2027	Future Cost	\$29,943

This is to refurbish the neighborhood custom double sided identity monuments.

- 1- Summerfield
- 1- Ashton Park
- 1- Bella Vista
- 1- Canterra (etched tile)
- 1- Cara Vella
- 1- Sonesta
- 1- Hillstone
- 1- Capri
- 1- Miraleste (etched tile)
- 1- Somerset
- 1- Talega (etched tile)
- 2- Kingwood
- 2- Portofino

2025- Kingwood cap blocks are dislodged and Bella Vista is missing the dot over the letter "i" in Vista.
 2011- Monuments were painted.



00120 - Vistas Neighborhoods - General

21000 - Signage

750 - Monument	Useful Life 7	Remaining Life 3	
4 Neighborhood Sngl-Sided Monuments	Quantity 4	Unit of Measure	Items
	Cost /Itm \$1,300		
	% Included 100.00%	Total Cost/Study	\$5,200
Summary	Replacement Year 2028	Future Cost	\$5,600

This is to refurbish the custom neighborhood identity monument signs.

- 1- Vista Verde (etched)
- 1- Miramonte (metal letters)
- 2- Encanto/Santalina (etched)

2025- Per client 1/10/2025, \$3,250 was expended for Encanto/Santalina in 2021. Efflorescence was observed at Vista Verde.

2020- Some wall spall was observed at Vista Verde and Encanto/Santalina.

2011- Monuments were painted.



29000 - Infrastructure

408 - Electric	Useful Life 7	Remaining Life 2	
30 Electrical Pedestals (10%)	Quantity 30	Unit of Measure	Items
	Cost /Itm \$10,000	Qty * \$/Itm	\$300,000
	% Included 10.00%	Total Cost/Study	\$30,000
Summary	Replacement Year 2027	Future Cost	\$31,519

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

2025- Per client, \$10,000 minimum replacement estimate including permits and engineering.



00120 - Vistas Neighborhoods - General

29000 - Infrastructure

00140 - Vistas Neighborhoods - Parks

02000 - Concrete

230 - Walkways	Useful Life 25	Remaining Life 3	
36,000 sf Parks & Breezeways (10%)	Quantity 36,000	Unit of Measure	Square Feet
	Cost /SqFt \$13.57	Qty * \$/SqFt	\$488,520
	% Included 10.00%	Total Cost/Study	\$48,852
Summary	Replacement Year 2028	Future Cost	\$52,608

This is to repair, replace or grind concrete walkways and landscape curbs to remove abrupt elevation changes and maintain functionality including broom finish and stamped surfaces. Since the concrete useful life exceeds the scope of this study, this component provides for repair only and not full replacement.

2025- Per client 1/10/2025, \$11,327 was expended in 2021, \$10,723 in 2022, and \$21,280 in 2024.
2020- Monteverde has a shift that has reappeared after a prior grind.
2015- A tree root lift exists at the Capri park.



00140 - Vistas Neighborhoods - Parks

04000 - Structural Repairs

674 - Metal Railings	Useful Life 30	Remaining Life 8
96 If Park Railings	Quantity 96	Unit of Measure Linear Feet
	Cost /l.f. \$43.00	
	% Included 100.00%	Total Cost/Study \$4,128
Summary	Replacement Year 2033	Future Cost \$5,030

This is to repair and replace the metal step railings. Railing should be painted in conjunction with wrought iron fences.

Vista Verde- 8 linear feet
Encanto/Santalina- 28 linear feet
Canterra- 32 linear feet
Capri- 16 linear feet
Somerset- 22 linear feet

2020- Most railings were rusted and especially at Capri and Somerset.



00140 - Vistas Neighborhoods - Parks

18000 - Landscaping

116 - Irrigation: Controllers	Useful Life 12	Remaining Life 2
2 Kingwood E & W Park Controllers	Quantity 2	Unit of Measure Items
	Cost /Itm \$3,800	
	% Included 100.00%	Total Cost/Study \$7,600
Summary	Replacement Year 2027	Future Cost \$7,985

This is to replace the irrigation controllers.

- 1- West, Crown Forest entry
- 1- East, Castleton entry

2020- Per Par-3, after rebates, anticipate \$1,600 for WeatherTRAK smart irrigation controllers.



00140 - Vistas Neighborhoods - Parks

18000 - Landscaping

118 - Irrigation: Time Clocks	Useful Life 12	Remaining Life 2	
14 Park Irrigation Clocks	Quantity 14	Unit of Measure	Items
	Cost /Itm \$698		
	% Included 100.00%	Total Cost/Study	\$9,771
Summary	Replacement Year 2027	Future Cost	\$10,266

This is to replace the park irrigation time clocks.

- 1- Summerfield
- 1- Monteverde
- 1- Portofino
- 1- Ashton
- 1- Bella Vista
- 1- Encanto/Santalina
- 1- Canterra
- 1- Sonesta
- 1- Hillstone
- 1- Capri, entry area
- 1- Miraleste
- 1- Summerset
- 2- Talega, 1 near Charleston crash gates

2025- Summerset wall mounted clock is loose. Per client 1/10/2025, \$9,817 was expended at Talega in 2023.
 2020- Capri replacement in progress during site visit.



00140 - Vistas Neighborhoods - Parks

26000 - Outdoor Equipment

110 - Tot Lot: Play Equipment	Useful Life 20	Remaining Life 19
2 Kingwood E & W Play Structures	Quantity 2	Unit of Measure Items
	Cost /Itm \$47,000	
	% Included 100.00%	Total Cost/Study \$94,000
Summary	Replacement Year 2044	Future Cost \$150,273

This is to replace the tot lot play equipment.

- 1- west Kingwood park (Crown Forest entry) Superior Recreation, Nature Trial, structure with 1 roof, 3 slides, 1 deck and miscellaneous activities
- 1- east Kingwood park (Castleton entry) structure with 1 roofs, 3 decks, 3 slides and miscellaneous activities

2025- Per client 1/10/2025, \$59,423 was expended for Kingwood east in 2024, \$21,114 for Kingwood west in 2023, and \$11,310 for Kingwood west in 2024. East Kingwood equipment appears in excellent condition. West Kingwood equipment appears to have newer slides.
2020- Some finish was peeled on the west Kingwood equipment.



00140 - Vistas Neighborhoods - Parks

26000 - Outdoor Equipment

140 - Tot Lot: Safety Surface	Useful Life 10	Remaining Life 6
2,530 sf [2] Kingwood E & W Surface	Quantity 2,530	Unit of Measure Square Feet
Replace	Cost /SqFt \$14.40	
	% Included 100.00%	Total Cost/Study \$36,432
Summary	Replacement Year 2031	Future Cost \$42,250

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

west Kingwood- 1,250 sf
east Kingwood- 1,280 sf

2025- Per client 1/10/2025, \$17,376 was expended to R&R Kingwood east safety surface in 2024, and \$2,625 was expended to roll coat Kingwood west in 2024. West play surface appears in good condition. East entry play surface appears newer. Some damaged apparent, something had been burned under the play structure.

2020- Area near Castleton exhibits patches and minor nicks.

2015- One of the two play areas exhibits some cracks.

Castleton Entry Play Surface Damage.



144 - Tot Lot: Play Equipment	Useful Life 30	Remaining Life 8
10 Bella Vista Play Equipment	Quantity 10	Unit of Measure Items
	Cost /Itm \$250	
	% Included 100.00%	Total Cost/Study \$2,500
Summary	Replacement Year 2033	Future Cost \$3,046

This is to replace the tot lot concrete pillars. The pillars should be periodically painted.



00140 - Vistas Neighborhoods - Parks

26000 - Outdoor Equipment

148 - Tot Lot: Play Equipment	Useful Life 12	Remaining Life 2	
2 Talega Play Equipment	Quantity 2	Unit of Measure	Items
	Cost /Itm \$800		
	% Included 100.00%	Total Cost/Study	\$1,600
Summary	Replacement Year 2027	Future Cost	\$1,681

This is to replace the tot lot play toys.

2- Sand digger excavators

2020- The center pivot could use lubrication.



270 - Picnic Tables	Useful Life 20	Remaining Life 3	
4 Kingwood E & W Picnic Tables	Quantity 4	Unit of Measure	Items
	Cost /Itm \$1,600		
	% Included 100.00%	Total Cost/Study	\$6,400
Summary	Replacement Year 2028	Future Cost	\$6,892

This is to replace the expanded metal, fixed, picnic tables.

2- west near Crown Forest entry

2- east near Castleton entry

2025- Per client 1/10/2025, \$4,200 total was expended for furnishing repairs and trash/pet stations in 2021.

2020- The west park finishes are dull.



00140 - Vistas Neighborhoods - Parks

26000 - Outdoor Equipment

320 - Benches	Useful Life 18	Remaining Life 3
45 Park Benches	Quantity 45	Unit of Measure Items
	Cost /Itm \$1,480	
	% Included 100.00%	Total Cost/Study \$66,600
Summary	Replacement Year 2028	Future Cost \$71,721

This is to replace the metal benches.

- 1- Canterra
- 1- Talega
- 2- Bella Vista
- 2- Summerfield
- 2- Portofino
- 2- Ashton Park
- 2- Cara Vella
- 2- Hillstone
- 3- Capri
- 3- Somerset
- 4- Encanto/Santalina
- 4- Miraleste
- 5- Kingwood, 3 west near Crown Forest & 2 east near Castleton
- 5- Vista Verde/Miramonte
- 6- Sonesta, 2 along walk & 4 in the gazebo

2025- Per client 1/10/2025, \$2,543 total was expended for Santalina benches and trash containers in 2021. Sonesta benches replaced.



00140 - Vistas Neighborhoods - Parks

26000 - Outdoor Equipment

360 - Garbage Receptacles	Useful Life 20	Remaining Life 3
33 Park Garbage Receptacles	Quantity 33	Unit of Measure Items
	Cost /Itm \$875	
	% Included 100.00%	Total Cost/Study \$28,875
Summary	Replacement Year 2028	Future Cost \$31,095

This is to replace the garbage containers.

- 1- Ashton Park
- 1- Bella Vista
- 1- Canterra
- 1- Cara Vella
- 2- Talega, 1 at Charleston crash gate
- 2- Summerfield
- 2- Portofino
- 2- Encanto/Santalina
- 2- Sonesta
- 2- Hillstone
- 2- Capri
- 2- Miraleste
- 2- Somerset
- 4- Vista Verde/Miramonte
- 7- Kingwood, 3 west near Crown Forest entry & 4 east near Castleton entry



00140 - Vistas Neighborhoods - Parks

26000 - Outdoor Equipment

382 - Pet Stations	Useful Life 3	Remaining Life 2	
20 Park Pet Stations (25%)	Quantity 20	Unit of Measure	Items
	Cost /Itm \$700	Qty * \$/Itm	\$14,000
	% Included 25.00%	Total Cost/Study	\$3,500
Summary	Replacement Year 2027	Future Cost	\$3,677

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

- 1- Summerfield
- 1- Portofino
- 1- Ashton Park
- 1- Bella Vista
- 1- Canterra
- 1- Cara Vella
- 1- Hillstone
- 1- Capri
- 1- Miraleste
- 1- Somerset
- 1- Talega
- 1- Encanto/Santalina
- 2- Vista Verde/Miramonte
- 2- Sonesta
- 4- Kingwood, 2 west near Crown Forest entry & 2 east near Castleton entry

2020- Heavy rust was observed at Bella Vista, Miraleste, Sonesta, and Kingwood.
2015- 75 total Summerlin West pet stations per vendor 4/2015 inventory.



00200 - Stonebridge Village - General

03000 - Painting: Exterior

120 - Surface Restoration	Useful Life 5	Remaining Life 3
896 sf Charleston Summerlin Monument	Quantity 896	Unit of Measure Square Feet
	Cost /SqFt \$1.69	
	% Included 100.00%	Total Cost/Study \$1,514
Summary	Replacement Year 2028	Future Cost \$1,631

This is to prepare, power wash, scrape, caulk, and paint the Summerlin masonry monument with a 100% premium acrylic paint including embossed gold lettering.

2025- Monument appears to have been painted.
2020- Sign has a faded appearance.



00200 - Stonebridge Village - General

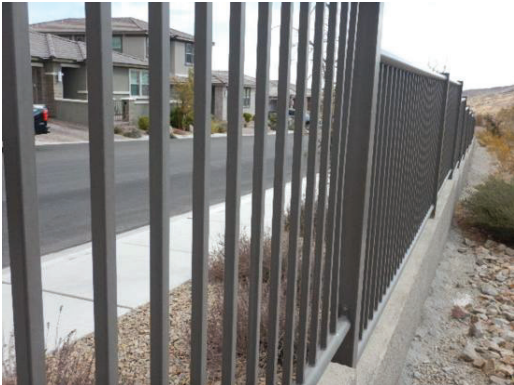
03000 - Painting: Exterior

408 - Wrought Iron	Useful Life 5	Remaining Life 1	
8,638 lf Fence & Trellis Paint	Quantity 8,638	Unit of Measure	Linear Feet
	Cost /l.f. \$6.25		
	% Included 100.00%	Total Cost/Study	\$53,988
Summary	Replacement Year 2026	Future Cost	\$55,337

This is to prepare, power wash, sand, scrape, spot prime and paint the metal railings, wrought iron fences, wrought iron crash gates, wrought iron breezeway pedestrian gates, wrought iron view fences, and metal shade structure trellises.

- railings- 32 linear feet
- Crossbridge (over wash) near Westcott- 260 lf
- view fences- 7,144 linear feet
- WI fences, crash gates & pedestrian gates- 692 linear feet
- 2- 20' x 25' trellis structures at Sky Vista & Suncreek
- 2- 22' x 34' trellis structures on Crossbridge near Westcott

2025- The shade structure trellises are due for paint. The railings along Crossbridge of the wash were previously unpainted but are now painted which increased quantity from 5,302 to 5,562 lf. Due to construction since 2020, increased quantity from 5,562 to 8,638 lf.



00200 - Stonebridge Village - General

03000 - Painting: Exterior

520 - Masonry Walls	Useful Life 10	Remaining Life 5
130,860 sf Wall Paint	Quantity 130,860	Unit of Measure Square Feet
	Cost /SqFt \$0.790	
	% Included 100.00%	Total Cost/Study \$103,379
Summary	Replacement Year 2030	Future Cost \$116,964

This is to prepare and paint the masonry walls. Repairs are provided for within another component.

double walls (wall & retaining wall)- 2 x 3,795 linear feet
single walls- 14,220 linear feet



04000 - Structural Repairs

542 - Bridge Maintenance	Useful Life 60	Remaining Life 55
Heritage Heights Dr Bridge	Quantity 1	Unit of Measure Items
	Cost /Itm \$20,000	
	% Included 100.00%	Total Cost/Study \$20,000
Summary	Replacement Year 2080	Future Cost \$77,775

This is to maintain the bridge constructed in 2020. Since the useful life of this component exceeds the scope of this thirty year study, replacement is not provided for within reserves. Periodic structural inspection is from operating. Metal railing should be painted in conjunction with nearby paint projects.



00200 - Stonebridge Village - General

04000 - Structural Repairs

550 - Bridge Maintenance	Useful Life 60	Remaining Life 52
3 Stonebridge Wash Trail Bridges	Quantity 3	Unit of Measure Items
	Cost /Itm \$12,337	
	% Included 100.00%	Total Cost/Study \$37,011
Summary	Replacement Year 2077	Future Cost \$133,652

This is to maintain the 10'x90' wood deck and metal truss bridges (10,000# load limit). Since the useful life of this component exceeds the scope of this thirty year study, replacement is not provided for within reserves. Periodic structural inspection is from operating.

Excel Bridge manufacturing serial number: 17B010

2025- Easterly bridge exhibits a snapped steel chord at the bridge railing.



00200 - Stonebridge Village - General

04000 - Structural Repairs

656 - Metal Railings	Useful Life 30	Remaining Life 25
292 lf Walkway Railings	Quantity 292	Unit of Measure Linear Feet
	Cost /l.f. \$43.00	
	% Included 100.00%	Total Cost/Study \$12,556
Summary	Replacement Year 2050	Future Cost \$23,278

This is to replace the metal railings. Painting is provided for within another component.

pedestrian gate steps at Foxtail to Sky Vista- 12 lf
pedestrian gates steps at Caledonia southeast corner- 20 lf painted
Crossbridge (over wash) near Westcott- 260 lf painted

2025- The railings along Crossbridge of the wash were previously unpainted but are now painted. Due to construction since 2020, increased quantity from 280 lf to 292 lf.



18000 - Landscaping

122 - Irrigation: Controllers	Useful Life 12	Remaining Life 7
12 Irrigation Controllers	Quantity 12	Unit of Measure Items
	Cost /itm \$3,800	
	% Included 100.00%	Total Cost/Study \$45,600
Summary	Replacement Year 2032	Future Cost \$54,204

This is to replace the irrigation controllers.

2020- Per Par-3, after rebates, anticipate \$1,600 for WeatherTRAK smart irrigation controllers, and all controllers are smart CalSense.

2025- Due to construction since 2020, increased quantity from 10 to 12.



00200 - Stonebridge Village - General

18000 - Landscaping

160 - Irrigation: Misc.	Useful Life 20	Remaining Life 14
35,670 lf Renovation (33%)	Quantity 35,670	Unit of Measure Linear Feet
	Cost /l.f. \$1.87	Qty * \$/l.f. \$66,718
	% Included 33.33%	Total Cost/Study \$22,239
Summary	Replacement Year 2039	Future Cost \$31,423

This is for major irrigation system renovation in excess of the operating budget. Irrigation controllers and command units are provided for within other components.

2025- Due to construction since 2020, increased quantity from 33,320 lf to 35,670 lf.



440 - Plant Replacement	Useful Life 5	Remaining Life 7
512,830 sf Streets/Medians & Monuments (7.5%)	Quantity 512,830	Unit of Measure Square Feet
	Cost /SqFt \$6.17	Qty * \$/SqFt \$3,164,161
	% Included 7.50%	Total Cost/Study \$237,312
Summary	Replacement Year 2032	Future Cost \$282,090

This is to periodically replace streetscape, median and monument landscape plant stock, trees, shrubs and renovate turf as needed in excess of the operating budget. Irrigation system and palm trees are provided for within other components.

2025- Due to construction since 2020, increased quantity from 482,280 sf to 512,830 sf.

2020- This component provides for a delayed start, so remaining life is greater than useful life. Per Par-3, anticipate \$5/sf for revegetation projects, so revised unit of measure from acre to square feet.



00200 - Stonebridge Village - General

18000 - Landscaping

470 - Pathways & Trails	Useful Life 10	Remaining Life 5
75,120 sf Wash & Southwest Perimeter	Quantity 75,120	Unit of Measure Square Feet
	Cost /SqFt \$0.960	
	% Included 100.00%	Total Cost/Study \$72,115
Summary	Replacement Year 2030	Future Cost \$81,592

This is to maintain, dress, and replenish the decomposed granite trails.

9' Center wash- 33,670 sf
10' Southwest perimeter- 41,450 sf



530 - Tree Maintenance	Useful Life 5	Remaining Life 30
8 Charleston Summerlin Monument Palms (13%)	Quantity 8	Unit of Measure Items
	Cost /Itm \$6,950	Qty * \$/Itm \$55,600
	% Included 12.50%	Total Cost/Study \$6,950
Summary	Replacement Year 2055	Future Cost \$14,578

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

8- Charleston west of Sky Vista

2025- Per client 1/10/2025, \$3,121 total was expended for palm trimming at unspecified locations.



00200 - Stonebridge Village - General

18000 - Landscaping

536 - Tree Maintenance	Useful Life 10	Remaining Life 10	Treatment [se:2]
150 Tree Replacements	Quantity 150	Unit of Measure	Items
	Cost /Itm \$615		
	% Included 100.00%	Total Cost/Study	\$92,250
Summary	Replacement Year 2035	Future Cost	\$119,564

This is to replace dead trees.

2020- Per Par-3, anticipate \$500 per 24" tree replacement. This component provides for a delayed start, so the remaining life is greater than the useful life.



19000 - Fencing

210 - Wrought Iron: 6'	Useful Life 30	Remaining Life 25	
1,202 lf Access Fences	Quantity 1,202	Unit of Measure	Linear Feet
	Cost /l.f. \$59.00		
	% Included 100.00%	Total Cost/Study	\$70,918
Summary	Replacement Year 2050	Future Cost	\$131,478

This is to replace the 6' wrought iron fencing. With aggressive paint maintenance, this component's life may be extended. Painting is provided for within another component.

2025- Due to construction since 2020, increased quantity from 692 lf to 1,202 lf.



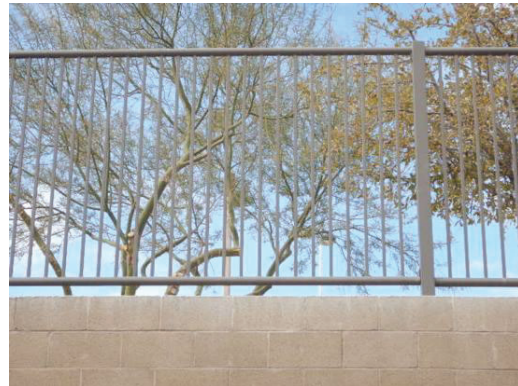
00200 - Stonebridge Village - General

19000 - Fencing

218 - Wrought Iron: 6'	Useful Life 30	Remaining Life 25
7,144 lf View Fences	Quantity 7,144	Unit of Measure Linear Feet
	Cost /l.f. \$59.00	
	% Included 100.00%	Total Cost/Study \$421,496
Summary	Replacement Year 2050	Future Cost \$781,430

This is to replace the 6' wrought iron fencing. With aggressive paint maintenance, this component's life may be extended. Painting is provided for within another component.

2025- Due to construction since 2020, increased quantity from 4,590 lf to 7,144 lf.



00200 - Stonebridge Village - General

19000 - Fencing

418 - Masonry Wall: On-going Maint.	Useful Life 10	Remaining Life 5
27,344 lf Stucco Clad Wall Repair (2%)	Quantity 27,344	Unit of Measure Linear Feet
	Cost /l.f. \$270	Qty * \$/l.f. \$7,382,880
	% Included 2.00%	Total Cost/Study \$147,658
Summary	Replacement Year 2030	Future Cost \$167,061

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 paint touchup, graffiti removal, efflorescence removal, stucco spall repairs and vandalism/cracking/leaning repairs.

double walls (wall & retaining wall)- 2 x 3,795 linear feet
single walls- 14,220 linear feet
assorted- neighborhood entry areas

2025- Due to construction since 2020, increased double wall quantity from 2 x 3,795 lf to 2 x 5,008 lf, and single wall from 14,220 lf to 17,328 lf.
2020- Village construction was ongoing.



00200 - Stonebridge Village - General

19000 - Fencing

770 - Gates	Useful Life 30	Remaining Life 25
9 Pedestrian & EVA Gates	Quantity 9	Unit of Measure Items
	Cost /Itm \$1,100	
	% Included 100.00%	Total Cost/Study \$9,900
Summary	Replacement Year 2050	Future Cost \$18,354

This is to maintain, repair and replace the metal gates and gate hardware.

- 1- Foxtail to Sky Vista EVA gate
- 1- Caledonia southeast pedestrian gate
- 2- Caledonia west pedestrian gates
- 2- Caledonia southeast EVA gates
- 3- Sky Vista pedestrian gates

2025- Due to construction since 2020, increased quantity from 5 to 9.



20000 - Lighting

224 - Monument Lights	Useful Life 20	Remaining Life 14
4 Charleston Summerlin 4' Fixtures	Quantity 4	Unit of Measure Items
	Cost /Itm \$1,000	
	% Included 100.00%	Total Cost/Study \$4,000
Summary	Replacement Year 2039	Future Cost \$5,652

This is to replace the monument lights.

2025- Vegetation has overgrown the fixtures, and one fixture is misaligned.



00200 - Stonebridge Village - General

20000 - Lighting

234 - Landscape	Useful Life 20	Remaining Life 14
19 Charleston Summerlin Monument Up-Lights	Quantity 19	Unit of Measure Items
	Cost /Itm \$1,115	
	% Included 100.00%	Total Cost/Study \$21,185
Summary	Replacement Year 2039	Future Cost \$29,934

This is to replace the monument area inground up-lights.

19- Charleston west of Sky Vista



274 - Exterior: Misc. Fixtures	Useful Life 20	Remaining Life 15
29 Shade Structure Lights	Quantity 29	Unit of Measure Items
	Cost /Itm \$1,115	
	% Included 100.00%	Total Cost/Study \$32,335
Summary	Replacement Year 2040	Future Cost \$46,831

This is to replace miscellaneous common area lighting fixtures.

- 1- wall backlit icon at Crossbridge large shade structure
- 1- spot light icon at Crossbridge large shade structure
- 6- wall sconce at Crossbridge shade structures near Westcott
- 8- accent lights at Crossbridge shade structures near Westcott
- 9- wall sconce at Sky Vista @ Sun Creek shade structures
- 14- accent lights at Crossbridge large shade structures



00200 - Stonebridge Village - General

20000 - Lighting

284 - Landscape	Useful Life 20	Remaining Life 14
137 Landscape Up-Lights	Quantity 137	Unit of Measure Items
	Cost /Itm \$1,115	
	% Included 100.00%	Total Cost/Study \$152,755
Summary	Replacement Year 2039	Future Cost \$215,839

This is to replace the Kim inground up-light fixtures reusing the existing wiring and conduits.

- 11- Sky Vista along Foxtail
- 24- Sky Vista along Starling
- 16- shade structures on Crossbridge near Westcott
- 36- shade structures at Sky Vista @ Sun Creek
- 50- large shade structures on Crossbridge at south entry area

2025- Due to construction since 2020, increased quantity from 102 to 137.



00200 - Stonebridge Village - General

21000 - Signage

788 - Monument	Useful Life 15	Remaining Life 10
4 Stonebridge Village Monuments	Quantity 4	Unit of Measure Items
	Cost /Itm \$2,500	
	% Included 100.00%	Total Cost/Study \$10,000
Summary	Replacement Year 2035	Future Cost \$12,801

This is to replace the custom identity monument signs comprised of metal lettering and decorative icons on stone veneer masonry walls. Trellises are provided for within other components.

- 1- Sky Vista Dr & Suncreek Dr
- 1- Sky Vista Dr & Crossbridge Dr
- 1- Alta Dr & Crossbridge Dr
- 1- Alta Dr & Springbough Ln

2025- The lettering paint is faded and weathered away.



26000 - Outdoor Equipment

304 - Benches	Useful Life 18	Remaining Life 15
3 Benches	Quantity 3	Unit of Measure Items
	Cost /Itm \$1,480	
	% Included 100.00%	Total Cost/Study \$4,440
Summary	Replacement Year 2040	Future Cost \$6,430

This is to replace the benches. This can include demo, disposal, installation, shipping, tax, etc.

2025- Due to construction since 2020, increased quantity from 0 to 3.



00200 - Stonebridge Village - General

26000 - Outdoor Equipment

344 - Garbage Receptacles	Useful Life 20	Remaining Life 17
2 Trash Cans	Quantity 2	Unit of Measure Items
	Cost /Itm \$875	
	% Included 100.00%	Total Cost/Study \$1,750
Summary	Replacement Year 2042	Future Cost \$2,663

This is to replace the garbage containers.

2025- Due to construction since 2020, increased quantity from 0 to 2.

374 - Pet Stations	Useful Life 12	Remaining Life 56
14 Pet Stations	Quantity 14	Unit of Measure Items
	Cost /Itm \$700	
	% Included 100.00%	Total Cost/Study \$9,800
Summary	Replacement Year 2081	Future Cost \$39,063

This is to replace the pet stations.

2025- Due to construction since 2020, increased quantity from 8 to 14.



00200 - Stonebridge Village - General

26000 - Outdoor Equipment

848 - Shade Structure	Useful Life 30	Remaining Life 24
7,200 sf [2] Crossbridge Large Structures	Quantity 7,200	Unit of Measure Square Feet
	Cost /SqFt \$14.81	
	% Included 100.00%	Total Cost/Study \$106,632
Summary	Replacement Year 2049	Future Cost \$192,868

This is to refurbish the 24' x 150' shade structures comprised of metal roofs atop stone faced masonry columns, 8' x 150' metal grate decks, and 490 lf wire railings. Painted surfaces should be painted in conjunction with masonry walls. Lights are provided for within other components.



856 - Shade Structure	Useful Life 30	Remaining Life 24
2,496 sf [4] Small Structures	Quantity 2,496	Unit of Measure Square Feet
	Cost /SqFt \$4.94	
	% Included 100.00%	Total Cost/Study \$12,330
Summary	Replacement Year 2049	Future Cost \$22,302

This is to refurbish the structures comprised of metal trellises atop stone faced masonry columns. Painted surfaces should be painted in conjunction with metal fences. Lights are provided for within other components.

- 2- 20' x 25' structures at Sky Vista & Sun creek
- 2- 22' x 34' structures on Crossbridge near Westcott

2025- The structures on Crossbridge near Westcott are faded, rusted, and due for paint.



00220 - Stonebridge Neighborhoods - General

20000 - Lighting

278 - Monument Lights	Useful Life 20	Remaining Life 15
18 Neighborhood Entry Lights	Quantity 18	Unit of Measure Items
	Cost /Itm \$555	
	% Included 100.00%	Total Cost/Study \$9,993
Summary	Replacement Year 2040	Future Cost \$14,473

This is to replace the entry accent lights

- 5- Caledonia medium accent lights
- 3- Skye Knoll large accent lights
- 10- Caledonia small accent lights



21000 - Signage

758 - Monument	Useful Life 20	Remaining Life 14
2 Neighborhood Monuments	Quantity 2	Unit of Measure Items
	Cost /Itm \$2,000	
	% Included 100.00%	Total Cost/Study \$4,000
Summary	Replacement Year 2039	Future Cost \$5,652

This is to refurbish the custom neighborhood identity monument signs. Metal lettering will require occasional paint touchup.

- 1- Caledonia (U-channel backlit lettering on stone face masonry wall)
- 1- Skye Knoll (U-channel backlit lettering on stone face masonry wall)



00220 - Stonebridge Neighborhoods - General

29000 - Infrastructure

412 - Electric	Useful Life 30	Remaining Life 25
7 Electrical Pedestals	Quantity 7	Unit of Measure Items
	Cost /Itm \$10,000	
	% Included 100.00%	Total Cost/Study \$70,000
Summary	Replacement Year 2050	Future Cost \$129,776

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

2025- Per client, \$10,000 minimum replacement estimate including permits and engineering. Increased quantity from 3 to 7 for new construction.



00240 - Stonebridge Neighborhoods - Parks

02000 - Concrete

240 - Walkways	Useful Life 5	Remaining Life 10
4,020 sf Parks (2%)	Quantity 4,020	Unit of Measure Square Feet
	Cost /SqFt \$13.57	Qty * \$/SqFt \$54,551
	% Included 2.00%	Total Cost/Study \$1,091
Summary	Replacement Year 2035	Future Cost \$1,397

This is to repair, replace or grind concrete walkways and landscape curbs to remove abrupt elevation changes and maintain functionality including broom finish and stamped surfaces. Since the concrete useful life exceeds the scope of this study, this component provides for repair only and not full replacement.

2025- Per client 1/10/2025, \$5,847 was expended in 2023 and \$2,392 in 2024.

2020- This component provides a delayed start, so the remaining life is greater than the useful life.



00240 - Stonebridge Neighborhoods - Parks

04000 - Structural Repairs

306 - Trellis	Useful Life 30	Remaining Life 25
375 sf Caledonia Mini-Park	Quantity 375	Unit of Measure Square Feet
	Cost /SqFt \$41.88	
	% Included 100.00%	Total Cost/Study \$15,705
Summary	Replacement Year 2050	Future Cost \$29,116

This is to repair and replace the park 25' x 15' shade structure comprised of a metal trellis roof atop stone faced masonry stanchions. The metal should be painted in conjunction with wrought iron fences.

2025- The shade structure trellis is due for paint.



18000 - Landscaping

128 - Irrigation: Controllers	Useful Life 12	Remaining Life 7
Irrigation Controllers	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,974	
	% Included 100.00%	Total Cost/Study \$1,974
Summary	Replacement Year 2032	Future Cost \$2,346

This is to replace the irrigation controller.

1- Caledonia
Skye Knoll (not observed)

2020- Per Par-3, after rebates, anticipate \$1,600 for WeatherTRAK smart irrigation controllers, all controllers are smart CalSense.



00240 - Stonebridge Neighborhoods - Parks

19000 - Fencing

510 - Post & Cable	Useful Life 30	Remaining Life 25
185 lf Skye Knoll	Quantity 185	Unit of Measure Linear Feet
	Cost /l.f. \$98.70	
	% Included 100.00%	Total Cost/Study \$18,260
Summary	Replacement Year 2050	Future Cost \$33,852

This is to repair and replace the post and cable fence.

2020- One cable had come free.



20000 - Lighting

264 - Bollard Lights	Useful Life 20	Remaining Life 15
4 Caledonia Mini-Park	Quantity 4	Unit of Measure Items
	Cost /itm \$1,200	
	% Included 100.00%	Total Cost/Study \$4,800
Summary	Replacement Year 2040	Future Cost \$6,952

This is to replace the bollard lights reusing the existing wiring and conduits.



00240 - Stonebridge Neighborhoods - Parks

20000 - Lighting

268 - Exterior: Misc. Fixtures	Useful Life 20	Remaining Life 15
2 Caledonia Mini-Park	Quantity 2	Unit of Measure Items
	Cost /Itm \$1,115	
	% Included 100.00%	Total Cost/Study \$2,230
Summary	Replacement Year 2040	Future Cost \$3,230

This is to replace miscellaneous common area lighting fixtures.

2- park shade structure



26000 - Outdoor Equipment

278 - Picnic Tables	Useful Life 20	Remaining Life 14
3 Picnic Tables	Quantity 3	Unit of Measure Items
	Cost /Itm \$1,600	
	% Included 100.00%	Total Cost/Study \$4,800
Summary	Replacement Year 2039	Future Cost \$6,782

This is to replace the expanded metal, fixed, picnic tables.

2- Caledonia
2- Skye Knoll



00240 - Stonebridge Neighborhoods - Parks

26000 - Outdoor Equipment

314 - Benches	Useful Life 18	Remaining Life 12
5 Park Benches	Quantity 5	Unit of Measure Items
	Cost /Itm \$1,480	
	% Included 100.00%	Total Cost/Study \$7,400
Summary	Replacement Year 2037	Future Cost \$9,952

This is to replace the metal benches.

- 2- Caledonia
- 3- Skye Knoll



332 - Shade Structure	Useful Life 25	Remaining Life 20
400 sf Skye Knoll	Quantity 400	Unit of Measure Square Feet
	Cost /SqFt \$41.88	
	% Included 100.00%	Total Cost/Study \$16,752
Summary	Replacement Year 2045	Future Cost \$27,450

This is to repair and replace the park 20' x 20' metal shade structure comprised of a metal roof atop metal stanchions. The metal should be painted in conjunction with wrought iron fences.



00240 - Stonebridge Neighborhoods - Parks

26000 - Outdoor Equipment

356 - Garbage Receptacles	Useful Life 20	Remaining Life 14
3 Trash Receptacles	Quantity 3	Unit of Measure Items
	Cost /Itm \$875	
	% Included 100.00%	Total Cost/Study \$2,625
Summary	Replacement Year 2039	Future Cost \$3,709

This is to replace the garbage containers.

- 1- Skye Knoll
- 2- Caledonia



398 - Pet Stations	Useful Life 12	Remaining Life 6
3 Park Pet Stations	Quantity 3	Unit of Measure Items
	Cost /Itm \$700	
	% Included 100.00%	Total Cost/Study \$2,100
Summary	Replacement Year 2031	Future Cost \$2,435

This is to replace the pet stations.

- 1- Skye Knoll
- 2- Caledonia



00400 - Reverence Village - General

02000 - Concrete

250 - Walkways	Useful Life 25	Remaining Life 20
9,250 sf [3] Easements (3%)	Quantity 9,250	Unit of Measure Square Feet
	Cost /SqFt \$13.57	Qty * \$/SqFt \$125,523
	% Included 3.00%	Total Cost/Study \$3,766
Summary	Replacement Year 2045	Future Cost \$6,170

This is to repair, replace or grind concrete walkways and landscape curbs to remove abrupt elevation changes and maintain functionality including broom finish and stamped surfaces. Since the concrete useful life exceeds the scope of this study, this component provides for repair only and not full replacement.

2025- Per client 1/10/2025, \$3,736 was expended in 2024.



03000 - Painting: Exterior

414 - Wrought Iron	Useful Life 5	Remaining Life 1
2,623 lf Fence Paint	Quantity 2,623	Unit of Measure Linear Feet
	Cost /l.f. \$6.25	
	% Included 100.00%	Total Cost/Study \$16,394
Summary	Replacement Year 2026	Future Cost \$16,804

This is to prepare, power wash, sand, scrape, spot prime and paint the metal railings, wrought iron fences, wrought iron crash gates, and wrought iron view fences.

view fences- 1,375 linear feet

WI fences, crash gates & pedestrian gates- 1,248 linear feet

2025- Railing at drainage swale needs paint.



00400 - Reverence Village - General

03000 - Painting: Exterior

530 - Masonry Walls	Useful Life 10	Remaining Life 5
8,500 sf Drainage Basin East Wall	Quantity 8,500	Unit of Measure Square Feet
	Cost /SqFt \$0.790	
	% Included 100.00%	Total Cost/Study \$6,715
Summary	Replacement Year 2030	Future Cost \$7,597

This is to prepare and paint the masonry wall. Repairs are provided for within another component.



18000 - Landscaping

134 - Irrigation: Controllers	Useful Life 12	Remaining Life 7
2 Irrigation Controllers	Quantity 2	Unit of Measure Items
	Cost /Itm \$3,800	
	% Included 100.00%	Total Cost/Study \$7,600
Summary	Replacement Year 2032	Future Cost \$9,034

This is to replace the irrigation controllers.

- 1- near south monument
- 1- between park entry and Cheyenne

2020- Per Par-3, after rebates, anticipate \$1,600 for WeatherTRAK smart irrigation controllers, and all controllers are smart CalSense.



00400 - Reverence Village - General

18000 - Landscaping

170 - Irrigation: Misc.	Useful Life 20	Remaining Life 14
18,997 lf Renovation (33%)	Quantity 18,997	Unit of Measure Linear Feet
	Cost /l.f. \$1.87	Qty * \$/l.f. \$35,524
	% Included 33.33%	Total Cost/Study \$11,841
Summary	Replacement Year 2039	Future Cost \$16,732

This is for major irrigation system renovation in excess of the operating budget. Irrigation controllers and command units are provided for within other components.



460 - Plant Replacement	Useful Life 5	Remaining Life 8
353,280 sf Street/Medians, Monuments, Esmnt (5%)	Quantity 353,280	Unit of Measure Square Feet
	Cost /SqFt \$6.17	Qty * \$/SqFt \$2,179,738
	% Included 5.00%	Total Cost/Study \$108,987
Summary	Replacement Year 2033	Future Cost \$132,790

This is to periodically replace streetscape, median, monument, and easement landscape plant stock, trees, shrubs and renovate turf as needed in excess of the operating budget. Irrigation system and palm trees are provided for within other components.

2020- This component provides for a delayed start, so remaining life is greater than useful life. Per Par-3, anticipate \$5/sf for revegetation projects, so revised unit of measure from acre to square feet.



00400 - Reverence Village - General

18000 - Landscaping

550 - Tree Maintenance	Useful Life 5	Remaining Life 30	
32 Reverence & Easement Palms (6.9%)	Quantity 32	Unit of Measure Items	
	Cost /Itm \$6,950	Qty * \$/Itm \$222,400	
	% Included 6.90%	Total Cost/Study \$15,338	
Summary	Replacement Year 2055	Future Cost \$32,172	

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

- 2- center easement near cell tower
- 3- Monument neighborhood entry
- 4- Reverence outside clubhouse entry
- 12- Reverence to the north
- 15- Reverence to the south

2025- Per client 1/10/2025, \$3,121 total was expended for palm trimming at unspecified locations.



556 - Tree Maintenance	Useful Life 10	Remaining Life 12	Treatment [se:2]
150 Tree Replacements	Quantity 150	Unit of Measure Items	
	Cost /Itm \$615		
	% Included 100.00%	Total Cost/Study \$92,250	
Summary	Replacement Year 2037	Future Cost \$125,617	

This is to replace dead trees.

2020- Per Par-3, anticipate \$500 per 24" tree replacement. This component provides for a delayed start, so the remaining life is greater than the useful life.



00400 - Reverence Village - General

19000 - Fencing

244 - Wrought Iron: 6'	Useful Life 30	Remaining Life 25
1,375 lf View Fences	Quantity 1,375	Unit of Measure Linear Feet
	Cost /l.f. \$59.00	
	% Included 100.00%	Total Cost/Study \$81,125
Summary	Replacement Year 2050	Future Cost \$150,401

This is to replace the 6' wrought iron fencing atop the masonry walls. With aggressive paint maintenance, this component's life may be extended. Painting and masonry walls are provided for within other components.



252 - Wrought Iron: 6'	Useful Life 30	Remaining Life 25
1,248 lf Access Fences	Quantity 1,248	Unit of Measure Linear Feet
	Cost /l.f. \$59.00	
	% Included 100.00%	Total Cost/Study \$73,632
Summary	Replacement Year 2050	Future Cost \$136,510

This is to replace the 6' wrought iron fences and emergency vehicle access gates. With aggressive paint maintenance, this component's life may be extended. Painting and masonry walls are provided for within other components.

4' railing- at drainage swale, west side Reverence just south of Cheyenne- 47 lf
6' fences around drainage basin- 1,100 lf
6' EVA fence Hillcrest- 46 lf
6' EVA fence/gate Hillcrest- 32 lf
6' EVA fence north of Keystone- 34 lf



00400 - Reverence Village - General

19000 - Fencing

426 - Masonry Wall: On-going Maint.	Useful Life 10	Remaining Life 5
6,400 lf Reverence & Lake Mead Wall Repair (2%)	Quantity 6,400	Unit of Measure Linear Feet
	Cost /l.f. \$240	Qty * \$/l.f. \$1,536,000
	% Included 2.00%	Total Cost/Study \$30,720
Summary	Replacement Year 2030	Future Cost \$34,757

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



434 - Masonry Wall: On-going Maint.	Useful Life 10	Remaining Life 5
820 lf Drainage Basin East Wall (2%)	Quantity 820	Unit of Measure Linear Feet
	Cost /l.f. \$240	Qty * \$/l.f. \$196,800
	% Included 2.00%	Total Cost/Study \$3,936
Summary	Replacement Year 2030	Future Cost \$4,453

This is for ongoing 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 paint touchup, graffiti removal, efflorescence removal, and vandalism/cracking/leaning repairs.



00400 - Reverence Village - General

19500 - Retaining Wall

982 - Rockery	Useful Life 5	Remaining Life 10
4,890 lf Stacked Stone Walls (0.5%)	Quantity 4,890	Unit of Measure Linear Feet
	Cost /l.f. \$489	Qty * \$/l.f. \$2,388,961
	% Included .50%	Total Cost/Study \$11,945
Summary	Replacement Year 2035	Future Cost \$15,290

This is for ongoing stacked stone retaining wall maintenance. Since the core retaining wall useful life exceeds the scope of this thirty year study, this component provides for repairs only and not full replacement. Walls over 3' in height require engineering.

Retaining wall along Reverence east of the clubhouse is not provided for within reserves.

2020- This component provides for a delayed start, so remaining life is greater than useful life.



20000 - Lighting

214 - Landscape	Useful Life 20	Remaining Life 15
28 Monument Area Landscape Lights	Quantity 28	Unit of Measure Items
	Cost /Itm \$558	
	% Included 100.00%	Total Cost/Study \$15,633
Summary	Replacement Year 2040	Future Cost \$22,642

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



00400 - Reverence Village - General

21000 - Signage

716 - Monument	Useful Life 10	Remaining Life 1	
2 Reverence Village Monument Refurbish	Quantity 2	Unit of Measure	Items
	Cost /Itm \$5,550		
	% Included 100.00%	Total Cost/Study	\$11,100
Summary	Replacement Year 2026	Future Cost	\$11,378

This is to refurbish the custom Reverence monuments comprised of backlit, U-channel metal lettering on a plate metal base. Metal lettering will require occasional touchup paint.

- 1- Reverence @ Lake Mead (northwest corner)
- 1- Reverence north of park entry

2025- Wiring on the north monument backlit letters is exposed and weathered. Lettering on the south monument are separated from their base. Both monuments have broken welds and should be evaluated for repairs.
2020- Broken plate metal welds were observed at the north monument. Lighting wiring may need some beefing up.



26000 - Outdoor Equipment

326 - Benches	Useful Life 30	Remaining Life 25	
Center Easement Bench	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,480		
	% Included 100.00%	Total Cost/Study	\$1,480
Summary	Replacement Year 2050	Future Cost	\$2,744

This is to replace the solid metal bench. Occasional paint touchup may be needed.



00400 - Reverence Village - General

26000 - Outdoor Equipment

390 - Pet Stations	Useful Life 12	Remaining Life 5	
Center Easement Pet Station	Quantity 1	Unit of Measure	Items
	Cost /Itm \$700		
	% Included 100.00%	Total Cost/Study	\$700
Summary	Replacement Year 2030	Future Cost	\$792

This is to replace the pet station.



29000 - Infrastructure

420 - Electric	Useful Life 30	Remaining Life 20	
10 Electrical Pedestals	Quantity 10	Unit of Measure	Items
	Cost /Itm \$10,000		
	% Included 100.00%	Total Cost/Study	\$100,000
Summary	Replacement Year 2045	Future Cost	\$163,862

This is to repair and replace electrical pedestals.

2025- Per client, \$10,000 minimum replacement estimate including permits and engineering.



00460 - Redpoint - General

02000 - Concrete

224 - Walkways	Useful Life 5	Remaining Life 9
25,155 sf Paseo & Park Walkways (2%)	Quantity 25,155	Unit of Measure Square Feet
	Cost /SqFt \$13.57	Qty * \$/SqFt \$341,353
	% Included 2.00%	Total Cost/Study \$6,827
Summary	Replacement Year 2034	Future Cost \$8,526

This is to cut, grind or repair concrete flatwork to remove or minimize vertical displacements and to maintain functionality. This is for partial replacement only.

Paseo- 25,155 sf

2025- Component provides for delayed start. Remaining life greater than useful life.

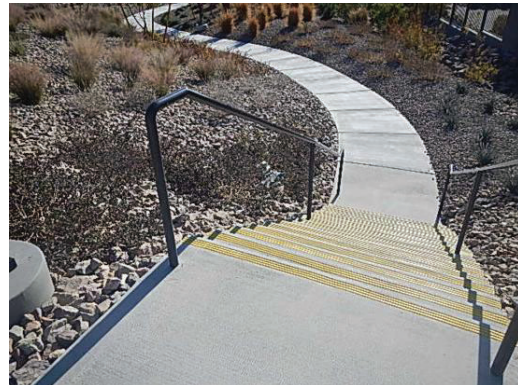


03000 - Painting: Exterior

406 - Railings	Useful Life 5	Remaining Life 4
1,074 lf Paseo Walkway Railings	Quantity 1,074	Unit of Measure Linear Feet
	Cost /l.f. \$11.00	
	% Included 100.00%	Total Cost/Study \$11,814
Summary	Replacement Year 2029	Future Cost \$13,040

This is to prepare, power wash, sand, scrape and coat the railings.

2025- Construction is ongoing. Future construction may alter this component.



00460 - Redpoint - General

03000 - Painting: Exterior

450 - Wrought Iron	Useful Life 5	Remaining Life 4
4,340 lf Perimeter Paseo & Paseo Park Fencing	Quantity 4,340	Unit of Measure Linear Feet
	Cost /l.f. \$6.25	
	% Included 100.00%	Total Cost/Study \$27,125
Summary	Replacement Year 2029	Future Cost \$29,941

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

Paseo Perimeters- 4,250 lf
Park Play Area- 90 lf

2025- Construction is ongoing. Future construction may alter this component.



610 - Light Poles	Useful Life 5	Remaining Life 4
61 Walkway Light Poles	Quantity 61	Unit of Measure Items
	Cost /itm \$200	
	% Included 100.00%	Total Cost/Study \$12,200
Summary	Replacement Year 2029	Future Cost \$13,467

This is to prepare and paint the light poles.

9- Fox Hills Dr west of Vertex
52- Paseo & Paseo Park

2025- Construction is ongoing. Future construction may alter this component.



00460 - Redpoint - General

04000 - Structural Repairs

352 - Trellis	Useful Life 30	Remaining Life 29
300 sf Arroyo Edge	Quantity 300	Unit of Measure Square Feet
	Cost /SqFt \$41.88	
	% Included 100.00%	Total Cost/Study \$12,564
Summary	Replacement Year 2054	Future Cost \$25,711

This is to repair and replace the trellises. The trellises should be painted in conjunction with other nearby painting projects.

Arroyo Edge Park- one 15' x 20' shade structure comprised of a metal trellis roof atop metal stanchions.



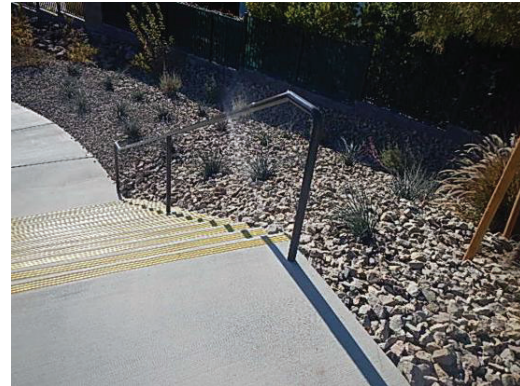
00460 - Redpoint - General

04000 - Structural Repairs

684 - Metal Railings	Useful Life 30	Remaining Life 29
1,352 lf Stair & Walkway Railings	Quantity 1,352	Unit of Measure Linear Feet
	Cost /l.f. \$43.00	
	% Included 100.00%	Total Cost/Study \$58,136
Summary	Replacement Year 2054	Future Cost \$118,970

This is to replace the metal railings.

Paseo walkway- 1,074 lf
 Clowder Spring Way west of Obsidian- 92 lf
 Carriage Hill Dr east of Ascent- 40 lf
 Kindle Corner Ave south of Moro Point- 5 lf
 Clowder Spring Way east of Moro Point- 4 lf
 Red Pass Dr north of Moro Point- 14 lf
 Desert Foothills Dr east of Cordillera- 4 lf
 Red Pass Dr north of Cordillera- 12 lf
 Desert Foothills Dr east of Cascades- 16 lf
 south of Vertex- 75 lf
 Kettle Ridge Dr east of Vertex- 16 lf



00460 - Redpoint - General

18000 - Landscaping

136 - Irrigation: Controllers	Useful Life 12	Remaining Life 11
30 Paseo Irrigation Controllers	Quantity 30	Unit of Measure Items
	Cost /Itm \$3,800	
	% Included 100.00%	Total Cost/Study \$114,000
Summary	Replacement Year 2036	Future Cost \$149,578

This is to replace the irrigation controllers.

- 1- Arroyo Edge Park
- 2- Paseo/Paseo Park
- 27- Neighborhood perimeters

2025- Construction is ongoing. Future construction may alter this component.



180 - Irrigation: Misc.	Useful Life 20	Remaining Life 19
17,478 lf Renovation (33%)	Quantity 17,478	Unit of Measure Linear Feet
	Cost /l.f. \$1.87	Qty * \$/l.f. \$32,684
	% Included 33.33%	Total Cost/Study \$10,895
Summary	Replacement Year 2044	Future Cost \$17,417

This is for major irrigation system renovation in excess of the operating budget. Irrigation controllers and command units are provided for within other components.

- Paseo- 3,200 lf
- Neighborhood perimeters- 14,278



00460 - Redpoint - General

18000 - Landscaping

340 - Irrigation: Pumps	Useful Life 5	Remaining Life 4
2 Irrigation Pumps	Quantity 2	Unit of Measure Items
	Cost /Itm \$5,000	
	% Included 100.00%	Total Cost/Study \$10,000
Summary	Replacement Year 2029	Future Cost \$11,038

This is to repair and replace the irrigation system pumps.

- 1- Paseo
- 1- Sky Vista Dr 2est of Overlook



388 - Turf Renovation	Useful Life 10	Remaining Life 9
970 sf Arroyo Edge Synthetic Turf	Quantity 970	Unit of Measure Square Feet
	Cost /SqFt \$18.00	
	% Included 100.00%	Total Cost/Study \$17,460
Summary	Replacement Year 2034	Future Cost \$21,805

This is to renovate the common area synthetic turf.

Arroyo Edge Park- 520 sf, Parkette- 450 sf



00460 - Redpoint - General

18000 - Landscaping

404 - Plant Replacement	Useful Life 5	Remaining Life 9	
227,214 sf Streets/Medians & Monuments (7.5%)	Quantity 227,214	Unit of Measure Square Feet	
	Cost /SqFt \$6.17	Qty * \$/SqFt \$1,401,910	
	% Included 7.50%	Total Cost/Study \$105,143	
Summary	Replacement Year 2034	Future Cost \$131,310	

This is to periodically replace streetscape, median and monument landscape plant stock, trees, shrubs and renovate turf as needed in excess of the operating budget. Irrigation system is provided for within other components.



478 - Pathways & Trails	Useful Life 10	Remaining Life 9	
13,380 sf Decomposed Granite Paths	Quantity 13,380	Unit of Measure Square Feet	
	Cost /SqFt \$0.960		
	% Included 100.00%	Total Cost/Study \$12,845	
Summary	Replacement Year 2034	Future Cost \$16,041	

This is to maintain, dress, and replenish the decomposed granite trails.

Fox Hill Dr west of water facility- 5,080 sf
Fox Hill Dr west of Arches- 4,100 sf
Fox Hill Dr west of Vertex- 4,200 sf



00460 - Redpoint - General

18000 - Landscaping

572 - Tree Maintenance	Useful Life 10	Remaining Life 10	Treatment [se:2]
150 Tree Replacements	Quantity 150	Unit of Measure	Items
	Cost /Itm \$615		
	% Included 100.00%	Total Cost/Study	\$92,250
Summary	Replacement Year 2035	Future Cost	\$119,564

This is to replace dead trees.



19000 - Fencing

292 - Wrought Iron	Useful Life 30	Remaining Life 29	
27,365 lf Perimeter Paseo & Paseo Park Fencing	Quantity 27,365	Unit of Measure	Linear Feet
	Cost /l.f. \$59.00		
	% Included 100.00%	Total Cost/Study	\$1,614,535
Summary	Replacement Year 2054	Future Cost	\$3,303,996

This is to replace the wrought iron fencing. With aggressive paint maintenance, this component's life may be extended. Painting is provided for within another component.

Paseo Perimeters- 4,250 lf
Paseo Park Play Area- 90 lf
Neighborhood perimeter 4'-6'- 23,025 lf



00460 - Redpoint - General

19000 - Fencing

420 - Masonry Wall: On-going Maint.	Useful Life 10	Remaining Life 9
54,935 lf Wall Repairs (2%)	Quantity 54,935	Unit of Measure Linear Feet
	Cost /l.f. \$240	Qty * \$/l.f. \$13,184,400
	% Included 2.00%	Total Cost/Study \$263,688
Summary	Replacement Year 2034	Future Cost \$329,310

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

Paseo & Paseo Park 6' masonry walls- 2,010 lf
Paseo & Paseo Park Masonry walls w/ wrought iron atop- 4,250 lf
Paseo & Paseo Park 2' masonry walls- 140 lf
Neighborhood perimeter 6' walls- 21,289 lf
Neighborhood perimeter 4' walls- 16,142 lf
Neighborhood perimeter 8' walls- 3,659 lf
Neighborhood perimeter 4'-6' retaining- 7,445 lf



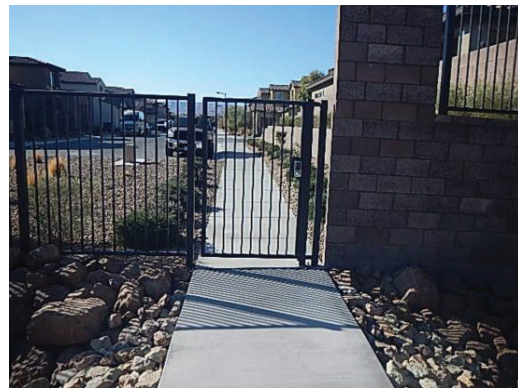
00460 - Redpoint - General

19000 - Fencing

784 - Gates	Useful Life 30	Remaining Life 29
6 Pedestrian & EVA Gates	Quantity 6	Unit of Measure Items
	Cost /Itm \$1,100	
	% Included 100.00%	Total Cost/Study \$6,600
Summary	Replacement Year 2054	Future Cost \$13,506

This is to maintain, repair and replace the gates and gate hardware.

- 6- Paseo pedestrian gates to neighborhoods
- 15- pedestrian gates to neighborhoods
- 15- EVA (crash) gates



00460 - Redpoint - General

19500 - Retaining Wall

382 - Masonry Wall Maintenance	Useful Life 10	Remaining Life 9
1,569 lf Street Corner & Monument Walls (10%)	Quantity 1,569	Unit of Measure Linear Feet
	Cost /l.f. \$90.00	Qty * \$/l.f. \$141,210
	% Included 10.00%	Total Cost/Study \$14,121
Summary	Replacement Year 2034	Future Cost \$17,635

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

Far Hills / Sky Vista southwest of Carmel Cliff- 60 lf
Fox Hill / Far Hills southeast of Castellana- 82 lf
Redpoint / Desert Foothills northeast of Savannah- 40 lf
Desert Foothills / Far Hills southeast of Savannah- 55 lf
Far Hills / Fox Hill southwest of Water Facility- 75 lf
Far Hills / Desert Foothills southwest of Acadia Ridge- 200 lf
Desert Foothills / Redpoint northwest of Acadia Ridge- 120 lf
Redpoint / Carriage Hill northeast of Crystal Canyon- 45 lf
Carriage Hill / Far Hills southeast of Crystal Canyon- 60 lf
Far Hills / Ridge Pine southwest of Crystal Canyon- 55 lf
Ridge Pine / Redpoint northwest of Crystal Canyon- 100 lf
Redpoint / paseo northeast of Overlook- 70 lf
Redpoint / Fox Hill northeast of Kings Canyon- 93 lf
Sky Vista / Fox Hill northeast of Arroyo Edge- 50 lf
Sky Vista / Kettle Ridge northeast of Vertex Condo- 32 lf
NA / Fox Hill southwest of Vertex Condo- 130 lf
Fox Hill / Sky Vista northwest of Vertex Condo- 97 lf
Desert Foothills / NA southeast of Cascades- 45 lf
Desert Foothills Dr west of Moro Rock- 80 lf
Carriage Hill / NA southeast of Ascent- 80 lf



00460 - Redpoint - General

20000 - Lighting

244 - Landscape	Useful Life 20	Remaining Life 19	
273 Walkway & Monument Inground Up-Lights	Quantity 273	Unit of Measure	Items
	Cost /Itm \$1,115		
	% Included 100.00%	Total Cost/Study	\$304,395
Summary	Replacement Year 2044	Future Cost	\$486,621

This is to replace the inground up-lights reusing the existing wiring and conduits.

94- along walkways
179- at village monuments



276 - Bollard Lights	Useful Life 20	Remaining Life 19	
22 Walkway Bollard Lights	Quantity 22	Unit of Measure	Items
	Cost /Itm \$1,200		
	% Included 100.00%	Total Cost/Study	\$26,400
Summary	Replacement Year 2044	Future Cost	\$42,204

This is to replace the bollard lights reusing the existing wiring and conduits.

2- Desert Foothills dr east of Cascades
7- Arroyo Edge Park
13- Fox Hills Dr west of Arches



00460 - Redpoint - General

20000 - Lighting

288 - Pole Lights	Useful Life 30	Remaining Life 29
61 Walkway Pole Lights	Quantity 61	Unit of Measure Items
	Cost /Itm \$3,500	
	% Included 100.00%	Total Cost/Study \$213,500
Summary	Replacement Year 2054	Future Cost \$436,908

This is to replace the pole lights reusing the existing wiring and conduits. Light standard painting is provided for within another component.

- 9- Fox Hills Dr west of Vertex
- 52- Paseo & Paseo Park



00460 - Redpoint - General

21000 - Signage

762 - Monument	Useful Life 7	Remaining Life 6
13 Redpoint Village Monument Refurbish	Quantity 13	Unit of Measure Items
	Cost /Itm \$3,000	
	% Included 100.00%	Total Cost/Study \$39,000
Summary	Replacement Year 2031	Future Cost \$45,228

This is to refurbish the custom Redpoint village monument signs comprised of backlit lettering on metal structures. Monument area lights and retaining/pony walls are provided for within other components.

- 1- NE corner Far Hills Ave & Sky Vista Dr
- 1- NE corner Far Hills Ave & Fox Hill Dr
- 1- NE corner Far Hills Ave & Desert Foothills Dr
- 1- NW corner Far Hills Ave & Desert Foothills Dr
- 1- NE corner Far Hills Ave & Ridge Pine St
- 1- NW corner Far Hills Ave & Carriage Hill Dr
- 1- SE corner Redpoint Dr & Sky Vista Dr
- 1- SW corner Redpoint Dr & Fox Hill Dr
- 1- SW corner Redpoint Dr & Desert Foothills Dr
- 1- SW corner Redpoint Dr & Carriage Hill Dr
- 1- S corner Red Pass Dr & Carriage Hill Dr
- 1- SW corner Red Pass Dr & Desert Foothills Dr
- 1- SW corner Sky Vista Dr & Kettle Ridge Dr

2025- Construction is ongoing. Future construction may alter this component.



00460 - Redpoint - General

21000 - Signage

900 - Miscellaneous	Useful Life 15	Remaining Life 14	
5 Various Paseo Signs	Quantity 5	Unit of Measure Items	
	Cost /Itm \$1,110		
	% Included 100.00%	Total Cost/Study	\$5,552
Summary	Replacement Year 2039	Future Cost	\$7,844

This is to replace miscellaneous signage.

2025- Construction is ongoing. Future construction may alter this component.



26000 - Outdoor Equipment

152 - Tot Lot: Play Equipment	Useful Life 20	Remaining Life 19	
2 Paseo Park Play Equipment	Quantity 2	Unit of Measure Items	
	Cost /Itm \$49,000		
	% Included 100.00%	Total Cost/Study	\$98,000
Summary	Replacement Year 2044	Future Cost	\$156,668

This is to replace the tot lot play equipment.



00460 - Redpoint - General
26000 - Outdoor Equipment

160 - Tot Lot: Safety Surface	Useful Life 10	Remaining Life 9
2,100 sf Paseo Park Play Area Safety Surfaces	Quantity 2,100	Unit of Measure Square Feet
	Cost /SqFt \$14.40	
	% Included 100.00%	Total Cost/Study \$30,240
Summary	Replacement Year 2034	Future Cost \$37,766

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



188 - Bike Rack	Useful Life 30	Remaining Life 29
3 Bike Racks	Quantity 3	Unit of Measure Items
	Cost /Itm \$537	
	% Included 100.00%	Total Cost/Study \$1,612
Summary	Replacement Year 2054	Future Cost \$3,299

This is to replace the common area bike racks.

- 1- Far Hills Ave south side of Savannah
- 2- Paseo bike racks

00460 - Redpoint - General
26000 - Outdoor Equipment

282 - Picnic Tables	Useful Life 20	Remaining Life 19
2 Neighborhood Park Picnic Tables	Quantity 2	Unit of Measure Items
	Cost /Itm \$1,600	
	% Included 100.00%	Total Cost/Study \$3,200
Summary	Replacement Year 2044	Future Cost \$5,116

This is to replace the picnic tables.

2- Arroyo Edge Park & Parkette



318 - Benches	Useful Life 18	Remaining Life 17
15 Benches	Quantity 15	Unit of Measure Items
	Cost /Itm \$1,480	
	% Included 100.00%	Total Cost/Study \$22,200
Summary	Replacement Year 2042	Future Cost \$33,780

This is to replace the benches. This can include demo, disposal, installation, shipping, tax, etc.

1- Fox Hill Dr west of water facility
3- Arroyo Edge Park & Parkette
11- Paseo & Paseo Park



00460 - Redpoint - General
26000 - Outdoor Equipment

348 - Garbage Receptacles	Useful Life 20	Remaining Life 19
8 Paseo & Park Trash Cans	Quantity 8	Unit of Measure Items
	Cost /Itm \$875	
	% Included 100.00%	Total Cost/Study \$7,000
Summary	Replacement Year 2044	Future Cost \$11,191

This is to replace the garbage containers.

- 1- Arroyo Edge Park
- 7- Paseo & Paseo Park



376 - Pet Stations	Useful Life 12	Remaining Life 11
51 Paseo & Park Pet Stations	Quantity 51	Unit of Measure Items
	Cost /Itm \$700	
	% Included 100.00%	Total Cost/Study \$35,700
Summary	Replacement Year 2036	Future Cost \$46,841

This is to replace the pet stations.

- 2- Arroyo Edge Park & Parkette
- 5- Paseo & Paseo Park
- 44- neighborhood perimeters



00460 - Redpoint - General
26000 - Outdoor Equipment

490 - Drinking Fountain, Multi Station	Useful Life 15	Remaining Life 14
Paseo Park Drinking Fountain	Quantity 1	Unit of Measure Items
	Cost /Itm \$7,500	
	% Included 100.00%	Total Cost/Study \$7,500
Summary	Replacement Year 2039	Future Cost \$10,597
This is for the multi-station drinking fountain.		



844 - Shade Structure	Useful Life 5	Remaining Life 4
500 sf Paseo Park Play Area Shade Sail	Quantity 500	Unit of Measure Square Feet
	Cost /SqFt \$7.50	
	% Included 100.00%	Total Cost/Study \$3,750
Summary	Replacement Year 2029	Future Cost \$4,139
This is to repair and replace the shade structure canvas sail.		



00460 - Redpoint - General

29000 - Infrastructure

400 - Electric	Useful Life 30	Remaining Life 29
34 Electrical Pedestals	Quantity 34	Unit of Measure Items
	Cost /Itm \$10,000	
	% Included 100.00%	Total Cost/Study \$340,000
Summary	Replacement Year 2054	Future Cost \$695,779

This is to repair and replace electrical pedestals.

2- Arroyo Edge Park & Parkette
32- neighborhood perimeters

2025- Per client, \$10,000 minimum replacement estimate including permits and engineering.



00520 - Kestrel - General

02000 - Concrete

270 - Walkways	Useful Life 10	Remaining Life 9
5,250 sf Kestrel (2%)	Quantity 5,250	Unit of Measure Square Feet
	Cost /SqFt \$13.57	Qty * \$/SqFt \$71,243
	% Included 2.00%	Total Cost/Study \$1,425
Summary	Replacement Year 2034	Future Cost \$1,779

This is to cut, grind or repair concrete flatwork to remove or minimize vertical displacements and to maintain functionality. This is for partial replacement only.



00520 - Kestrel - General

03000 - Painting: Exterior

460 - Wrought Iron	Useful Life 5	Remaining Life 4
6,313 lf View & Access Fences & Gates (2%)	Quantity 6,313	Unit of Measure Linear Feet
	Cost /l.f. \$6.25	Qty * \$/l.f. \$39,456
	% Included 2.00%	Total Cost/Study \$789
Summary	Replacement Year 2029	Future Cost \$871

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

view fences- 4,860 lf
access fences- 1,453 lf



560 - Masonry Walls	Useful Life 10	Remaining Life 9
86,502 sf Stucco Walls	Quantity 86,502	Unit of Measure Square Feet
	Cost /SqFt \$0.790	
	% Included 100.00%	Total Cost/Study \$68,337
Summary	Replacement Year 2034	Future Cost \$85,343

This is to prepare and paint the stucco clad masonry walls. Repairs are provided for within another component. Masonry retaining walls are not stucco and are not painted.

6' walls x 10,472 lf = 62,832 sf
4' to 5' walls x 5,260 lf = 23,670 sf



00520 - Kestrel - General

03000 - Painting: Exterior

616 - Light Poles	Useful Life 5	Remaining Life 4
29 Walkway Light Poles	Quantity 29	Unit of Measure Items
	Cost /Itm \$200	
	% Included 100.00%	Total Cost/Study \$5,800
Summary	Replacement Year 2029	Future Cost \$6,402

This is to prepare and paint the light poles.

- 5- Desert Foothills Dr east of Vireo
- 6- Desert Foothills Dr east of Falcon Crest
- 7- Desert Foothills Dr east of Blacktail
- 11- Kettle Ridge Dr east of Nighthawk

2025- Construction is ongoing. Future construction may alter this component.

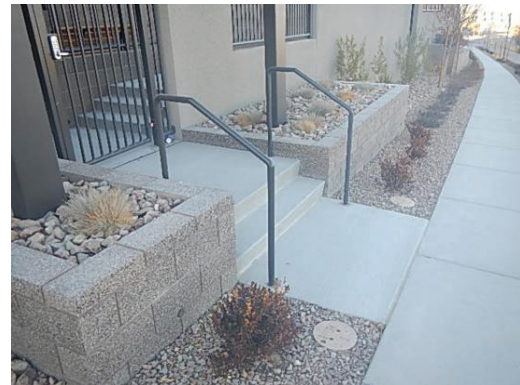


04000 - Structural Repairs

640 - Metal Railings	Useful Life 30	Remaining Life 29
70 lf Walkway / Step Railings	Quantity 70	Unit of Measure Linear Feet
	Cost /l.f. \$43.00	
	% Included 100.00%	Total Cost/Study \$3,010
Summary	Replacement Year 2054	Future Cost \$6,160

This is to replace the metal railings.

- Desert Foothills east of Vireo- 40 lf
- Kettle Ridge Dr east of Nighthawk- 30 lf



00520 - Kestrel - General

18000 - Landscaping

138 - Irrigation: Controllers	Useful Life 10	Remaining Life 9
15 Kestrel Controllers	Quantity 15	Unit of Measure Items
	Cost /Itm \$3,800	
	% Included 100.00%	Total Cost/Study \$57,000
Summary	Replacement Year 2034	Future Cost \$71,185

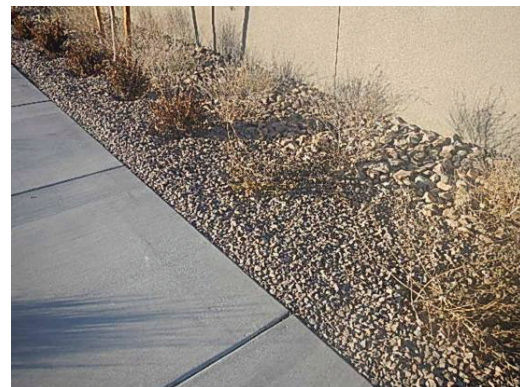
This is to replace the irrigation controllers.

7- neighborhood perimeters



190 - Irrigation: Misc.	Useful Life 20	Remaining Life 19
7,075 lf Renovation (33%)	Quantity 7,075	Unit of Measure Linear Feet
	Cost /l.f. \$1.87	Qty * \$/l.f. \$13,230
	% Included 33.33%	Total Cost/Study \$4,410
Summary	Replacement Year 2044	Future Cost \$7,050

This is for major irrigation system renovation in excess of the operating budget. Irrigation controllers and command units are provided for within other components.



00520 - Kestrel - General

18000 - Landscaping

412 - Plant Replacement	Useful Life 5	Remaining Life 9
91,975 sf Streets/Medians & Monuments (7.5%)	Quantity 91,975	Unit of Measure Square Feet
	Cost /SqFt \$6.17	Qty * \$/SqFt \$567,486
	% Included 7.50%	Total Cost/Study \$42,561
Summary	Replacement Year 2034	Future Cost \$53,153

This is to periodically replace streetscape, median and monument landscape plant stock, trees, shrubs and renovate turf as needed in excess of the operating budget. Irrigation system is provided for within other components.



486 - Pathways & Trails	Useful Life 5	Remaining Life 4
978 sf Decomposed Granite Paths	Quantity 978	Unit of Measure Square Feet
	Cost /SqFt \$0.960	
	% Included 100.00%	Total Cost/Study \$939
Summary	Replacement Year 2029	Future Cost \$1,036

This is to dress, replenish, and maintain decomposed pathways and border strips.

Desert Foothills Dr east of Vireo- 72 sf
Desert Foothills Dr east of Blacktail- 160 sf
Desert Foothills Dr east of Falcon Crest- 321 sf
Desert Foothills / Kestrel Creek southeast of Falcon Crest- 425 sf



00520 - Kestrel - General

18000 - Landscaping

564 - Tree Maintenance	Useful Life 10	Remaining Life 10	Treatment [se:2]
150 Tree Replacements	Quantity 150	Unit of Measure	Items
	Cost /Itm \$615		
	% Included 100.00%	Total Cost/Study	\$92,250
Summary	Replacement Year 2035	Future Cost	\$119,564

This is to replace dead trees.



19000 - Fencing

288 - Wrought Iron	Useful Life 30	Remaining Life 29	
6,313 lf View & Access Fences	Quantity 6,313	Unit of Measure	Linear Feet
	Cost /l.f. \$59.00		
	% Included 100.00%	Total Cost/Study	\$372,467
Summary	Replacement Year 2054	Future Cost	\$762,219

This is to replace the wrought iron fencing. With aggressive paint maintenance, this component's life may be extended. Painting is provided for within another component.

view fences- 4,860 lf
access fences- 1,453 lf



00520 - Kestrel - General

19000 - Fencing

440 - Masonry Wall: On-going Maint.	Useful Life 10	Remaining Life 9
22,575 lf Stucco Clad Wall Repairs (2%)	Quantity 22,575	Unit of Measure Linear Feet
	Cost /l.f. \$270	Qty * \$/l.f. \$6,095,250
	% Included 2.00%	Total Cost/Study \$121,905
Summary	Replacement Year 2034	Future Cost \$152,243

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

6' walls- 10,472 lf
4' to 5' walls- 5,260 lf
4' to 6' retaining walls- 6,843 lf



794 - Gates	Useful Life 30	Remaining Life 29
12 Pedestrian & EVA Gates	Quantity 12	Unit of Measure Items
	Cost /itm \$1,100	
	% Included 100.00%	Total Cost/Study \$13,200
Summary	Replacement Year 2054	Future Cost \$27,013

This is to maintain, repair and replace the pedestrian and EVA (crash) gates and gate hardware.

6- pedestrian gates
6- EVA (crash) gates



00520 - Kestrel - General

19500 - Retaining Wall

390 - Masonry Wall Maintenance	Useful Life 10	Remaining Life 10
368 lf Kestrel Village Monument Walls (1%)	Quantity 368	Unit of Measure Linear Feet
	Cost /l.f. \$200	Qty * \$/l.f. \$73,600
	% Included 1.00%	Total Cost/Study \$736
Summary	Replacement Year 2035	Future Cost \$942

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

Scurry Bend Dr & Kettle Ridge Dr- 47 lf
Desert Foothills Dr & Kestrel Creek Ave- 71 lf
W lake Mead & Desert Foothills- 150 lf
Fleet Wing & Ketel Ridge- 100 lf



20000 - Lighting

254 - Monument Lights	Useful Life 20	Remaining Life 19
12 Village Inground Up-Lights	Quantity 12	Unit of Measure Items
	Cost /itm \$1,115	
	% Included 100.00%	Total Cost/Study \$13,380
Summary	Replacement Year 2044	Future Cost \$21,390

This is to replace the monument inground up-lights reusing the existing wiring and conduits.

12- Kestrel village



00520 - Kestrel - General

20000 - Lighting

262 - Bollard Lights	Useful Life 20	Remaining Life 19
21 Walkway Bollard Lights	Quantity 21	Unit of Measure Items
	Cost /Itm \$1,200	
	% Included 100.00%	Total Cost/Study \$25,200
Summary	Replacement Year 2044	Future Cost \$40,286

This is to replace the bollard lights reusing the existing wiring and conduits.

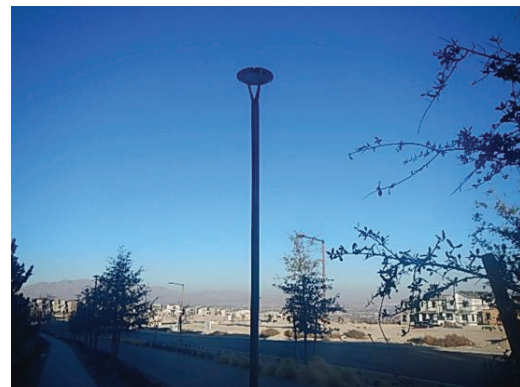
- 2- Desert Foothills Dr east of Blacktail
- 5- Desert Foothills Dr east of Falcon Crest
- 14- Desert Foothills Dr east of Vireo



298 - Pole Lights	Useful Life 30	Remaining Life 29
29 Walkway Pole Lights	Quantity 29	Unit of Measure Items
	Cost /Itm \$3,500	
	% Included 100.00%	Total Cost/Study \$101,500
Summary	Replacement Year 2054	Future Cost \$207,710

This is to replace the pole lights reusing the existing wiring and conduits. Light standard painting is provided for within another component.

- 5- Desert Foothills Dr east of Vireo
- 6- Desert Foothills Dr east of Falcon Crest
- 7- Desert Foothills Dr east of Blacktail
- 11- Kettle Ridge Dr east of Nighthawk



00520 - Kestrel - General

21000 - Signage

774 - Monument	Useful Life 7	Remaining Life 6	
3 Kestrel Village Monument Refurbish	Quantity 3	Unit of Measure	Items
	Cost /Itm \$3,000		
	% Included 100.00%	Total Cost/Study	\$9,000
Summary	Replacement Year 2031	Future Cost	\$10,437

This is to refurbish the custom Kestrel village monument signs comprised of backlit lettering on metal structures. Monument area retaining/pony walls are provided for within other components.

- 1- SE corner W Lake Mead Blvd & Desert Foothills
- 1- SW corner W Lake Mead Blvd & Desert Foothills
- 1- SW corner W Lake Mead Blvd & Kettle Ridge

2025- Construction is ongoing. Future construction may alter this component.



26000 - Outdoor Equipment

308 - Benches	Useful Life 18	Remaining Life 17	
Benches	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,480		
	% Included 100.00%	Total Cost/Study	\$1,480
Summary	Replacement Year 2042	Future Cost	\$2,252

This is to replace the benches. This can include demo, disposal, installation, shipping, tax, etc.

- 1- W Lake Mead / Desert Foothills northeast of Crested Canyon



00520 - Kestrel - General

26000 - Outdoor Equipment

380 - Pet Stations	Useful Life 12	Remaining Life 11
28 Pet Stations	Quantity 28	Unit of Measure Items
	Cost /Itm \$700	
	% Included 100.00%	Total Cost/Study \$19,600
Summary	Replacement Year 2036	Future Cost \$25,717

This is to replace the pet stations.

26- neighborhood perimeters



29000 - Infrastructure

416 - Electric	Useful Life 30	Remaining Life 29
10 Electrical Pedestals	Quantity 10	Unit of Measure Items
	Cost /Itm \$10,000	
	% Included 100.00%	Total Cost/Study \$100,000
Summary	Replacement Year 2054	Future Cost \$204,641

This is to repair and replace electrical pedestals.

2025- Per client, \$10,000 minimum replacement estimate including permits and engineering.



00400 - Reverence Village - General

21000 - Signage

746 - Miscellaneous	Useful Life 15	Remaining Life 10
42 Assorted Signage	Quantity 42	Unit of Measure Items
	Cost /Itm \$1,110	
	% Included 100.00%	Total Cost/Study \$46,634
Summary	Replacement Year N/A	Future Cost N/A

This is to for the miscellaneous non-standard traffic signage along Reverence.

2020- These are not standard city signs, so their maintenance responsibility is uncertain. Client input will further define this component.

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00020 - Paseos Village - General							
02000 - Concrete							
200 - Walkways	\$2,307	25	3	1,700	\$13.57/SqFt	(10%)	Monument Entry Area
03000 - Painting: Exterior							
400 - Wrought Iron	\$82,544	5	2	13,207	\$6.25/l.f.		Fence Paint
500 - Masonry Walls	\$355,083	10	7	449,472	\$.79/SqFt		Wall Paint
04000 - Structural Repairs							
300 - Trellis	\$8,375	30	8	4	\$4,187/Itm	(50%)	Desert Foothills @ De
660 - Metal Railings	\$6,192	30	8	144	\$43.00/l.f.		Walkway Step Railing
18000 - Landscaping							
100 - Irrigation: Controllers	\$18,050	12	2	19	\$3,800/Itm	(25%)	Irrigation Controllers
104 - Irrigation: Controllers	\$54,150	12	3	19	\$3,800/Itm	(75%)	Irrigation Controllers
140 - Irrigation: Misc.	\$57,347	20	2	92,000	\$1.87/l.f.	(33%)	Renovation
141 - Irrigation: Misc.	\$125,000	1	0	1	\$250,000/LS	(50%) [nr:1]	Charleston Renovatio
400 - Plant Replacement	\$558,547	5	4	1,207,017	\$6.17/SqFt	(7.5%) [se:4]	Streets/Medians & Mo
500 - Tree Maintenance	\$6,950	5	13	12	\$6,950/Itm	(8%)	Roundabout Palms
506 - Tree Maintenance	\$123,000	10	4	200	\$615/Itm	[se:2]	Tree Replacements
507 - Tree Maintenance	\$50,000	1	0	1	\$100,000/LS	(50%) [nr:1]	Desert Foothills (2023)
19000 - Fencing							
230 - Wrought Iron: 6'	\$213,285	30	8	3,615	\$59.00/l.f.		Access Fences
240 - Wrought Iron: 6'	\$557,432	30	8	9,448	\$59.00/l.f.		View Fences
400 - Masonry Wall: On-going Maint.	\$404,525	10	7	74,912	\$270/l.f.	(2%)	Stucco Clad Wall Repa
780 - Gates	\$7,700	30	8	7	\$1,100/Itm		Pedestrian & EVA Gat
20000 - Lighting							
200 - Landscape	\$15,075	20	2	27	\$558/Itm		Landscape Lights
204 - Landscape	\$108,155	20	14	97	\$1,115/Itm		Monument Area Up-Li
208 - Monument Lights	\$14,000	20	14	14	\$1,000/Itm		Monument 4' Fixtures

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00020 - Paseos Village - General							
20000 - Lighting							
210 - Monument Lights	\$11,725	20	2	14	\$838/Itm		Village Monument Lig
280 - Pole Lights	\$21,713	30	24	8	\$2,714/Itm		Fox Hill Greenbelt Mir
21000 - Signage							
700 - Monument	\$18,403	30	8	461	\$77.00/Itm (51.8%)		Wall Metal Emblems
710 - Monument	\$40,600	7	3	14	\$2,900/Itm		Paseos Village Monum
26000 - Outdoor Equipment							
366 - Benches	\$23,680	18	12	16	\$1,480/Itm		Benches
370 - Pet Stations	\$7,000	3	2	38	\$700/Itm (26%)		Pet Stations
386 - Garbage Receptacles	\$6,125	20	14	7	\$875/Itm		Trash Receptacles
00040 - Paseos Neighborhoods - General							
04000 - Structural Repairs							
310 - Trellis	\$5,583	30	8	4	\$1,396/Itm		Neighborhood Entry A
20000 - Lighting							
220 - Monument Lights	\$1,115	20	2	1	\$1,115/Itm		Cordova Monument L
230 - Monument Lights	\$1,396	20	2	2	\$698/Itm		Tierra Bella/ Escala M
21000 - Signage							
720 - Monument	\$3,900	7	2	3	\$1,300/Itm		Neighborhood Sngl-S
29000 - Infrastructure							
404 - Electric	\$10,000	7	2	6	\$10,000/Itm (16.7%)		Electrical Pedestals
00060 - Paseos Neighborhoods - Parks							
02000 - Concrete							
210 - Walkways	\$7,735	25	3	5,700	\$13.57/SqFt (10%)		Parks & Breezeways
04000 - Structural Repairs							
670 - Metal Railings	\$8,600	30	8	200	\$43.00/l.f.		Tierra Bella/Escala Ra
20000 - Lighting							
272 - Bollard Lights	\$4,800	20	8	4	\$1,200/Itm		Tierra Bella Park Bolla
26000 - Outdoor Equipment							
100 - Tot Lot: Play Equipment	\$3,200	20	2	4	\$800/Itm		Tierra Bella/Escala Pla
200 - Pedestal Grill BBQ	\$650	20	3	1	\$650/Itm		Tierra Bella/Escala Pa
250 - Picnic Tables	\$3,200	20	4	2	\$1,600/Itm		Tierra Bella/Escala Pa
300 - Benches	\$7,400	18	2	5	\$1,480/Itm		Park Benches

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00060 - Paseos Neighborhoods - Parks							
26000 - Outdoor Equipment							
340 - Garbage Receptacles	\$4,375	20	2	5	\$875/Itm		Park Garbage Receptacles
394 - Pet Stations	\$1,400	6	3	4	\$700/Itm	(50%)	Park Pet Stations
800 - Shade Structure	\$13,958	30	8	1	\$13,958/Itm		Tierra Bella/Escala
810 - Shade Structure	\$9,771	30	8	1	\$9,771/Itm		Cordova
00080 - Vistas Village - General							
02000 - Concrete							
220 - Sidewalks, Curbs & Gutters	\$5,428	25	3	4,000	\$13.57/SqFt	(10%)	Monument Entry Area
03000 - Painting: Exterior							
510 - Masonry Walls	\$246,290	10	8	311,760	\$.79/SqFt		Wall Paint
04000 - Structural Repairs							
320 - Trellis	\$55,833	30	8	4	\$13,958/Itm		Vistas Large Monument
680 - Metal Railings	\$1,548	30	8	36	\$43.00/l.f.		Walkway Step Railings
910 - Building Maintenance	\$33,500	25	3	2	\$16,750/Itm		North & South Clock Tower
18000 - Landscaping							
110 - Irrigation: Controllers	\$24,700	12	2	26	\$3,800/Itm	(25%)	Irrigation Controllers
114 - Irrigation: Controllers	\$74,100	12	2	26	\$3,800/Itm	(75%)	Irrigation Controllers
150 - Irrigation: Misc.	\$47,373	20	2	76,000	\$1.87/l.f.	(33%)	Renovation
151 - Irrigation: Misc.	\$125,000	1	0	1	\$250,000/LS	(50%) [nr:1]	Charleston Renovation
380 - Turf Renovation	\$92,528	30	2	1	\$92,528/LS		Park Vista Sod Strips
420 - Plant Replacement	\$375,000	5	3	1,076,223	\$6.17/SqFt	(5.6%) [se:4]	Streets/Medians & Medians
516 - Tree Maintenance	\$184,500	10	4	300	\$615/Itm	[se:2]	Tree Replacements
517 - Tree Maintenance	\$50,000	1	0	1	\$100,000/LS	(50%) [nr:1]	Desert Foothills (2023)
19500 - Retaining Wall							
990 - Rockery	\$22,937	5	2	9,390	\$489/l.f.	(0.5%)	Stacked Stone Walls
20000 - Lighting							
240 - Monument Lights	\$28,475	20	2	34	\$838/Itm		Village Monument Lighting
250 - Landscape	\$62,440	20	2	56	\$1,115/Itm		Landscape Large Accessories
270 - Landscape	\$168,365	20	2	151	\$1,115/Itm		Landscape Up-Lights
21000 - Signage							
730 - Monument	\$34,800	7	2	12	\$2,900/Itm		Vistas Village Monument

<i>Component</i>	<i>Current Replacement Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Quantity</i>	<i>Cost/ U of M</i>	<i>Treatment</i>	<i>Location</i>
00080 - Vistas Village - General							
26000 - Outdoor Equipment							
180 - Bike Rack	\$1,075	30	8	2	\$537/Itm		Alta Bike Racks
260 - Picnic Tables	\$1,600	20	2	1	\$1,600/Itm		Alta Picnic Table
310 - Benches	\$5,920	18	2	4	\$1,480/Itm		Alta Benches
350 - Garbage Receptacles	\$4,375	20	2	5	\$875/Itm		Alta Garbage Recepta
378 - Pet Stations	\$4,900	3	2	28	\$700/Itm	(25%)	Pet Stations
840 - Shade Structure	\$12,562	30	8	1	\$12,562/Itm		Alta btwn Vista Run &
900 - Miscellaneous	\$18,000	20	4	8	\$2,250/Itm		Tower Clocks
00100 - Vistas Village - Park							
04000 - Structural Repairs							
324 - Trellis	\$9,423	30	8	225	\$41.88/SqFt		Vista Verde/ Miramon
328 - Trellis	\$15,705	30	8	375	\$41.88/SqFt		Summerfield
332 - Trellis	\$9,423	30	8	225	\$41.88/SqFt		Encanto/ Santalina
340 - Trellis	\$9,423	30	8	225	\$41.88/SqFt		Miraleste
344 - Trellis	\$7,538	30	8	180	\$41.88/SqFt		Cara Vella
26000 - Outdoor Equipment							
336 - Shade Structure	\$6,000	25	0	133	\$45.11/SqFt		Sonesta
00120 - Vistas Neighborhoods - General							
03000 - Painting: Exterior							
420 - Wrought Iron	\$34,656	5	2	5,545	\$6.25/l.f.		Fence Paint
19000 - Fencing							
270 - Wrought Iron: 6'	\$53,395	30	8	905	\$59.00/l.f.		Access Fences
280 - Wrought Iron: 6'	\$268,332	30	8	4,548	\$59.00/l.f.		View Fences
410 - Masonry Wall: On-going Maint.	\$282,166	10	2	52,253	\$270/l.f.	(2%)	Stucco Clad Wall Repa
790 - Gates	\$13,200	30	8	12	\$1,100/Itm		Pedestrian & EVA Gat
20000 - Lighting							
260 - Monument Lights	\$35,680	20	2	32	\$1,115/Itm		Neighborhood Monum
21000 - Signage							
740 - Monument	\$28,500	7	2	15	\$1,900/Itm		Neighborhood Dbl-Sid
750 - Monument	\$5,200	7	3	4	\$1,300/Itm		Neighborhood Sngl-S
29000 - Infrastructure							
408 - Electric	\$30,000	7	2	30	\$10,000/Itm	(10%)	Electrical Pedestals

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00140 - Vistas Neighborhoods - Parks							
02000 - Concrete							
230 - Walkways	\$48,852	25	3	36,000	\$13.57/SqFt	(10%)	Parks & Breezeways
04000 - Structural Repairs							
674 - Metal Railings	\$4,128	30	8	96	\$43.00/l.f.		Park Railings
18000 - Landscaping							
116 - Irrigation: Controllers	\$7,600	12	2	2	\$3,800/Itm		Kingwood E & W Park
118 - Irrigation: Time Clocks	\$9,771	12	2	14	\$698/Itm		Park Irrigation Clocks
26000 - Outdoor Equipment							
110 - Tot Lot: Play Equipment	\$94,000	20	19	2	\$47,000/Itm		Kingwood E & W Play
140 - Tot Lot: Safety Surface	\$36,432	10	6	2,530	\$14.40/SqFt		[2] Kingwood E & W S
144 - Tot Lot: Play Equipment	\$2,500	30	8	10	\$250/Itm		Bella Vista Play Equip
148 - Tot Lot: Play Equipment	\$1,600	12	2	2	\$800/Itm		Talega Play Equipmen
270 - Picnic Tables	\$6,400	20	3	4	\$1,600/Itm		Kingwood E & W Picni
320 - Benches	\$66,600	18	3	45	\$1,480/Itm		Park Benches
360 - Garbage Receptacles	\$28,875	20	3	33	\$875/Itm		Park Garbage Recepta
382 - Pet Stations	\$3,500	3	2	20	\$700/Itm	(25%)	Park Pet Stations
00200 - Stonebridge Village - General							
03000 - Painting: Exterior							
120 - Surface Restoration	\$1,514	5	3	896	\$1.69/SqFt		Charleston Summerlin
408 - Wrought Iron	\$53,988	5	1	8,638	\$6.25/l.f.		Fence & Trellis Paint
520 - Masonry Walls	\$103,379	10	5	130,860	\$.79/SqFt		Wall Paint
04000 - Structural Repairs							
542 - Bridge Maintenance	\$20,000	60	55	1	\$20,000/Itm		Heritage Heights Dr B
550 - Bridge Maintenance	\$37,011	60	52	3	\$12,337/Itm		Stonebridge Wash Tra
656 - Metal Railings	\$12,556	30	25	292	\$43.00/l.f.		Walkway Railings
18000 - Landscaping							
122 - Irrigation: Controllers	\$45,600	12	7	12	\$3,800/Itm		Irrigation Controllers
160 - Irrigation: Misc.	\$22,239	20	14	35,670	\$1.87/l.f.	(33%)	Renovation
440 - Plant Replacement	\$237,312	5	7	512,830	\$6.17/SqFt	(7.5%)	Streets/Medians & Mo
470 - Pathways & Trails	\$72,115	10	5	75,120	\$.96/SqFt		Wash & Southwest Pe
530 - Tree Maintenance	\$6,950	5	30	8	\$6,950/Itm	(13%)	Charleston Summerlin
536 - Tree Maintenance	\$92,250	10	10	150	\$615/Itm	[se:2]	Tree Replacements

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00200 - Stonebridge Village - General							
19000 - Fencing							
210 - Wrought Iron: 6'	\$70,918	30	25	1,202	\$59.00/l.f.		Access Fences
218 - Wrought Iron: 6'	\$421,496	30	25	7,144	\$59.00/l.f.		View Fences
418 - Masonry Wall: On-going Maint.	\$147,658	10	5	27,344	\$270/l.f. (2%)		Stucco Clad Wall Rep
770 - Gates	\$9,900	30	25	9	\$1,100/Itm		Pedestrian & EVA Gat
20000 - Lighting							
224 - Monument Lights	\$4,000	20	14	4	\$1,000/Itm		Charleston Summerlin
234 - Landscape	\$21,185	20	14	19	\$1,115/Itm		Charleston Summerlin
274 - Exterior: Misc. Fixtures	\$32,335	20	15	29	\$1,115/Itm		Shade Structure Light
284 - Landscape	\$152,755	20	14	137	\$1,115/Itm		Landscape Up-Lights
21000 - Signage							
788 - Monument	\$10,000	15	10	4	\$2,500/Itm		Stonebridge Village M
26000 - Outdoor Equipment							
304 - Benches	\$4,440	18	15	3	\$1,480/Itm		Benches
344 - Garbage Receptacles	\$1,750	20	17	2	\$875/Itm		Trash Cans
374 - Pet Stations	\$9,800	12	56	14	\$700/Itm		Pet Stations
848 - Shade Structure	\$106,632	30	24	7,200	\$14.81/SqFt		[2] Crossbridge Large
856 - Shade Structure	\$12,330	30	24	2,496	\$4.94/SqFt		[4] Small Structures
00220 - Stonebridge Neighborhoods - General							
20000 - Lighting							
278 - Monument Lights	\$9,993	20	15	18	\$555/Itm		Neighborhood Entry L
21000 - Signage							
758 - Monument	\$4,000	20	14	2	\$2,000/Itm		Neighborhood Monum
29000 - Infrastructure							
412 - Electric	\$70,000	30	25	7	\$10,000/Itm		Electrical Pedestals
00240 - Stonebridge Neighborhoods - Parks							
02000 - Concrete							
240 - Walkways	\$1,091	5	10	4,020	\$13.57/SqFt (2%)		Parks
04000 - Structural Repairs							
306 - Trellis	\$15,705	30	25	375	\$41.88/SqFt		Caledonia Mini-Park
18000 - Landscaping							
128 - Irrigation: Controllers	\$1,974	12	7	1	\$1,974/Itm		Irrigation Controllers

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00240 - Stonebridge Neighborhoods - Parks							
19000 - Fencing							
510 - Post & Cable	\$18,260	30	25	185	\$98.70/l.f.		Skye Knoll
20000 - Lighting							
264 - Bollard Lights	\$4,800	20	15	4	\$1,200/Itm		Caledonia Mini-Park
268 - Exterior: Misc. Fixtures	\$2,230	20	15	2	\$1,115/Itm		Caledonia Mini-Park
26000 - Outdoor Equipment							
278 - Picnic Tables	\$4,800	20	14	3	\$1,600/Itm		Picnic Tables
314 - Benches	\$7,400	18	12	5	\$1,480/Itm		Park Benches
332 - Shade Structure	\$16,752	25	20	400	\$41.88/SqFt		Skye Knoll
356 - Garbage Receptacles	\$2,625	20	14	3	\$875/Itm		Trash Receptacles
398 - Pet Stations	\$2,100	12	6	3	\$700/Itm		Park Pet Stations
00400 - Reverence Village - General							
02000 - Concrete							
250 - Walkways	\$3,766	25	20	9,250	\$13.57/SqFt (3%)		[3] Easements
03000 - Painting: Exterior							
414 - Wrought Iron	\$16,394	5	1	2,623	\$6.25/l.f.		Fence Paint
530 - Masonry Walls	\$6,715	10	5	8,500	\$.79/SqFt		Drainage Basin East V
18000 - Landscaping							
134 - Irrigation: Controllers	\$7,600	12	7	2	\$3,800/Itm		Irrigation Controllers
170 - Irrigation: Misc.	\$11,841	20	14	18,997	\$1.87/l.f. (33%)		Renovation
460 - Plant Replacement	\$108,987	5	8	353,280	\$6.17/SqFt (5%)		Street/Medians, Monu
550 - Tree Maintenance	\$15,338	5	30	32	\$6,950/Itm (6.9%)		Reverence & Easemen
556 - Tree Maintenance	\$92,250	10	12	150	\$615/Itm [se:2]		Tree Replacements
19000 - Fencing							
244 - Wrought Iron: 6'	\$81,125	30	25	1,375	\$59.00/l.f.		View Fences
252 - Wrought Iron: 6'	\$73,632	30	25	1,248	\$59.00/l.f.		Access Fences
426 - Masonry Wall: On-going Maint.	\$30,720	10	5	6,400	\$240/l.f. (2%)		Reverence & Lake Me
434 - Masonry Wall: On-going Maint.	\$3,936	10	5	820	\$240/l.f. (2%)		Drainage Basin East V
19500 - Retaining Wall							
982 - Rockery	\$11,945	5	10	4,890	\$489/l.f. (0.5%)		Stacked Stone Walls
20000 - Lighting							
214 - Landscape	\$15,633	20	15	28	\$558/Itm		Monument Area Land

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00400 - Reverence Village - General							
21000 - Signage							
716 - Monument	\$11,100	10	1	2	\$5,550/Itm		Reverence Village Mo
26000 - Outdoor Equipment							
326 - Benches	\$1,480	30	25	1	\$1,480/Itm		Center Easement Ben
390 - Pet Stations	\$700	12	5	1	\$700/Itm		Center Easement Pet
29000 - Infrastructure							
420 - Electric	\$100,000	30	20	10	\$10,000/Itm		Electrical Pedestals
00460 - Redpoint - General							
02000 - Concrete							
224 - Walkways	\$6,827	5	9	25,155	\$13.57/SqFt (2%)		Paseo & Park Walkwa
03000 - Painting: Exterior							
406 - Railings	\$11,814	5	4	1,074	\$11.00/l.f.		Paseo Walkway Railin
450 - Wrought Iron	\$27,125	5	4	4,340	\$6.25/l.f.		Perimeter Paseo & Pa
610 - Light Poles	\$12,200	5	4	61	\$200/Itm		Walkway Light Poles
04000 - Structural Repairs							
352 - Trellis	\$12,564	30	29	300	\$41.88/SqFt		Arroyo Edge
684 - Metal Railings	\$58,136	30	29	1,352	\$43.00/l.f.		Stair & Walkway Raili
18000 - Landscaping							
136 - Irrigation: Controllers	\$114,000	12	11	30	\$3,800/Itm		Paseo Irrigation Contr
180 - Irrigation: Misc.	\$10,895	20	19	17,478	\$1.87/l.f. (33%)		Renovation
340 - Irrigation: Pumps	\$10,000	5	4	2	\$5,000/Itm		Irrigation Pumps
388 - Turf Renovation	\$17,460	10	9	970	\$18.00/SqFt		Arroyo Edge Syntheti
404 - Plant Replacement	\$105,143	5	9	227,214	\$6.17/SqFt (7.5%)		Streets/Medians & Mo
478 - Pathways & Trails	\$12,845	10	9	13,380	\$.96/SqFt		Decomposed Granite
572 - Tree Maintenance	\$92,250	10	10	150	\$615/Itm [se:2]		Tree Replacements
19000 - Fencing							
292 - Wrought Iron	\$1,614,535	30	29	27,365	\$59.00/l.f.		Perimeter Paseo & Pa
420 - Masonry Wall: On-going Maint.	\$263,688	10	9	54,935	\$240/l.f. (2%)		Wall Repairs
784 - Gates	\$6,600	30	29	6	\$1,100/Itm		Pedestrian & EVA Gat
19500 - Retaining Wall							
382 - Masonry Wall Maintenance	\$14,121	10	9	1,569	\$90.00/l.f. (10%)		Street Corner & Monu

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00460 - Redpoint - General							
20000 - Lighting							
244 - Landscape	\$304,395	20	19	273	\$1,115/Itm		Walkway & Monumen
276 - Bollard Lights	\$26,400	20	19	22	\$1,200/Itm		Walkway Bollard Ligh
288 - Pole Lights	\$213,500	30	29	61	\$3,500/Itm		Walkway Pole Lights
21000 - Signage							
762 - Monument	\$39,000	7	6	13	\$3,000/Itm		Redpoint Village Monu
900 - Miscellaneous	\$5,552	15	14	5	\$1,110/Itm		Various Paseo Signs
26000 - Outdoor Equipment							
152 - Tot Lot: Play Equipment	\$98,000	20	19	2	\$49,000/Itm		Paseo Park Play Equip
160 - Tot Lot: Safety Surface	\$30,240	10	9	2,100	\$14.40/SqFt		Paseo Park Play Area
188 - Bike Rack	\$1,612	30	29	3	\$537/Itm		Bike Racks
282 - Picnic Tables	\$3,200	20	19	2	\$1,600/Itm		Neighborhood Park Pi
318 - Benches	\$22,200	18	17	15	\$1,480/Itm		Benches
348 - Garbage Receptacles	\$7,000	20	19	8	\$875/Itm		Paseo & Park Trash C
376 - Pet Stations	\$35,700	12	11	51	\$700/Itm		Paseo & Park Pet Stat
490 - Drinking Fountain, Multi Station	\$7,500	15	14	1	\$7,500/Itm		Paseo Park Drinking F
844 - Shade Structure	\$3,750	5	4	500	\$7.50/SqFt		Paseo Park Play Area
29000 - Infrastructure							
400 - Electric	\$340,000	30	29	34	\$10,000/Itm		Electrical Pedestals
00520 - Kestrel - General							
02000 - Concrete							
270 - Walkways	\$1,425	10	9	5,250	\$13.57/SqFt (2%)		Kestrel
03000 - Painting: Exterior							
460 - Wrought Iron	\$789	5	4	6,313	\$6.25/l.f. (2%)		View & Access Fences
560 - Masonry Walls	\$68,337	10	9	86,502	\$.79/SqFt		Stucco Walls
616 - Light Poles	\$5,800	5	4	29	\$200/Itm		Walkway Light Poles
04000 - Structural Repairs							
640 - Metal Railings	\$3,010	30	29	70	\$43.00/l.f.		Walkway / Step Railin
18000 - Landscaping							
138 - Irrigation: Controllers	\$57,000	10	9	15	\$3,800/Itm		Kestrel Controllers
190 - Irrigation: Misc.	\$4,410	20	19	7,075	\$1.87/l.f. (33%)		Renovation
412 - Plant Replacement	\$42,561	5	9	91,975	\$6.17/SqFt (7.5%)		Streets/Medians & Mo
486 - Pathways & Trails	\$939	5	4	978	\$.96/SqFt		Decomposed Granite

<i>Component</i>	<i>Current Replacement Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Quantity</i>	<i>Cost/ U of M</i>	<i>Treatment</i>	<i>Location</i>
00520 - Kestrel - General							
18000 - Landscaping							
564 - Tree Maintenance	\$92,250	10	10	150	\$615/Itm	[se:2]	Tree Replacements
19000 - Fencing							
288 - Wrought Iron	\$372,467	30	29	6,313	\$59.00/l.f.		View & Access Fences
440 - Masonry Wall: On-going Maint.	\$121,905	10	9	22,575	\$270/l.f.	(2%)	Stucco Clad Wall Rep
794 - Gates	\$13,200	30	29	12	\$1,100/Itm		Pedestrian & EVA Gat
19500 - Retaining Wall							
390 - Masonry Wall Maintenance	\$736	10	10	368	\$200/l.f.	(1%)	Kestrel Village Monum
20000 - Lighting							
254 - Monument Lights	\$13,380	20	19	12	\$1,115/Itm		Village Inground Up-L
262 - Bollard Lights	\$25,200	20	19	21	\$1,200/Itm		Walkway Bollard Ligh
298 - Pole Lights	\$101,500	30	29	29	\$3,500/Itm		Walkway Pole Lights
21000 - Signage							
774 - Monument	\$9,000	7	6	3	\$3,000/Itm		Kestrel Village Monum
26000 - Outdoor Equipment							
308 - Benches	\$1,480	18	17	1	\$1,480/Itm		Benches
380 - Pet Stations	\$19,600	12	11	28	\$700/Itm		Pet Stations
29000 - Infrastructure							
416 - Electric	\$100,000	30	29	10	\$10,000/Itm		Electrical Pedestals

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
00400 - Reverence Village - General							
21000 - Signage							
746 - Miscellaneous	\$46,634	15	10	42	\$1,110/Itm		Assorted Signage

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2025			
00020 - Paseos Village - General			
18000 - Landscaping			
141 - Irrigation: Misc. Charleston Renovation (2025 Only) (50%)[nr:1]	1	125,000	
507 - Tree Maintenance Desert Foothills (2025 Only) (50%)[nr:1]	1	50,000	
Total 18000 - Landscaping:		175,000	175,000
Total Paseos Village - General:		175,000	175,000
00080 - Vistas Village - General			
18000 - Landscaping			
151 - Irrigation: Misc. Charleston Renovation (2025 Only) (50%)[nr:1]	1	125,000	
517 - Tree Maintenance Desert Foothills (2025 Only) (50%)[nr:1]	1	50,000	
Total 18000 - Landscaping:		175,000	175,000
Total Vistas Village - General:		175,000	175,000
00100 - Vistas Village - Park			
26000 - Outdoor Equipment			
336 - Shade Structure 133 sf Sonesta	25	6,000	
Total Vistas Village - Park:		6,000	6,000
Total 2025:		356,000	
2026			
00200 - Stonebridge Village - General			
03000 - Painting: Exterior			
408 - Wrought Iron 8,638 lf Fence & Trellis Paint	5	53,988	55,337
Total Stonebridge Village - General:		53,988	55,337
00400 - Reverence Village - General			
03000 - Painting: Exterior			
414 - Wrought Iron 2,623 lf Fence Paint	5	16,394	16,804
21000 - Signage			
716 - Monument 2 Reverence Village Monument Refurbish	10	11,100	11,378
Total Reverence Village - General:		27,494	28,182
Total 2026:		81,482	83,519
2027			

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2027			
00020 - Paseos Village - General			
03000 - Painting: Exterior			
400 - Wrought Iron 13,207 lf Fence Paint	5	82,544	86,723
18000 - Landscaping			
100 - Irrigation: Controllers 19 Irrigation Controllers (25%)	12	18,050	18,964
140 - Irrigation: Misc. 92,000 lf Renovation (33%)	20	57,347	60,250
Total 18000 - Landscaping:		75,397	79,214
20000 - Lighting			
200 - Landscape 27 Landscape Lights	20	15,075	15,838
210 - Monument Lights 14 Village Monument Light Fixtures	20	11,725	12,319
Total 20000 - Lighting:		26,800	28,157
26000 - Outdoor Equipment			
370 - Pet Stations 38 Pet Stations (26%)	3	7,000	7,354
Total Paseos Village - General:		191,741	201,448
00040 - Paseos Neighborhoods - General			
20000 - Lighting			
220 - Monument Lights Cordova Monument Light	20	1,115	1,171
230 - Monument Lights 2 Tierra Bella/ Escala Monument Lights	20	1,396	1,467
Total 20000 - Lighting:		2,511	2,638
21000 - Signage			
720 - Monument 3 Neighborhood Sngl-Sided Monuments	7	3,900	4,097
29000 - Infrastructure			
404 - Electric 6 Electrical Pedestals (16.7%)	7	10,000	10,506
Total Paseos Neighborhoods - General:		16,411	17,241
00060 - Paseos Neighborhoods - Parks			
26000 - Outdoor Equipment			
100 - Tot Lot: Play Equipment 4 Tierra Bella/Escala Play Toys	20	3,200	3,362
300 - Benches 5 Park Benches	18	7,400	7,775
340 - Garbage Receptacles 5 Park Garbage Receptacles	20	4,375	4,596
Total 26000 - Outdoor Equipment:		14,975	15,733
Total Paseos Neighborhoods - Parks:		14,975	15,733
00080 - Vistas Village - General			
18000 - Landscaping			
110 - Irrigation: Controllers 26 Irrigation Controllers (25%)	12	24,700	25,950

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2027			
00080 - Vistas Village - General			
18000 - Landscaping			
114 - Irrigation: Controllers 26 Irrigation Controllers (75%)	12	74,100	77,851
150 - Irrigation: Misc. 76,000 If Renovation (33%)	20	47,373	49,772
380 - Turf Renovation Park Vista Sod Strips	30	92,528	97,213
Total 18000 - Landscaping:		238,701	250,786
19500 - Retaining Wall			
990 - Rockery 9,390 If Stacked Stone Walls (0.5%)	5	22,937	24,098
20000 - Lighting			
240 - Monument Lights 34 Village Monument Light Fixtures	20	28,475	29,917
250 - Landscape 56 Landscape Large Accent Lights	20	62,440	65,601
270 - Landscape 151 Landscape Up-Lights	20	168,365	176,888
Total 20000 - Lighting:		259,280	272,406
21000 - Signage			
730 - Monument 12 Vistas Village Monument Refurbish	7	34,800	36,562
26000 - Outdoor Equipment			
260 - Picnic Tables Alta Picnic Table	20	1,600	1,681
310 - Benches 4 Alta Benches	18	5,920	6,220
350 - Garbage Receptacles 5 Alta Garbage Receptacles	20	4,375	4,596
378 - Pet Stations 28 Pet Stations (25%)	3	4,900	5,148
Total 26000 - Outdoor Equipment:		16,795	17,645
Total Vistas Village - General:		572,513	601,497
00120 - Vistas Neighborhoods - General			
03000 - Painting: Exterior			
420 - Wrought Iron 5,545 If Fence Paint	5	34,656	36,411
19000 - Fencing			
410 - Masonry Wall: On-going Maint. 52,253 If Stucco Clad Wall Repair (2%)	10	282,166	296,451
20000 - Lighting			
260 - Monument Lights 32 Neighborhood Monument Lights	20	35,680	37,486
21000 - Signage			
740 - Monument 15 Neighborhood Dbl-Sided Monuments	7	28,500	29,943
29000 - Infrastructure			
408 - Electric 30 Electrical Pedestals (10%)	7	30,000	31,519

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2027			
00120 - Vistas Neighborhoods - General			
Total Vistas Neighborhoods - General:		411,002	431,810
00140 - Vistas Neighborhoods - Parks			
18000 - Landscaping			
116 - Irrigation: Controllers 2 Kingwood E & W Park Controllers	12	7,600	7,985
118 - Irrigation: Time Clocks 14 Park Irrigation Clocks	12	9,771	10,266
Total 18000 - Landscaping:		17,371	18,251
26000 - Outdoor Equipment			
148 - Tot Lot: Play Equipment 2 Talega Play Equipment	12	1,600	1,681
382 - Pet Stations 20 Park Pet Stations (25%)	3	3,500	3,677
Total 26000 - Outdoor Equipment:		5,100	5,358
Total Vistas Neighborhoods - Parks:		22,471	23,609
Total 2027:		1,229,113	1,291,338

This report is intended to assist the auditor while preparing the audit, review or compilation of Summerlin West Community Association's (the "Association") financial documents.

Browning Reserve Group, a division of Reserve Advisors, LLC ("BRG") prepared a reserve study for the Association during the 2025 fiscal year. This was done to help determine the Association's reserve contribution for the next fiscal year (2026) 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 West 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 2025 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, 2024. You will notice in Section III, Reserve Fund Balance Forecast, a Beginning Reserve Balance of \$3,244,587 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 2025, and estimates an ending reserve fund balance. Again, see Section III and the 2025 ending reserve balance estimate of \$3,378,352.

"Re-building" the first year of the study as mentioned above simply means using the 2025 adopted budget for the 2025 reserve contribution. Finally, the 2025 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, a division of Reserve Advisors, LLC

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
00020 - Paseos Village - General						
02000 - Concrete						
200 - Walkways 1,700 sf Monument Entry Areas (10%)	2,307	25	3	2,030	2,175	58
03000 - Painting: Exterior						
400 - Wrought Iron 13,207 lf Fence Paint	82,544	5	2	49,526	67,686	10,114
500 - Masonry Walls 449,472 sf Wall Paint	355,083	10	7	106,525	145,584	24,613
04000 - Structural Repairs						
300 - Trellis 4 Desert Foothills @ Desert Sunrise Arches (50%)	8,375	30	8	6,142	6,581	198
660 - Metal Railings 144 lf Walkway Step Railings	6,192	30	8	4,541	4,866	147
18000 - Landscaping						
100 - Irrigation: Controllers 19 Irrigation Controllers (25%)	18,050	12	2	15,042	16,959	922
104 - Irrigation: Controllers 19 Irrigation Controllers (75%)	54,150	12	3	40,613	46,253	2,834
140 - Irrigation: Misc. 92,000 lf Renovation (33%)	57,347	20	2	51,612	55,841	1,757
141 - Irrigation: Misc. Charleston Renovation (2025 Only) (50%)[nr:1]	125,000	1	0	125,000	0	0
400 - Plant Replacement 1,207,017 sf Streets/Medians & Monuments (7.5%)[se:4]	139,637	5	4	27,927	57,251	18,662
400 - Plant Replacement 1,207,017 sf Streets/Medians & Monuments (7.5%)[se:4]	139,637	5	5	23,273	28,626	18,662
400 - Plant Replacement 1,207,017 sf Streets/Medians & Monuments (7.5%)[se:4]	139,637	5	6	19,948	23,855	18,662
400 - Plant Replacement 1,207,017 sf Streets/Medians & Monuments (7.5%)[se:4]	139,637	5	7	17,455	20,447	18,662
500 - Tree Maintenance 12 Roundabout Palms (8%)	6,950	5	13	496	548	399
506 - Tree Maintenance 200 Tree Replacements[se:2]	61,500	10	4	36,900	44,126	4,008
506 - Tree Maintenance 200 Tree Replacements[se:2]	61,500	10	5	30,750	37,823	4,008
507 - Tree Maintenance Desert Foothills (2025 Only) (50%)[nr:1]	50,000	1	0	50,000	0	0
19000 - Fencing						
230 - Wrought Iron: 6' 3,615 lf Access Fences	213,285	30	8	156,409	167,606	5,051
240 - Wrought Iron: 6' 9,448 lf View Fences	557,432	30	8	408,783	438,049	13,202
400 - Masonry Wall: On-going Maint. 74,912 lf Stucco Clad Wall Repair (2%)	404,525	10	7	121,357	165,855	28,041
780 - Gates 7 Pedestrian & EVA Gates	7,700	30	8	5,647	6,051	182

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
00020 - Paseos Village - General						
20000 - Lighting						
200 - Landscape 27 Landscape Lights	15,075	20	2	13,567	14,679	462
204 - Landscape 97 Monument Area Up-Lights	108,155	20	14	32,447	38,801	4,456
208 - Monument Lights 14 Monument 4' Fixtures	14,000	20	14	4,200	5,023	577
210 - Monument Lights 14 Village Monument Light Fixtures	11,725	20	2	10,553	11,417	359
280 - Pole Lights 8 Fox Hill Greenbelt Mini-Park	21,713	30	24	4,343	5,193	763
21000 - Signage						
700 - Monument 461 Wall Metal Emblems (51.8%)	18,403	30	8	13,496	14,462	436
710 - Monument 14 Paseos Village Monument Refurbish	40,600	7	3	23,200	29,725	3,642
26000 - Outdoor Equipment						
366 - Benches 16 Benches	23,680	18	12	7,893	9,439	1,032
370 - Pet Stations 38 Pet Stations (26%)	7,000	3	2	2,333	4,783	1,430
386 - Garbage Receptacles 7 Trash Receptacles	6,125	20	14	1,838	2,197	252
Sub-total Paseos Village - General	2,896,962			1,413,844	1,471,901	183,590
00040 - Paseos Neighborhoods - General						
04000 - Structural Repairs						
310 - Trellis 4 Neighborhood Entry Arches	5,583	30	8	4,094	4,388	132
20000 - Lighting						
220 - Monument Lights Cordova Monument Light	1,115	20	2	1,004	1,086	34
230 - Monument Lights 2 Tierra Bella/ Escala Monument Lights	1,396	20	2	1,256	1,359	43
21000 - Signage						
720 - Monument 3 Neighborhood Sngl-Sided Monuments	3,900	7	2	2,786	3,426	341
29000 - Infrastructure						
404 - Electric 6 Electrical Pedestals (16.7%)	10,000	7	2	7,143	8,786	875
Sub-total Paseos Neighborhoods - General	21,994			16,283	19,045	1,426
00060 - Paseos Neighborhoods - Parks						
02000 - Concrete						
210 - Walkways 5,700 sf Parks & Breezeways (10%)	7,735	25	3	6,807	7,294	194
04000 - Structural Repairs						
670 - Metal Railings 200 If Tierra Bella/Escala Railings	8,600	30	8	6,307	6,758	204
20000 - Lighting						
272 - Bollard Lights 4 Tierra Bella Park Bollard Lights	4,800	20	8	2,880	3,198	171
26000 - Outdoor Equipment						
100 - Tot Lot: Play Equipment 4 Tierra Bella/Escala Play Toys	3,200	20	2	2,880	3,116	98
200 - Pedestal Grill BBQ Tierra Bella/Escala Park BBQ	650	20	3	553	600	20
250 - Picnic Tables 2 Tierra Bella/Escala Park Picnic Tables	3,200	20	4	2,560	2,788	103
300 - Benches 5 Park Benches	7,400	18	2	6,578	7,164	252
340 - Garbage Receptacles	4,375	20	2	3,938	4,260	134

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
00060 - Paseos Neighborhoods - Parks						
26000 - Outdoor Equipment						
5 Park Garbage Receptacles						
394 - Pet Stations	1,400	6	3	700	957	147
4 Park Pet Stations (50%)						
800 - Shade Structure	13,958	30	8	10,236	10,969	331
Tierra Bella/Escala						
810 - Shade Structure	9,771	30	8	7,165	7,678	231
Cordova						
Sub-total Paseos Neighborhoods - Parks	65,089			50,603	54,781	1,884
00080 - Vistas Village - General						
02000 - Concrete						
220 - Sidewalks, Curbs & Gutters	5,428	25	3	4,777	5,119	136
4,000 sf Monument Entry Areas (10%)						
03000 - Painting: Exterior						
510 - Masonry Walls	246,290	10	8	49,258	75,734	17,499
311,760 sf Wall Paint						
04000 - Structural Repairs						
320 - Trellis	55,833	30	8	40,944	43,876	1,322
4 Vistas Large Monument Structures						
680 - Metal Railings	1,548	30	8	1,135	1,216	37
36 lf Walkway Step Railings						
910 - Building Maintenance	33,500	25	3	29,480	31,590	841
2 North & South Clock Towers						
18000 - Landscaping						
110 - Irrigation: Controllers	24,700	12	2	20,583	23,208	1,261
26 Irrigation Controllers (25%)						
114 - Irrigation: Controllers	74,100	12	2	61,750	69,623	3,783
26 Irrigation Controllers (75%)						
150 - Irrigation: Misc.	47,373	20	2	42,636	46,130	1,451
76,000 lf Renovation (33%)						
151 - Irrigation: Misc.	125,000	1	0	125,000	0	0
Charleston Renovation (2025 Only) (50%)[nr:1]						
380 - Turf Renovation	92,528	30	2	86,360	91,680	1,890
Park Vista Sod Strips						
420 - Plant Replacement	93,750	5	3	37,500	57,656	12,224
1,076,223 sf Streets/Medians & Monuments						
(5.6%)[se:4]						
420 - Plant Replacement	93,750	5	4	18,750	38,438	12,224
1,076,223 sf Streets/Medians & Monuments						
(5.6%)[se:4]						
420 - Plant Replacement	93,750	5	5	15,625	19,219	12,224
1,076,223 sf Streets/Medians & Monuments						
(5.6%)[se:4]						
420 - Plant Replacement	93,750	5	6	13,393	16,016	12,224
1,076,223 sf Streets/Medians & Monuments						
(5.6%)[se:4]						
516 - Tree Maintenance	92,250	10	4	55,350	66,189	6,012
300 Tree Replacements[se:2]						
516 - Tree Maintenance	92,250	10	5	46,125	56,734	6,012
300 Tree Replacements[se:2]						
517 - Tree Maintenance	50,000	1	0	50,000	0	0
Desert Foothills (2025 Only) (50%)[nr:1]						
19500 - Retaining Wall						
990 - Rockery	22,937	5	2	13,762	18,808	2,811
9,390 lf Stacked Stone Walls (0.5%)						
20000 - Lighting						
240 - Monument Lights	28,475	20	2	25,628	27,728	872
34 Village Monument Light Fixtures						
250 - Landscape	62,440	20	2	56,196	60,801	1,913
56 Landscape Large Accent Lights						
270 - Landscape	168,365	20	2	151,529	163,945	5,158
151 Landscape Up-Lights						

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
00080 - Vistas Village - General						
21000 - Signage						
730 - Monument 12 Vistas Village Monument Refurbish	34,800	7	2	24,857	30,574	3,046
26000 - Outdoor Equipment						
180 - Bike Rack 2 Alta Bike Racks	1,075	30	8	788	845	25
260 - Picnic Tables Alta Picnic Table	1,600	20	2	1,440	1,558	49
310 - Benches 4 Alta Benches	5,920	18	2	5,262	5,731	201
350 - Garbage Receptacles 5 Alta Garbage Receptacles	4,375	20	2	3,938	4,260	134
378 - Pet Stations 28 Pet Stations (25%)	4,900	3	2	1,633	3,348	1,001
840 - Shade Structure Alta btwn Vista Run & Park Vista	12,562	30	8	9,212	9,872	298
900 - Miscellaneous 8 Tower Clocks	18,000	20	4	14,400	15,683	579
Sub-total Vistas Village - General	1,681,250			1,007,311	985,580	105,226
00100 - Vistas Village - Park						
04000 - Structural Repairs						
324 - Trellis 225 sf Vista Verde/ Miramonte	9,423	30	8	6,910	7,405	223
328 - Trellis 375 sf Summerfield	15,705	30	8	11,517	12,342	372
332 - Trellis 225 sf Encanto/ Santalina	9,423	30	8	6,910	7,405	223
340 - Trellis 225 sf Miraleste	9,423	30	8	6,910	7,405	223
344 - Trellis 180 sf Cara Vella	7,538	30	8	5,528	5,924	179
26000 - Outdoor Equipment						
336 - Shade Structure 133 sf Sonesta	6,000	25	0	6,000	246	140
Sub-total Vistas Village - Park	57,512			43,776	40,726	1,360
00120 - Vistas Neighborhoods - General						
03000 - Painting: Exterior						
420 - Wrought Iron 5,545 lf Fence Paint	34,656	5	2	20,794	28,418	4,247
19000 - Fencing						
270 - Wrought Iron: 6' 905 lf Access Fences	53,395	30	8	39,156	41,960	1,265
280 - Wrought Iron: 6' 4,548 lf View Fences	268,332	30	8	196,777	210,864	6,355
410 - Masonry Wall: On-going Maint. 52,253 lf Stucco Clad Wall Repair (2%)	282,166	10	2	225,733	260,298	17,287
790 - Gates 12 Pedestrian & EVA Gates	13,200	30	8	9,680	10,373	313
20000 - Lighting						
260 - Monument Lights 32 Neighborhood Monument Lights	35,680	20	2	32,112	34,743	1,093
21000 - Signage						
740 - Monument 15 Neighborhood Dbl-Sided Monuments	28,500	7	2	20,357	25,039	2,494
750 - Monument 4 Neighborhood Sngl-Sided Monuments	5,200	7	3	2,971	3,807	466
29000 - Infrastructure						
408 - Electric 30 Electrical Pedestals (10%)	30,000	7	2	21,429	26,357	2,626
Sub-total Vistas Neighborhoods - General	751,129			569,009	641,860	36,146

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
00140 - Vistas Neighborhoods - Parks						
02000 - Concrete						
230 - Walkways 36,000 sf Parks & Breezeways (10%)	48,852	25	3	42,990	46,067	1,227
04000 - Structural Repairs						
674 - Metal Railings 96 lf Park Railings	4,128	30	8	3,027	3,244	98
18000 - Landscaping						
116 - Irrigation: Controllers 2 Kingwood E & W Park Controllers	7,600	12	2	6,333	7,141	388
118 - Irrigation: Time Clocks 14 Park Irrigation Clocks	9,771	12	2	8,142	9,181	499
26000 - Outdoor Equipment						
110 - Tot Lot: Play Equipment 2 Kingwood E & W Play Structures	94,000	20	19	4,700	9,635	4,382
140 - Tot Lot: Safety Surface 2,530 sf [2] Kingwood E & W Surface Replace	36,432	10	6	14,573	18,671	2,464
144 - Tot Lot: Play Equipment 10 Bella Vista Play Equipment	2,500	30	8	1,833	1,965	59
148 - Tot Lot: Play Equipment 2 Talega Play Equipment	1,600	12	2	1,333	1,503	82
270 - Picnic Tables 4 Kingwood E & W Picnic Tables	6,400	20	3	5,440	5,904	201
320 - Benches 45 Park Benches	66,600	18	3	55,500	60,680	2,324
360 - Garbage Receptacles 33 Park Garbage Receptacles	28,875	20	3	24,544	26,637	907
382 - Pet Stations 20 Park Pet Stations (25%)	3,500	3	2	1,167	2,392	715
Sub-total Vistas Neighborhoods - Parks	310,258			169,583	193,020	13,344
00200 - Stonebridge Village - General						
03000 - Painting: Exterior						
120 - Surface Restoration 896 sf Charleston Summerlin Monument	1,514	5	3	606	931	190
408 - Wrought Iron 8,638 lf Fence & Trellis Paint	53,988	5	1	43,190	55,337	6,454
520 - Masonry Walls 130,860 sf Wall Paint	103,379	10	5	51,690	63,578	6,821
04000 - Structural Repairs						
542 - Bridge Maintenance Heritage Heights Dr Bridge	20,000	60	55	1,667	2,050	0
550 - Bridge Maintenance 3 Stonebridge Wash Trail Bridges	37,011	60	52	4,935	5,690	0
656 - Metal Railings 292 lf Walkway Railings	12,556	30	25	2,093	2,574	452
18000 - Landscaping						
122 - Irrigation: Controllers 12 Irrigation Controllers	45,600	12	7	19,000	23,370	2,634
160 - Irrigation: Misc. 35,670 lf Renovation (33%)	22,239	20	14	6,672	7,978	916
440 - Plant Replacement 512,830 sf Streets/Medians & Monuments (7.5%)	237,312	5	7	29,664	34,749	20,562
470 - Pathways & Trails 75,120 sf Wash & Southwest Perimeter	72,115	10	5	36,058	44,351	4,758
530 - Tree Maintenance 8 Charleston Summerlin Monument Palms (13%)	6,950	5	30	224	237	0
536 - Tree Maintenance 150 Tree Replacements[se:2]	46,125	10	10	4,193	4,728	3,169
536 - Tree Maintenance 150 Tree Replacements[se:2]	46,125	10	11	3,844	4,298	3,169

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
00200 - Stonebridge Village - General						
19000 - Fencing						
210 - Wrought Iron: 6' 1,202 lf Access Fences	70,918	30	25	11,820	14,538	2,556
218 - Wrought Iron: 6' 7,144 lf View Fences	421,496	30	25	70,249	86,407	15,189
418 - Masonry Wall: On-going Maint. 27,344 lf Stucco Clad Wall Repair (2%)	147,658	10	5	73,829	90,809	9,742
770 - Gates 9 Pedestrian & EVA Gates	9,900	30	25	1,650	2,030	357
20000 - Lighting						
224 - Monument Lights 4 Charleston Summerlin 4' Fixtures	4,000	20	14	1,200	1,435	165
234 - Landscape 19 Charleston Summerlin Monument Up-Lights	21,185	20	14	6,356	7,600	873
274 - Exterior: Misc. Fixtures 29 Shade Structure Lights	32,335	20	15	8,084	9,943	1,365
284 - Landscape 137 Landscape Up-Lights	152,755	20	14	45,827	54,801	6,293
21000 - Signage						
788 - Monument 4 Stonebridge Village Monuments	10,000	15	10	3,333	4,100	498
26000 - Outdoor Equipment						
304 - Benches 3 Benches	4,440	18	15	740	1,011	208
344 - Garbage Receptacles 2 Trash Cans	1,750	20	17	263	359	78
374 - Pet Stations 14 Pet Stations	9,800	12	56	172	179	0
848 - Shade Structure 7,200 sf [2] Crossbridge Large Structures	106,632	30	24	21,326	25,503	3,749
856 - Shade Structure 2,496 sf [4] Small Structures	12,330	30	24	2,466	2,949	434
Sub-total Stonebridge Village - General	1,710,114			451,148	551,537	90,633
00220 - Stonebridge Neighborhoods - General						
20000 - Lighting						
278 - Monument Lights 18 Neighborhood Entry Lights	9,993	20	15	2,498	3,073	422
21000 - Signage						
758 - Monument 2 Neighborhood Monuments	4,000	20	14	1,200	1,435	165
29000 - Infrastructure						
412 - Electric 7 Electrical Pedestals	70,000	30	25	11,667	14,350	2,523
Sub-total Stonebridge Neighborhoods - General	83,993			15,365	18,858	3,109
00240 - Stonebridge Neighborhoods - Parks						
02000 - Concrete						
240 - Walkways 4,020 sf Parks (2%)	1,091	5	10	99	112	74
04000 - Structural Repairs						
306 - Trellis 375 sf Caledonia Mini-Park	15,705	30	25	2,618	3,220	566
18000 - Landscaping						
128 - Irrigation: Controllers Irrigation Controllers	1,974	12	7	822	1,012	114
19000 - Fencing						
510 - Post & Cable 185 lf Skye Knoll	18,260	30	25	3,043	3,743	658
20000 - Lighting						
264 - Bollard Lights 4 Caledonia Mini-Park	4,800	20	15	1,200	1,476	203

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
00240 - Stonebridge Neighborhoods - Parks						
20000 - Lighting						
268 - Exterior: Misc. Fixtures 2 Caledonia Mini-Park	2,230	20	15	558	686	94
26000 - Outdoor Equipment						
278 - Picnic Tables 3 Picnic Tables	4,800	20	14	1,440	1,722	198
314 - Benches 5 Park Benches	7,400	18	12	2,467	2,950	322
332 - Shade Structure 400 sf Skye Knoll	16,752	25	20	3,350	4,121	640
356 - Garbage Receptacles 3 Trash Receptacles	2,625	20	14	788	942	108
398 - Pet Stations 3 Park Pet Stations	2,100	12	6	1,050	1,256	118
Sub-total Stonebridge Neighborhoods - Parks	77,736			17,434	21,238	3,096
00400 - Reverence Village - General						
02000 - Concrete						
250 - Walkways 9,250 sf [3] Easements (3%)	3,766	25	20	753	926	144
03000 - Painting: Exterior						
414 - Wrought Iron 2,623 lf Fence Paint	16,394	5	1	13,115	16,804	1,960
530 - Masonry Walls 8,500 sf Drainage Basin East Wall	6,715	10	5	3,358	4,130	443
18000 - Landscaping						
134 - Irrigation: Controllers 2 Irrigation Controllers	7,600	12	7	3,167	3,895	439
170 - Irrigation: Misc. 18,997 lf Renovation (33%)	11,841	20	14	3,552	4,248	488
460 - Plant Replacement 353,280 sf Street/Medians, Monuments, Esmnt (5%)	108,987	5	8	12,110	13,964	8,604
550 - Tree Maintenance 32 Reverence & Easement Palms (6.9%)	15,338	5	30	495	524	0
556 - Tree Maintenance 150 Tree Replacements[se:2]	46,125	10	12	3,548	3,940	2,817
556 - Tree Maintenance 150 Tree Replacements[se:2]	46,125	10	13	3,295	3,637	2,817
19000 - Fencing						
244 - Wrought Iron: 6' 1,375 lf View Fences	81,125	30	25	13,521	16,631	2,924
252 - Wrought Iron: 6' 1,248 lf Access Fences	73,632	30	25	12,272	15,095	2,653
426 - Masonry Wall: On-going Maint. 6,400 lf Reverence & Lake Mead Wall Repair (2%)	30,720	10	5	15,360	18,893	2,027
434 - Masonry Wall: On-going Maint. 820 lf Drainage Basin East Wall (2%)	3,936	10	5	1,968	2,421	260
19500 - Retaining Wall						
982 - Rockery 4,890 lf Stacked Stone Walls (0.5%)	11,945	5	10	1,086	1,224	811
20000 - Lighting						
214 - Landscape 28 Monument Area Landscape Lights	15,633	20	15	3,908	4,807	660
21000 - Signage						
716 - Monument 2 Reverence Village Monument Refurbish	11,100	10	1	9,990	11,378	663
26000 - Outdoor Equipment						
326 - Benches Center Easement Bench	1,480	30	25	247	303	53
390 - Pet Stations Center Easement Pet Station	700	12	5	408	478	38

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
00400 - Reverence Village - General						
29000 - Infrastructure						
420 - Electric	100,000	30	20	33,333	37,583	3,185
10 Electrical Pedestals						
Sub-total Reverence Village - General	593,162			135,485	160,880	30,987
00460 - Redpoint - General						
02000 - Concrete						
224 - Walkways	6,827	5	9	683	778	497
25,155 sf Paseo & Park Walkways (2%)						
03000 - Painting: Exterior						
406 - Railings	11,814	5	4	2,363	4,844	1,521
1,074 lf Paseo Walkway Railings						
450 - Wrought Iron	27,125	5	4	5,425	11,121	3,492
4,340 lf Perimeter Paseo & Paseo Park Fencing						
610 - Light Poles	12,200	5	4	2,440	5,002	1,571
61 Walkway Light Poles						
04000 - Structural Repairs						
352 - Trellis	12,564	30	29	419	859	500
300 sf Arroyo Edge						
684 - Metal Railings	58,136	30	29	1,938	3,973	2,313
1,352 lf Stair & Walkway Railings						
18000 - Landscaping						
136 - Irrigation: Controllers	114,000	12	11	9,500	19,475	7,269
30 Paseo Irrigation Controllers						
180 - Irrigation: Misc.	10,895	20	19	545	1,117	508
17,478 lf Renovation (33%)						
340 - Irrigation: Pumps	10,000	5	4	2,000	4,100	1,287
2 Irrigation Pumps						
388 - Turf Renovation	17,460	10	9	1,746	3,579	1,272
970 sf Arroyo Edge Synthetic Turf						
404 - Plant Replacement	105,143	5	9	10,514	11,975	7,657
227,214 sf Streets/Medians & Monuments (7.5%)						
478 - Pathways & Trails	12,845	10	9	1,284	2,633	935
13,380 sf Decomposed Granite Paths						
572 - Tree Maintenance	46,125	10	10	4,193	4,728	3,169
150 Tree Replacements[se:2]						
572 - Tree Maintenance	46,125	10	11	3,844	4,298	3,169
150 Tree Replacements[se:2]						
19000 - Fencing						
292 - Wrought Iron	1,614,535	30	29	53,818	110,327	64,223
27,365 lf Perimeter Paseo & Paseo Park Fencing						
420 - Masonry Wall: On-going Maint.	263,688	10	9	26,369	54,056	19,203
54,935 lf Wall Repairs (2%)						
784 - Gates	6,600	30	29	220	451	263
6 Pedestrian & EVA Gates						
19500 - Retaining Wall						
382 - Masonry Wall Maintenance	14,121	10	9	1,412	2,895	1,028
1,569 lf Street Corner & Monument Walls (10%)						
20000 - Lighting						
244 - Landscape	304,395	20	19	15,220	31,200	14,188
273 Walkway & Monument Inground Up-Lights						
276 - Bollard Lights	26,400	20	19	1,320	2,706	1,231
22 Walkway Bollard Lights						
288 - Pole Lights	213,500	30	29	7,117	14,589	8,493
61 Walkway Pole Lights						
21000 - Signage						
762 - Monument	39,000	7	6	5,571	11,421	3,768
13 Redpoint Village Monument Refurbish						
900 - Miscellaneous	5,552	15	14	370	759	305
5 Various Paseo Signs						

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
00460 - Redpoint - General						
26000 - Outdoor Equipment						
152 - Tot Lot: Play Equipment 2 Paseo Park Play Equipment	98,000	20	19	4,900	10,045	4,568
160 - Tot Lot: Safety Surface 2,100 sf Paseo Park Play Area Safety Surfaces	30,240	10	9	3,024	6,199	2,202
188 - Bike Rack 3 Bike Racks	1,612	30	29	54	110	64
282 - Picnic Tables 2 Neighborhood Park Picnic Tables	3,200	20	19	160	328	149
318 - Benches 15 Benches	22,200	18	17	1,233	2,528	1,094
348 - Garbage Receptacles 8 Paseo & Park Trash Cans	7,000	20	19	350	718	326
376 - Pet Stations 51 Paseo & Park Pet Stations	35,700	12	11	2,975	6,099	2,276
490 - Drinking Fountain, Multi Station Paseo Park Drinking Fountain	7,500	15	14	500	1,025	412
844 - Shade Structure 500 sf Paseo Park Play Area Shade Sail	3,750	5	4	750	1,538	483
29000 - Infrastructure						
400 - Electric 34 Electrical Pedestals	340,000	30	29	11,333	23,233	13,525
Sub-total Redpoint - General	3,528,252			183,590	358,707	172,961
00520 - Kestrel - General						
02000 - Concrete						
270 - Walkways 5,250 sf Kestrel (2%)	1,425	10	9	142	292	104
03000 - Painting: Exterior						
460 - Wrought Iron 6,313 lf View & Access Fences & Gates (2%)	789	5	4	158	324	102
560 - Masonry Walls 86,502 sf Stucco Walls	68,337	10	9	6,834	14,009	4,977
616 - Light Poles 29 Walkway Light Poles	5,800	5	4	1,160	2,378	747
04000 - Structural Repairs						
640 - Metal Railings 70 lf Walkway / Step Railings	3,010	30	29	100	206	120
18000 - Landscaping						
138 - Irrigation: Controllers 15 Kestrel Controllers	57,000	10	9	5,700	11,685	4,151
190 - Irrigation: Misc. 7,075 lf Renovation (33%)	4,410	20	19	221	452	206
412 - Plant Replacement 91,975 sf Streets/Medians & Monuments (7.5%)	42,561	5	9	4,256	4,847	3,100
486 - Pathways & Trails 978 sf Decomposed Granite Paths	939	5	4	188	385	121
564 - Tree Maintenance 150 Tree Replacements[se:2]	46,125	10	10	4,193	4,728	3,169
564 - Tree Maintenance 150 Tree Replacements[se:2]	46,125	10	11	3,844	4,298	3,169
19000 - Fencing						
288 - Wrought Iron 6,313 lf View & Access Fences	372,467	30	29	12,416	25,452	14,816
440 - Masonry Wall: On-going Maint. 22,575 lf Stucco Clad Wall Repairs (2%)	121,905	10	9	12,191	24,991	8,878
794 - Gates 12 Pedestrian & EVA Gates	13,200	30	29	440	902	525
19500 - Retaining Wall						
390 - Masonry Wall Maintenance 368 lf Kestrel Village Monument Walls (1%)	736	10	10	67	75	50

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
00520 - Kestrel - General						
20000 - Lighting						
254 - Monument Lights	13,380	20	19	669	1,371	624
12 Village Inground Up-Lights						
262 - Bollard Lights	25,200	20	19	1,260	2,583	1,175
21 Walkway Bollard Lights						
298 - Pole Lights	101,500	30	29	3,383	6,936	4,037
29 Walkway Pole Lights						
21000 - Signage						
774 - Monument	9,000	7	6	1,286	2,636	869
3 Kestrel Village Monument Refurbish						
26000 - Outdoor Equipment						
308 - Benches	1,480	18	17	82	169	73
Benches						
380 - Pet Stations	19,600	12	11	1,633	3,348	1,250
28 Pet Stations						
29000 - Infrastructure						
416 - Electric	100,000	30	29	3,333	6,833	3,978
10 Electrical Pedestals						
Sub-total Kestrel - General	1,054,989			63,556	118,899	56,239
				[A]	[B]	
Totals	12,832,441			4,136,986	4,637,034	700,000
				[EndBal]	[EndBal]	
				[A]	[B]	
Percent Funded				81.66%	88.14%	

This report includes information from the reserve study prepared for Summerlin West 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, a division of Reserve Advisors, 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: **22 yrs** Number of current annexed units: **12,018**

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: **1/27/2025**

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

Commencement date of previous study (M/D/YR.): **11/5/2020**

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 ☐ No

If yes, explain and attach supporting documents: **Community is still building out**

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:

\$12,832,441

Recommended annual reserve contribution in current fiscal year: **\$408,000**

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: **\$3,244,587**

2 Current fiscal year budgeted reserve contribution: + **\$408,000**

3 Current FY projected investment income (i.e. interest, dividends): + **\$81,765**

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: - **\$356,000**

7 **Projected** reserve acct bal @ end of current FY **(subtract 6 from 5)** = **\$3,378,352**

8 **Projected** fully-funded (100% funded) balance from Reserve Study: **\$4,136,986**

9 **Projected** percent funded **(line 7 divided by line 8)**: **82%**

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: **[X]** Threshold funding

Additional Information from BRG:

- **During the 2025 reserve site visit, the association was under construction. Continuing construction activity may alter the projections presented in this study. If construction does alter the projections within this study, a new component inventory and funding plan will be required.**

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, a division of Reserve Advisors, 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 West Community Association

Update w/ Site Visit Review

Final

Published - May 15, 2025

Prepared for the 2026 Fiscal Year

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Professionally managed by
The Howard Hughes Corporation
(702) 791-4600

Browning Reserve Group, A Division Of Reserve Advisors, LLC
www.BrowningRG.com

May 15, 2025

This is a summary of the Reserve Study that has been performed for Summerlin West Community Association, (the "Association") which is a Planned Community with a total of 12,018 Units. 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, a division of Reserve Advisors, LLC prepared this Update w/ Site Visit Review for the January 1, 2026 - December 31, 2026 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 Andrew Stoutenburg 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*)

During the 2025 reserve site visit, the association was under construction. Continuing construction activity may alter the projections presented in this study. If construction does alter the projections within this study, a new component inventory and funding plan will be required.

Summerlin West Community Association
Nevada Member Summary
Final
Prepared for the 2026 Fiscal Year

Reserve Component	Current Replacement Cost	Useful Life	Remaining Life	2025 Fully Funded Balance	2026 Fully Funded Balance	2026 Line Item Contribution based on Cash Flow Method
02000 - Concrete	77,430	5-25	3-20	58,281	62,763	2,435
03000 - Painting: Exterior	1,026,628	5-10	1-9	356,440	495,880	84,749
04000 - Structural Repairs	334,254	25-60	3-55	147,215	161,570	8,150
18000 - Landscaping	3,257,826	1-30	0-30	1,205,234	1,062,173	248,435
19000 - Fencing	5,050,074	10-30	2-29	1,472,707	1,767,800	215,969
19500 - Retaining Wall	49,739	5-10	2-10	16,327	23,003	4,699
20000 - Lighting	1,400,245	20-30	2-29	434,311	511,180	55,723
21000 - Signage	210,055	7-30	1-14	109,418	138,762	16,694
26000 - Outdoor Equipment	776,190	3-30	0-56	248,815	296,760	36,434
29000 - Infrastructure	650,000	7-30	2-29	88,238	117,143	26,711
Totals	\$12,832,441			\$4,136,986	\$4,637,034	\$700,000
Estimated Ending Balance				\$3,378,352	\$4,086,998	\$4.85
Percent Funded				81.7%	88.1%	/Unit/month @ 12018

	2025	2026	2027	2028	2029	2030	2031	
Beginning Balance	3,244,587	3,378,352	4,086,998	3,651,195	4,139,897	4,597,099	4,784,269	5,45
Inflated Expenditures @ 2.5%	356,000	83,518	1,291,337	427,484	530,662	868,650	452,628	1,58
Reserve Contribution	408,000	700,000	760,000	820,000	880,000	940,000	1,000,000	1,06
<i>Units/month @ 12018</i>	2.83	4.85	5.27	5.69	6.10	6.52	6.93	
<i>Percentage Increase</i>		71.6%	8.6%	7.9%	7.3%	6.8%	6.4%	
Special Assessments / Other	0	0	0	0	0	0	0	
Interest After Tax @ 2.50%	81,765	92,165	95,533	96,186	107,864	115,819	126,449	12
Ending Balance	3,378,352	4,086,998	3,651,195	4,139,897	4,597,099	4,784,269	5,458,089	5,06

	2035	2036	2037	2038	2039	2040	2041	
Beginning Balance	3,960,679	4,743,190	5,330,520	5,647,312	6,800,088	6,851,852	7,277,774	8,40
Inflated Expenditures @ 2.5%	564,944	837,037	1,178,737	420,895	1,596,779	1,288,518	664,168	2,07
Reserve Contribution	1,240,000	1,300,000	1,360,000	1,420,000	1,480,000	1,540,000	1,600,000	1,66
<i>Units/month @ 12018</i>	8.60	9.01	9.43	9.85	10.26	10.68	11.09	
<i>Percentage Increase</i>	5.1%	4.8%	4.6%	4.4%	4.2%	4.1%	3.9%	
Special Assessments / Other	0	0	0	0	0	0	0	
Interest After Tax @ 2.50%	107,455	124,367	135,529	153,672	168,542	174,440	193,642	20
Ending Balance	4,743,190	5,330,520	5,647,312	6,800,088	6,851,852	7,277,774	8,407,248	8,19

	2045	2046	2047	2048	2049	2050	2051	
Beginning Balance	8,720,514	9,834,651	11,117,854	11,135,342	12,413,505	13,324,922	12,904,436	14,50
Inflated Expenditures @ 2.5%	954,939	875,470	2,217,242	1,032,564	1,486,341	2,884,306	933,844	2,68
Reserve Contribution	1,840,000	1,900,000	1,960,000	2,020,000	2,080,000	2,140,000	2,200,000	2,26
<i>Units/month @ 12018</i>	12.76	13.17	13.59	14.01	14.42	14.84	15.25	
<i>Percentage Increase</i>	3.4%	3.3%	3.2%	3.1%	3.0%	2.9%	2.8%	
Special Assessments / Other	0	0	0	0	0	0	0	
Interest After Tax @ 2.50%	229,076	258,673	274,731	290,727	317,758	323,819	338,438	35
Ending Balance	9,834,651	11,117,854	11,135,342	12,413,505	13,324,922	12,904,436	14,509,030	14,43