

## Reserve Study Transmittal Letter

Date: August 31, 2026  
To: Scott Wingfield  
From: Browning Reserve Group, a division of Reserve Advisors, LLC (BRG)  
Reference: 927081

Re: **Summerlin West Community Association; Update w/o Site Visit Review**  
2026 Update 3

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 2027 budget?

This is found in Section III, "30 Year Reserve Funding Plan, Cash Flow Method." **\$1,425,000** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **\$7.29/Lots/month @ 16300**. 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, 2027, the Association is **74.0%** 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.

The Board of Directors does not anticipate any special reserve assessment will be required to repair, replace, maintain or restore any major component or to provide adequate reserves.

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.

3. 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.**

4. What are the next steps?

This study meets the NV NRS and NAC Requirements for a review of the study each year. The next site visit study will be due five years from the date of the last site visit study. BRG proposes doing an Update Without Site Visit Study during the intervening four years at a nominal cost which includes the preparation of a reserve study and assistance in reviewing the study per NRS 116.31152 1(b).



Please read the two helpful sections entitled "Glossary" and "Notes to the Auditor." The glossary explains common reserve study terms as well as BRG specific terminology. The Notes to the Auditor while intended to assist the auditor, has useful information for the casual reader on how year zero, 2026 the current fiscal year is dealt with in the study.

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



**RESERVE STUDY**  
Update w/o Site Visit Review

## **Summerlin West Community Association**

2026 Update 3

Published - August 31, 2026

Prepared for the 2027 Fiscal Year

Reference: 927081

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# Summerlin West Community Association

2026 Update 3

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## Summerlin West Community Association

2026 Update 3

Published - August 31, 2026

Prepared for the 2027 Fiscal Year

### Reserve Study Summary

A Reserve Study was conducted of Summerlin West Community Association (the "**Association**") which is Planned Community with a total of 16300 Lots. An Update Without Site-Visit Review is an update with no on-site visual observation upon where the following tasks are performed:

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

#### Summary of Reserves

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

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

- 1. The Expenditure Forecast of the following Reserve Study identifies the major components which the Association is obligated to repair, replace, restore or maintain, as determined in accordance with the criteria specified above, and specifies for each such component:**
  - a. Its current estimated replacement cost;**
  - b. Its estimated useful life; and**
  - c. Its estimated remaining useful life.**
- 2. It is estimated that the total cash reserves necessary to repair, replace, restore or maintain such major components (in the aggregate) during and at the end of their first remaining useful life is \$5,768,340.**
  - a. [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, 2027 is estimated to be \$4,268,195, constituting 74.0% of the total expenditures anticipated for all such major components through their first end of useful life replacement.**
- 4. Based upon the schedule of annual reserve contributions necessary to defray the cost of repairing, replacing, restoring or maintaining such major components in the years such expenditures are estimated to be required, it is estimated that annual reserve**

**contributions in the initial amount of \$1,425,000 [\$7.29 per Lots per month (average)] for the fiscal year ending December 31, 2027 (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.

The Board of Directors does not anticipate any special reserve assessment will be required to repair, replace, maintain or restore any major component or to provide adequate reserves.

As used in NAC 116.425.2, "adequately funded reserves" means the funds sufficient to maintain the common elements:

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

### Percent Funded Status

Based on paragraphs 1 - 3 above, the Association is 74.0% 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 Christian Colunga who holds the Reserve Specialist (RS) designation from the Community Associations Institute (CAI). Pursuant to Nevada regulation R145-06, Mr. Colunga is a Nevada Reserve Study Specialist (RSS #334).

### 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.

### Personal Credentials:

This reserve study was produced under the responsible charge of Christian Colunga who holds the Reserve Specialist (RS) designation from the Community Associations Institute (CAI). Pursuant to Nevada regulation R145-06, Mr. Colunga is a Nevada Reserve Study Specialist (RSS #334)

### 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<br>Replacement<br>Cost | UL | RUL | 2026   | 2027   | 2028    | 2029    | 2030    | 2031    | 2032    | 2033    | 2034    | 2035    | 2036    | 2037    | 2038    | 2039    | 2040    |
|--------------------------------------------------------|--------------------------------|----|-----|--------|--------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| <b>00020 - Paseos Village - General</b>                |                                |    |     |        |        |         |         |         |         |         |         |         |         |         |         |         |         |         |
| <b>02000 - Concrete</b>                                |                                |    |     |        |        |         |         |         |         |         |         |         |         |         |         |         |         |         |
| 200 - Walkways                                         |                                |    |     |        |        |         |         |         |         |         |         |         |         |         |         |         |         |         |
| 1,700 SqFt - Monument Entry Areas 10%                  | 2,376                          | 25 | 2   |        |        | 2,496   |         |         |         |         |         |         |         |         |         |         |         |         |
| 201 - Walkways                                         |                                |    |     |        |        |         |         |         |         |         |         |         |         |         |         |         |         |         |
| Monument Entry Areas (2026 Only) [NR-1]                | 14,326                         | 1  | 0   | 14,326 |        |         |         |         |         |         |         |         |         |         |         |         |         |         |
| 02000 - Concrete Total                                 | 16,702                         |    |     | 14,326 |        | 2,496   |         |         |         |         |         |         |         |         |         |         |         |         |
| <b>03000 - Painting: Exterior</b>                      |                                |    |     |        |        |         |         |         |         |         |         |         |         |         |         |         |         |         |
| 400 - Wrought Iron                                     |                                |    |     |        |        |         |         |         |         |         |         |         |         |         |         |         |         |         |
| 13,207 L.f. - Fence Paint                              | 85,020                         | 5  | 1   |        | 87,146 |         |         |         |         | 98,597  |         |         |         |         | 111,554 |         |         |         |
| 401 - Wrought Iron                                     |                                |    |     |        |        |         |         |         |         |         |         |         |         |         |         |         |         |         |
| Fence Paint (2026 Only) [NR-1]                         | 4,280                          | 1  | 0   | 4,280  |        |         |         |         |         |         |         |         |         |         |         |         |         |         |
| 500 - Masonry Walls                                    |                                |    |     |        |        |         |         |         |         |         |         |         |         |         |         |         |         |         |
| 449,472 SqFt - Wall Paint                              | 365,735                        | 10 | 6   |        |        |         |         |         |         | 424,141 |         |         |         |         |         |         |         |         |
| 03000 - Painting: Exterior Total                       | 455,035                        |    |     | 4,280  | 87,146 |         |         |         |         | 522,738 |         |         |         |         | 111,554 |         |         |         |
| <b>04000 - Structural Repairs</b>                      |                                |    |     |        |        |         |         |         |         |         |         |         |         |         |         |         |         |         |
| 300 - Trellis                                          |                                |    |     |        |        |         |         |         |         |         |         |         |         |         |         |         |         |         |
| 4 - Desert Foothills @ Desert Sunrise Arches 50%       | 8,626                          | 30 | 7   |        |        |         |         |         |         | 10,254  |         |         |         |         |         |         |         |         |
| 660 - Metal Railings                                   |                                |    |     |        |        |         |         |         |         |         |         |         |         |         |         |         |         |         |
| 144 L.f. - Walkway Step Railings                       | 6,378                          | 30 | 7   |        |        |         |         |         |         | 7,581   |         |         |         |         |         |         |         |         |
| 04000 - Structural Repairs Total                       | 15,004                         |    |     |        |        |         |         |         |         | 17,835  |         |         |         |         |         |         |         |         |
| <b>18000 - Landscaping</b>                             |                                |    |     |        |        |         |         |         |         |         |         |         |         |         |         |         |         |         |
| 100 - Irrigation: Controllers                          |                                |    |     |        |        |         |         |         |         |         |         |         |         |         |         |         |         |         |
| 19 - Irrigation Controllers 25%                        | 18,591                         | 12 | 1   |        | 19,056 |         |         |         |         |         |         |         |         |         |         |         | 25,629  |         |
| 104 - Irrigation: Controllers                          |                                |    |     |        |        |         |         |         |         |         |         |         |         |         |         |         |         |         |
| 19 - Irrigation Controllers 75%                        | 55,774                         | 12 | 2   |        |        | 58,598  |         |         |         |         |         |         |         |         |         |         |         | 78,808  |
| 140 - Irrigation: Misc.                                |                                |    |     |        |        |         |         |         |         |         |         |         |         |         |         |         |         |         |
| 92,000 L.f. - Renovation 33%                           | 59,067                         | 20 | 1   |        | 60,544 |         |         |         |         |         |         |         |         |         |         |         |         |         |
| 400 - Plant Replacement                                |                                |    |     |        |        |         |         |         |         |         |         |         |         |         |         |         |         |         |
| 1,207,017 SqFt - Streets/Medians & Monuments 8% [SE-4] | 575,304                        | 5  | 3   |        |        | 154,885 | 158,757 | 162,726 | 166,794 |         | 175,238 | 179,619 | 184,109 | 188,712 |         | 198,266 | 203,222 |         |
| 401 - Plant Replacement                                |                                |    |     |        |        |         |         |         |         |         |         |         |         |         |         |         |         |         |
| Streets/Medians & Monuments (2026 Only) [NR-1]         | 14,764                         | 1  | 0   | 14,764 |        |         |         |         |         |         |         |         |         |         |         |         |         |         |
| 500 - Tree Maintenance                                 |                                |    |     |        |        |         |         |         |         |         |         |         |         |         |         |         |         |         |
| 12 - Roundabout Palms 8%                               | 7,159                          | 5  | 12  |        |        |         |         |         |         |         |         |         |         |         | 9,627   |         |         |         |
| 506 - Tree Maintenance                                 |                                |    |     |        |        |         |         |         |         |         |         |         |         |         |         |         |         |         |
| 200 - Tree Replacements [SE-2]                         | 126,690                        | 10 | 3   |        |        | 68,216  | 69,921  |         |         |         |         |         |         |         |         |         | 87,322  | 89,505  |
| 18000 - Landscaping Total                              | 857,349                        |    |     | 14,764 | 79,600 | 58,598  | 223,100 | 228,678 | 162,726 | 166,794 |         | 175,238 | 179,619 | 184,109 | 188,712 | 9,627   | 311,216 | 371,535 |
| <b>19000 - Fencing</b>                                 |                                |    |     |        |        |         |         |         |         |         |         |         |         |         |         |         |         |         |
| 230 - Wrought Iron: 6'                                 |                                |    |     |        |        |         |         |         |         |         |         |         |         |         |         |         |         |         |
| 3,615 L.f. - Access Fences                             | 219,684                        | 30 | 7   |        |        |         |         |         |         | 261,135 |         |         |         |         |         |         |         |         |
| 240 - Wrought Iron: 6'                                 |                                |    |     |        |        |         |         |         |         |         |         |         |         |         |         |         |         |         |
| 9,448 L.f. - View Fences                               | 574,155                        | 30 | 7   |        |        |         |         |         |         | 682,490 |         |         |         |         |         |         |         |         |
| 400 - Masonry Wall: On-going Maint.                    |                                |    |     |        |        |         |         |         |         |         |         |         |         |         |         |         |         |         |
| 74,912 L.f. - Stucco Clad Wall Repair 2%               | 416,661                        | 10 | 6   |        |        |         |         |         |         | 483,198 |         |         |         |         |         |         |         |         |

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

| Reserve Component                             | Current<br>Replacement<br>Cost | UL | RUL | 2026   | 2027    | 2028    | 2029    | 2030    | 2031    | 2032      | 2033      | 2034    | 2035    | 2036    | 2037    | 2038  | 2039    | 2040    |
|-----------------------------------------------|--------------------------------|----|-----|--------|---------|---------|---------|---------|---------|-----------|-----------|---------|---------|---------|---------|-------|---------|---------|
| 780 - Gates                                   |                                |    |     |        |         |         |         |         |         |           |           |         |         |         |         |       |         |         |
| 7 - Pedestrian & EVA Gates                    | 7,931                          | 30 | 7   |        |         |         |         |         |         |           | 9,427     |         |         |         |         |       |         |         |
| 19000 - Fencing Total                         | 1,218,430                      |    |     |        |         |         |         |         |         | 483,198   | 953,052   |         |         |         |         |       |         |         |
| <b>20000 - Lighting</b>                       |                                |    |     |        |         |         |         |         |         |           |           |         |         |         |         |       |         |         |
| 200 - Landscape                               |                                |    |     |        |         |         |         |         |         |           |           |         |         |         |         |       |         |         |
| 27 - Landscape Lights                         | 15,527                         | 20 | 1   |        | 15,915  |         |         |         |         |           |           |         |         |         |         |       |         |         |
| 204 - Landscape                               |                                |    |     |        |         |         |         |         |         |           |           |         |         |         |         |       |         |         |
| 97 - Monument Area Up-Lights                  | 111,400                        | 20 | 13  |        |         |         |         |         |         |           |           |         |         |         |         |       | 153,566 |         |
| 208 - Monument Lights                         |                                |    |     |        |         |         |         |         |         |           |           |         |         |         |         |       |         |         |
| 14 - Monument 4' Fixtures                     | 14,420                         | 20 | 13  |        |         |         |         |         |         |           |           |         |         |         |         |       | 19,878  |         |
| 210 - Monument Lights                         |                                |    |     |        |         |         |         |         |         |           |           |         |         |         |         |       |         |         |
| 14 - Village Monument Light Fixtures          | 12,077                         | 20 | 1   |        | 12,379  |         |         |         |         |           |           |         |         |         |         |       |         |         |
| 280 - Pole Lights                             |                                |    |     |        |         |         |         |         |         |           |           |         |         |         |         |       |         |         |
| 8 - Fox Hill Greenbelt Mini-Park              | 22,365                         | 30 | 23  |        |         |         |         |         |         |           |           |         |         |         |         |       |         |         |
| 20000 - Lighting Total                        | 175,788                        |    |     |        | 28,294  |         |         |         |         |           |           |         |         |         |         |       | 173,444 |         |
| <b>21000 - Signage</b>                        |                                |    |     |        |         |         |         |         |         |           |           |         |         |         |         |       |         |         |
| 700 - Monument                                |                                |    |     |        |         |         |         |         |         |           |           |         |         |         |         |       |         |         |
| 461 - Wall Metal Emblems 52%                  | 18,955                         | 30 | 7   |        |         |         |         |         |         |           | 22,532    |         |         |         |         |       |         |         |
| 710 - Monument                                |                                |    |     |        |         |         |         |         |         |           |           |         |         |         |         |       |         |         |
| 14 - Paseos Village Monument Refurbish        | 41,818                         | 7  | 2   |        |         | 43,935  |         |         |         |           |           |         | 52,225  |         |         |       |         |         |
| 21000 - Signage Total                         | 60,773                         |    |     |        |         | 43,935  |         |         |         |           | 22,532    |         | 52,225  |         |         |       |         |         |
| <b>26000 - Outdoor Equipment</b>              |                                |    |     |        |         |         |         |         |         |           |           |         |         |         |         |       |         |         |
| 366 - Benches                                 |                                |    |     |        |         |         |         |         |         |           |           |         |         |         |         |       |         |         |
| 16 - Benches                                  | 24,390                         | 18 | 11  |        |         |         |         |         |         |           |           |         |         |         | 32,002  |       |         |         |
| 370 - Pet Stations                            |                                |    |     |        |         |         |         |         |         |           |           |         |         |         |         |       |         |         |
| 38 - Pet Stations 26%                         | 7,210                          | 3  | 1   |        | 7,390   |         |         | 7,958   |         |           | 8,570     |         |         | 9,229   |         |       | 9,939   |         |
| 386 - Garbage Receptacles                     |                                |    |     |        |         |         |         |         |         |           |           |         |         |         |         |       |         |         |
| 7 - Trash Receptacles                         | 6,309                          | 20 | 13  |        |         |         |         |         |         |           |           |         |         |         |         |       | 8,697   |         |
| 26000 - Outdoor Equipment Total               | 37,909                         |    |     |        | 7,390   |         |         | 7,958   |         |           | 8,570     |         |         | 9,229   | 32,002  |       | 18,636  |         |
| 00020 - Paseos Village - General Total        | 2,836,991                      |    |     | 33,370 | 202,430 | 105,030 | 223,100 | 236,636 | 162,726 | 1,172,730 | 1,001,989 | 175,238 | 231,844 | 193,339 | 332,268 | 9,627 | 503,295 | 371,535 |
| <b>00040 - Paseos Neighborhoods - General</b> |                                |    |     |        |         |         |         |         |         |           |           |         |         |         |         |       |         |         |
| <b>04000 - Structural Repairs</b>             |                                |    |     |        |         |         |         |         |         |           |           |         |         |         |         |       |         |         |
| 310 - Trellis                                 |                                |    |     |        |         |         |         |         |         |           |           |         |         |         |         |       |         |         |
| 4 - Neighborhood Entry Arches                 | 5,751                          | 30 | 7   |        |         |         |         |         |         |           | 6,836     |         |         |         |         |       |         |         |
| 04000 - Structural Repairs Total              | 5,751                          |    |     |        |         |         |         |         |         |           | 6,836     |         |         |         |         |       |         |         |
| <b>20000 - Lighting</b>                       |                                |    |     |        |         |         |         |         |         |           |           |         |         |         |         |       |         |         |
| 220 - Monument Lights                         |                                |    |     |        |         |         |         |         |         |           |           |         |         |         |         |       |         |         |
| Cordova Monument Light                        | 1,148                          | 20 | 1   |        | 1,177   |         |         |         |         |           |           |         |         |         |         |       |         |         |
| 230 - Monument Lights                         |                                |    |     |        |         |         |         |         |         |           |           |         |         |         |         |       |         |         |
| 2 - Tierra Bella/ Escala Monument Lights      | 1,438                          | 20 | 1   |        | 1,474   |         |         |         |         |           |           |         |         |         |         |       |         |         |
| 20000 - Lighting Total                        | 2,586                          |    |     |        | 2,651   |         |         |         |         |           |           |         |         |         |         |       |         |         |

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

| Reserve Component                            | Current<br>Replacement<br>Cost | UL | RUL | 2026 | 2027   | 2028   | 2029  | 2030 | 2031 | 2032 | 2033   | 2034   | 2035 | 2036 | 2037 | 2038 | 2039  | 2040  |
|----------------------------------------------|--------------------------------|----|-----|------|--------|--------|-------|------|------|------|--------|--------|------|------|------|------|-------|-------|
| <b>21000 - Signage</b>                       |                                |    |     |      |        |        |       |      |      |      |        |        |      |      |      |      |       |       |
| 720 - Monument                               |                                |    |     |      |        |        |       |      |      |      |        |        |      |      |      |      |       |       |
| 3 - Neighborhood Sngl-Sided Monuments        | 4,017                          | 7  | 1   |      | 4,117  |        |       |      |      |      |        | 4,894  |      |      |      |      |       |       |
| 21000 - Signage Total                        | 4,017                          |    |     |      | 4,117  |        |       |      |      |      |        | 4,894  |      |      |      |      |       |       |
| <b>29000 - Infrastructure</b>                |                                |    |     |      |        |        |       |      |      |      |        |        |      |      |      |      |       |       |
| 404 - Electric                               |                                |    |     |      |        |        |       |      |      |      |        |        |      |      |      |      |       |       |
| 6 - Electrical Pedestals 17%                 | 10,300                         | 7  | 1   |      | 10,558 |        |       |      |      |      |        | 12,550 |      |      |      |      |       |       |
| 29000 - Infrastructure Total                 | 10,300                         |    |     |      | 10,558 |        |       |      |      |      |        | 12,550 |      |      |      |      |       |       |
| 00040 - Paseos Neighborhoods - General Total | 22,654                         |    |     |      | 17,326 |        |       |      |      |      | 6,836  | 17,444 |      |      |      |      |       |       |
| <b>00060 - Paseos Neighborhoods - Parks</b>  |                                |    |     |      |        |        |       |      |      |      |        |        |      |      |      |      |       |       |
| <b>02000 - Concrete</b>                      |                                |    |     |      |        |        |       |      |      |      |        |        |      |      |      |      |       |       |
| 210 - Walkways                               |                                |    |     |      |        |        |       |      |      |      |        |        |      |      |      |      |       |       |
| 5,700 SqFt - Parks & Breezeways 10%          | 7,967                          | 25 | 2   |      |        | 8,370  |       |      |      |      |        |        |      |      |      |      |       |       |
| 02000 - Concrete Total                       | 7,967                          |    |     |      |        | 8,370  |       |      |      |      |        |        |      |      |      |      |       |       |
| <b>04000 - Structural Repairs</b>            |                                |    |     |      |        |        |       |      |      |      |        |        |      |      |      |      |       |       |
| 670 - Metal Railings                         |                                |    |     |      |        |        |       |      |      |      |        |        |      |      |      |      |       |       |
| 200 L.f. - Tierra Bella/Escala Railings      | 8,858                          | 30 | 7   |      |        |        |       |      |      |      | 10,529 |        |      |      |      |      |       |       |
| 04000 - Structural Repairs Total             | 8,858                          |    |     |      |        |        |       |      |      |      | 10,529 |        |      |      |      |      |       |       |
| <b>20000 - Lighting</b>                      |                                |    |     |      |        |        |       |      |      |      |        |        |      |      |      |      |       |       |
| 272 - Bollard Lights                         |                                |    |     |      |        |        |       |      |      |      |        |        |      |      |      |      |       |       |
| 4 - Tierra Bella Park Bollard Lights         | 4,944                          | 20 | 7   |      |        |        |       |      |      |      | 5,877  |        |      |      |      |      |       |       |
| 20000 - Lighting Total                       | 4,944                          |    |     |      |        |        |       |      |      |      | 5,877  |        |      |      |      |      |       |       |
| <b>26000 - Outdoor Equipment</b>             |                                |    |     |      |        |        |       |      |      |      |        |        |      |      |      |      |       |       |
| 100 - Tot Lot: Play Equipment                |                                |    |     |      |        |        |       |      |      |      |        |        |      |      |      |      |       |       |
| 4 - Tierra Bella/Escala Play Toys            | 3,296                          | 20 | 1   |      | 3,378  |        |       |      |      |      |        |        |      |      |      |      |       |       |
| 200 - Pedestal Grill BBQ                     |                                |    |     |      |        |        |       |      |      |      |        |        |      |      |      |      |       |       |
| Tierra Bella/Escala Park BBQ                 | 670                            | 20 | 2   |      |        | 703    |       |      |      |      |        |        |      |      |      |      |       |       |
| 250 - Picnic Tables                          |                                |    |     |      |        |        |       |      |      |      |        |        |      |      |      |      |       |       |
| 2 - Tierra Bella/Escala Park Picnic Tables   | 3,296                          | 20 | 3   |      |        |        | 3,549 |      |      |      |        |        |      |      |      |      |       |       |
| 300 - Benches                                |                                |    |     |      |        |        |       |      |      |      |        |        |      |      |      |      |       |       |
| 5 - Park Benches                             | 7,622                          | 18 | 1   |      | 7,813  |        |       |      |      |      |        |        |      |      |      |      |       |       |
| 340 - Garbage Receptacles                    |                                |    |     |      |        |        |       |      |      |      |        |        |      |      |      |      |       |       |
| 5 - Park Garbage Receptacles                 | 4,506                          | 20 | 1   |      | 4,619  |        |       |      |      |      |        |        |      |      |      |      |       |       |
| 394 - Pet Stations                           |                                |    |     |      |        |        |       |      |      |      |        |        |      |      |      |      |       |       |
| 4 - Park Pet Stations 50%                    | 1,442                          | 6  | 2   |      |        | 1,515  |       |      |      |      |        | 1,757  |      |      |      |      | 2,038 |       |
| 800 - Shade Structure                        |                                |    |     |      |        |        |       |      |      |      |        |        |      |      |      |      |       |       |
| Tierra Bella/Escala                          | 14,377                         | 30 | 7   |      |        |        |       |      |      |      | 17,090 |        |      |      |      |      |       |       |
| 810 - Shade Structure                        |                                |    |     |      |        |        |       |      |      |      |        |        |      |      |      |      |       |       |
| Cordova                                      | 10,064                         | 30 | 7   |      |        |        |       |      |      |      | 11,963 |        |      |      |      |      |       |       |
| 26000 - Outdoor Equipment Total              | 45,273                         |    |     |      | 15,810 | 2,218  | 3,549 |      |      |      | 29,053 | 1,757  |      |      |      |      |       | 2,038 |
| 00060 - Paseos Neighborhoods - Parks Total   | 67,042                         |    |     |      | 15,810 | 10,589 | 3,549 |      |      |      | 45,459 | 1,757  |      |      |      |      |       | 2,038 |

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

| Reserve Component                                      | Current<br>Replacement<br>Cost | UL | RUL | 2026   | 2027    | 2028    | 2029    | 2030    | 2031    | 2032   | 2033    | 2034    | 2035    | 2036    | 2037   | 2038    | 2039    | 2040    |
|--------------------------------------------------------|--------------------------------|----|-----|--------|---------|---------|---------|---------|---------|--------|---------|---------|---------|---------|--------|---------|---------|---------|
| <b>00080 - Vistas Village - General</b>                |                                |    |     |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| <b>02000 - Concrete</b>                                |                                |    |     |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 220 - Sidewalks, Curbs & Gutters                       |                                |    |     |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 4,000 SqFt - Monument Entry Areas 10%                  | 5,591                          | 25 | 2   |        |         | 5,874   |         |         |         |        |         |         |         |         |        |         |         |         |
| 02000 - Concrete Total                                 | 5,591                          |    |     |        |         | 5,874   |         |         |         |        |         |         |         |         |        |         |         |         |
| <b>03000 - Painting: Exterior</b>                      |                                |    |     |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 510 - Masonry Walls                                    |                                |    |     |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 311,760 SqFt - Wall Paint                              | 253,679                        | 10 | 7   |        |         |         |         |         |         |        | 301,545 |         |         |         |        |         |         |         |
| 03000 - Painting: Exterior Total                       | 253,679                        |    |     |        |         |         |         |         |         |        | 301,545 |         |         |         |        |         |         |         |
| <b>04000 - Structural Repairs</b>                      |                                |    |     |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 320 - Trellis                                          |                                |    |     |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 4 - Vistas Large Monument Structures                   | 57,508                         | 30 | 7   |        |         |         |         |         |         |        | 68,359  |         |         |         |        |         |         |         |
| 680 - Metal Railings                                   |                                |    |     |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 36 L.f. - Walkway Step Railings                        | 1,594                          | 30 | 7   |        |         |         |         |         |         |        | 1,895   |         |         |         |        |         |         |         |
| 910 - Building Maintenance                             |                                |    |     |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 2 - North & South Clock Towers                         | 34,505                         | 25 | 2   |        |         | 36,252  |         |         |         |        |         |         |         |         |        |         |         |         |
| 04000 - Structural Repairs Total                       | 93,608                         |    |     |        |         | 36,252  |         |         |         |        | 70,254  |         |         |         |        |         |         |         |
| <b>18000 - Landscaping</b>                             |                                |    |     |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 110 - Irrigation: Controllers                          |                                |    |     |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 26 - Irrigation Controllers 25%                        | 25,441                         | 12 | 1   |        | 26,077  |         |         |         |         |        |         |         |         |         |        |         | 35,071  |         |
| 114 - Irrigation: Controllers                          |                                |    |     |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 26 - Irrigation Controllers 75%                        | 76,323                         | 12 | 1   |        | 78,231  |         |         |         |         |        |         |         |         |         |        |         | 105,212 |         |
| 150 - Irrigation: Misc.                                |                                |    |     |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 76,000 L.f. - Renovation 33%                           | 48,795                         | 20 | 1   |        | 50,014  |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 380 - Turf Renovation                                  |                                |    |     |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| Park Vista Sod Strips                                  | 95,304                         | 30 | 1   |        | 97,687  |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 420 - Plant Replacement                                |                                |    |     |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 1,076,223 SqFt - Streets/Medians & Monuments 6% [SE-4] | 386,250                        | 5  | 2   |        |         | 101,451 | 103,987 | 106,587 | 109,252 |        | 114,782 | 117,652 | 120,593 | 123,608 |        | 129,866 | 133,113 | 136,440 |
| 421 - Plant Replacement                                |                                |    |     |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| Streets/Medians & Monuments (2026 Only) [NR-1]         | 14,764                         | 1  | 0   | 14,764 |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 516 - Tree Maintenance                                 |                                |    |     |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 300 - Tree Replacements [SE-2]                         | 190,035                        | 10 | 3   |        |         |         | 102,323 | 104,882 |         |        |         |         |         |         |        |         | 130,983 | 134,257 |
| 18000 - Landscaping Total                              | 836,912                        |    |     | 14,764 | 252,009 | 101,451 | 206,311 | 211,468 | 109,252 |        | 114,782 | 117,652 | 120,593 | 123,608 |        | 129,866 | 404,378 | 270,698 |
| <b>19500 - Retaining Wall</b>                          |                                |    |     |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 990 - Rockery                                          |                                |    |     |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 9,390 L.f. - Stacked Stone Walls %                     | 23,625                         | 5  | 1   |        | 24,216  |         |         |         |         | 27,398 |         |         |         |         | 30,998 |         |         |         |
| 19500 - Retaining Wall Total                           | 23,625                         |    |     |        | 24,216  |         |         |         |         | 27,398 |         |         |         |         | 30,998 |         |         |         |
| <b>20000 - Lighting</b>                                |                                |    |     |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 240 - Monument Lights                                  |                                |    |     |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 34 - Village Monument Light Fixtures                   | 29,329                         | 20 | 1   |        | 30,062  |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 250 - Landscape                                        |                                |    |     |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 56 - Landscape Large Accent Lights                     | 64,313                         | 20 | 1   |        | 65,921  |         |         |         |         |        |         |         |         |         |        |         |         |         |

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

| Reserve Component                      | Current<br>Replacement<br>Cost | UL | RUL | 2026   | 2027    | 2028    | 2029    | 2030    | 2031    | 2032   | 2033    | 2034    | 2035    | 2036    | 2037   | 2038    | 2039    | 2040    |
|----------------------------------------|--------------------------------|----|-----|--------|---------|---------|---------|---------|---------|--------|---------|---------|---------|---------|--------|---------|---------|---------|
| 270 - Landscape                        |                                |    |     |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 151 - Landscape Up-Lights              | 173,416                        | 20 | 1   |        | 177,751 |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 20000 - Lighting Total                 | 267,058                        |    |     |        | 273,735 |         |         |         |         |        |         |         |         |         |        |         |         |         |
| <b>21000 - Signage</b>                 |                                |    |     |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 730 - Monument                         |                                |    |     |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 12 - Vistas Village Monument Refurbish | 35,844                         | 7  | 1   |        | 36,740  |         |         |         |         |        |         | 43,672  |         |         |        |         |         |         |
| 21000 - Signage Total                  | 35,844                         |    |     |        | 36,740  |         |         |         |         |        |         | 43,672  |         |         |        |         |         |         |
| <b>26000 - Outdoor Equipment</b>       |                                |    |     |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 180 - Bike Rack                        |                                |    |     |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 2 - Alta Bike Racks                    | 1,107                          | 30 | 7   |        |         |         |         |         |         |        | 1,316   |         |         |         |        |         |         |         |
| 260 - Picnic Tables                    |                                |    |     |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| Alta Picnic Table                      | 1,648                          | 20 | 1   |        | 1,689   |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 310 - Benches                          |                                |    |     |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 4 - Alta Benches                       | 6,098                          | 18 | 1   |        | 6,250   |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 350 - Garbage Receptacles              |                                |    |     |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 5 - Alta Garbage Receptacles           | 4,506                          | 20 | 1   |        | 4,619   |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 378 - Pet Stations                     |                                |    |     |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 28 - Pet Stations 25%                  | 5,047                          | 3  | 1   |        | 5,173   |         |         | 5,571   |         |        | 5,999   |         |         | 6,461   |        |         | 6,957   |         |
| 840 - Shade Structure                  |                                |    |     |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| Alta btwn Vista Run & Park Vista       | 12,939                         | 30 | 7   |        |         |         |         |         |         |        | 15,381  |         |         |         |        |         |         |         |
| 900 - Miscellaneous                    |                                |    |     |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 8 - Tower Clocks                       | 18,540                         | 20 | 3   |        |         |         | 19,966  |         |         |        |         |         |         |         |        |         |         |         |
| 26000 - Outdoor Equipment Total        | 49,885                         |    |     |        | 17,731  |         | 19,966  | 5,571   |         |        | 22,696  |         |         | 6,461   |        |         | 6,957   |         |
| 00080 - Vistas Village - General Total | 1,566,202                      |    |     | 14,764 | 604,431 | 143,577 | 226,276 | 217,039 | 109,252 | 27,398 | 509,278 | 161,324 | 120,593 | 130,069 | 30,998 | 129,866 | 411,335 | 270,698 |
| <b>00100 - Vistas Village - Park</b>   |                                |    |     |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| <b>04000 - Structural Repairs</b>      |                                |    |     |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 324 - Trellis                          |                                |    |     |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 225 SqFt - Vista Verde/ Miramonte      | 9,706                          | 30 | 7   |        |         |         |         |         |         |        | 11,537  |         |         |         |        |         |         |         |
| 328 - Trellis                          |                                |    |     |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 375 SqFt - Summerfield                 | 16,176                         | 30 | 7   |        |         |         |         |         |         |        | 19,228  |         |         |         |        |         |         |         |
| 332 - Trellis                          |                                |    |     |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 225 SqFt - Encanto/ Santalina          | 9,706                          | 30 | 7   |        |         |         |         |         |         |        | 11,537  |         |         |         |        |         |         |         |
| 340 - Trellis                          |                                |    |     |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 225 SqFt - Miraleste                   | 9,706                          | 30 | 7   |        |         |         |         |         |         |        | 11,537  |         |         |         |        |         |         |         |
| 344 - Trellis                          |                                |    |     |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 180 SqFt - Cara Vella                  | 7,765                          | 30 | 7   |        |         |         |         |         |         |        | 9,230   |         |         |         |        |         |         |         |
| 04000 - Structural Repairs Total       | 53,058                         |    |     |        |         |         |         |         |         |        | 63,069  |         |         |         |        |         |         |         |
| <b>26000 - Outdoor Equipment</b>       |                                |    |     |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 336 - Shade Structure                  |                                |    |     |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 133 SqFt - Sonesta                     | 6,180                          | 25 | 24  |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 26000 - Outdoor Equipment Total        | 6,180                          |    |     |        |         |         |         |         |         |        |         |         |         |         |        |         |         |         |
| 00100 - Vistas Village - Park Total    | 59,238                         |    |     |        |         |         |         |         |         |        | 63,069  |         |         |         |        |         |         |         |

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

| Reserve Component                             | Current<br>Replacement<br>Cost | UL | RUL | 2026 | 2027    | 2028   | 2029 | 2030 | 2031 | 2032    | 2033    | 2034   | 2035  | 2036 | 2037    | 2038 | 2039 | 2040 |
|-----------------------------------------------|--------------------------------|----|-----|------|---------|--------|------|------|------|---------|---------|--------|-------|------|---------|------|------|------|
| <b>00120 - Vistas Neighborhoods - General</b> |                                |    |     |      |         |        |      |      |      |         |         |        |       |      |         |      |      |      |
| <b>03000 - Painting: Exterior</b>             |                                |    |     |      |         |        |      |      |      |         |         |        |       |      |         |      |      |      |
| 420 - Wrought Iron                            |                                |    |     |      |         |        |      |      |      |         |         |        |       |      |         |      |      |      |
| 5,545 L.f. - Fence Paint                      | 35,696                         | 5  | 1   |      | 36,588  |        |      |      |      | 41,396  |         |        |       |      | 46,836  |      |      |      |
| 03000 - Painting: Exterior Total              | 35,696                         |    |     |      | 36,588  |        |      |      |      | 41,396  |         |        |       |      | 46,836  |      |      |      |
| <b>19000 - Fencing</b>                        |                                |    |     |      |         |        |      |      |      |         |         |        |       |      |         |      |      |      |
| 270 - Wrought Iron: 6'                        |                                |    |     |      |         |        |      |      |      |         |         |        |       |      |         |      |      |      |
| 905 L.f. - Access Fences                      | 54,997                         | 30 | 7   |      |         |        |      |      |      |         | 65,374  |        |       |      |         |      |      |      |
| 280 - Wrought Iron: 6'                        |                                |    |     |      |         |        |      |      |      |         |         |        |       |      |         |      |      |      |
| 4,548 L.f. - View Fences                      | 276,382                        | 30 | 7   |      |         |        |      |      |      |         | 328,531 |        |       |      |         |      |      |      |
| 410 - Masonry Wall: On-going Maint.           |                                |    |     |      |         |        |      |      |      |         |         |        |       |      |         |      |      |      |
| 52,253 L.f. - Stucco Clad Wall Repair 2%      | 290,631                        | 10 | 1   |      | 297,897 |        |      |      |      |         |         |        |       |      | 381,333 |      |      |      |
| 790 - Gates                                   |                                |    |     |      |         |        |      |      |      |         |         |        |       |      |         |      |      |      |
| 12 - Pedestrian & EVA Gates                   | 13,596                         | 30 | 7   |      |         |        |      |      |      | 16,161  |         |        |       |      |         |      |      |      |
| 19000 - Fencing Total                         | 635,606                        |    |     |      | 297,897 |        |      |      |      | 410,067 |         |        |       |      | 381,333 |      |      |      |
| <b>20000 - Lighting</b>                       |                                |    |     |      |         |        |      |      |      |         |         |        |       |      |         |      |      |      |
| 260 - Monument Lights                         |                                |    |     |      |         |        |      |      |      |         |         |        |       |      |         |      |      |      |
| 32 - Neighborhood Monument Lights             | 36,750                         | 20 | 1   |      | 37,669  |        |      |      |      |         |         |        |       |      |         |      |      |      |
| 20000 - Lighting Total                        | 36,750                         |    |     |      | 37,669  |        |      |      |      |         |         |        |       |      |         |      |      |      |
| <b>21000 - Signage</b>                        |                                |    |     |      |         |        |      |      |      |         |         |        |       |      |         |      |      |      |
| 740 - Monument                                |                                |    |     |      |         |        |      |      |      |         |         |        |       |      |         |      |      |      |
| 15 - Neighborhood Dbl-Sided Monuments         | 29,355                         | 7  | 1   |      | 30,089  |        |      |      |      |         |         | 35,766 |       |      |         |      |      |      |
| 750 - Monument                                |                                |    |     |      |         |        |      |      |      |         |         |        |       |      |         |      |      |      |
| 4 - Neighborhood Sngl-Sided Monuments         | 5,356                          | 7  | 2   |      |         | 5,627  |      |      |      |         |         |        | 6,689 |      |         |      |      |      |
| 21000 - Signage Total                         | 34,711                         |    |     |      | 30,089  | 5,627  |      |      |      |         |         | 35,766 | 6,689 |      |         |      |      |      |
| <b>29000 - Infrastructure</b>                 |                                |    |     |      |         |        |      |      |      |         |         |        |       |      |         |      |      |      |
| 408 - Electric                                |                                |    |     |      |         |        |      |      |      |         |         |        |       |      |         |      |      |      |
| 30 - Electrical Pedestals 10%                 | 30,900                         | 7  | 1   |      | 31,673  |        |      |      |      |         |         | 37,649 |       |      |         |      |      |      |
| 29000 - Infrastructure Total                  | 30,900                         |    |     |      | 31,673  |        |      |      |      |         |         | 37,649 |       |      |         |      |      |      |
| 00120 - Vistas Neighborhoods - General Total  | 773,663                        |    |     |      | 433,916 | 5,627  |      |      |      | 41,396  | 410,067 | 73,415 | 6,689 |      | 428,169 |      |      |      |
| <b>00140 - Vistas Neighborhoods - Parks</b>   |                                |    |     |      |         |        |      |      |      |         |         |        |       |      |         |      |      |      |
| <b>02000 - Concrete</b>                       |                                |    |     |      |         |        |      |      |      |         |         |        |       |      |         |      |      |      |
| 230 - Walkways                                |                                |    |     |      |         |        |      |      |      |         |         |        |       |      |         |      |      |      |
| 36,000 SqFt - Parks & Breezeways 10%          | 50,318                         | 25 | 2   |      |         | 52,865 |      |      |      |         |         |        |       |      |         |      |      |      |
| 02000 - Concrete Total                        | 50,318                         |    |     |      |         | 52,865 |      |      |      |         |         |        |       |      |         |      |      |      |
| <b>04000 - Structural Repairs</b>             |                                |    |     |      |         |        |      |      |      |         |         |        |       |      |         |      |      |      |
| 674 - Metal Railings                          |                                |    |     |      |         |        |      |      |      |         |         |        |       |      |         |      |      |      |
| 96 L.f. - Park Railings                       | 4,252                          | 30 | 7   |      |         |        |      |      |      |         | 5,054   |        |       |      |         |      |      |      |
| 04000 - Structural Repairs Total              | 4,252                          |    |     |      |         |        |      |      |      |         | 5,054   |        |       |      |         |      |      |      |



## Section II

Summerlin West Community Association

### 30 Year Expense Forecast - Detailed

2026 Update 3

Prepared for the 2027 Fiscal Year

See Section VI-b for Excluded Components

| Reserve Component                               | Current          |    |     |        |        |         |      |         |        |      |        |      |      |        |      |       |        |         |
|-------------------------------------------------|------------------|----|-----|--------|--------|---------|------|---------|--------|------|--------|------|------|--------|------|-------|--------|---------|
|                                                 | Replacement Cost | UL | RUL | 2026   | 2027   | 2028    | 2029 | 2030    | 2031   | 2032 | 2033   | 2034 | 2035 | 2036   | 2037 | 2038  | 2039   | 2040    |
| 18000 - Landscaping                             |                  |    |     |        |        |         |      |         |        |      |        |      |      |        |      |       |        |         |
| 116 - Irrigation: Controllers                   |                  |    |     |        |        |         |      |         |        |      |        |      |      |        |      |       |        |         |
| 2 - Kingwood E & W Park Controllers             | 7,828            | 12 | 1   |        | 8,024  |         |      |         |        |      |        |      |      |        |      |       | 10,791 |         |
| 118 - Irrigation: Time Clocks                   |                  |    |     |        |        |         |      |         |        |      |        |      |      |        |      |       |        |         |
| 14 - Park Irrigation Clocks                     | 10,064           | 12 | 1   |        | 10,316 |         |      |         |        |      |        |      |      |        |      |       | 13,873 |         |
| 18000 - Landscaping Total                       | 17,892           |    |     |        | 18,339 |         |      |         |        |      |        |      |      |        |      |       | 24,664 |         |
| 26000 - Outdoor Equipment                       |                  |    |     |        |        |         |      |         |        |      |        |      |      |        |      |       |        |         |
| 110 - Tot Lot: Play Equipment                   |                  |    |     |        |        |         |      |         |        |      |        |      |      |        |      |       |        |         |
| 2 - Kingwood E & W Play Structures              | 120,000          | 20 | 18  |        |        |         |      |         |        |      |        |      |      |        |      |       |        |         |
| 140 - Tot Lot: Safety Surface                   |                  |    |     |        |        |         |      |         |        |      |        |      |      |        |      |       |        |         |
| 2,530 SqFt - [2] Kingwood E & W Surface Replace | 37,525           | 10 | 5   |        |        |         |      |         | 42,456 |      |        |      |      |        |      |       |        |         |
| 144 - Tot Lot: Play Equipment                   |                  |    |     |        |        |         |      |         |        |      |        |      |      |        |      |       |        |         |
| 10 - Bella Vista Play Equipment                 | 2,575            | 30 | 7   |        |        |         |      |         |        |      | 3,061  |      |      |        |      |       |        |         |
| 148 - Tot Lot: Play Equipment                   |                  |    |     |        |        |         |      |         |        |      |        |      |      |        |      |       |        |         |
| 2 - Talega Play Equipment                       | 1,648            | 12 | 1   |        | 1,689  |         |      |         |        |      |        |      |      |        |      |       | 2,272  |         |
| 270 - Picnic Tables                             |                  |    |     |        |        |         |      |         |        |      |        |      |      |        |      |       |        |         |
| 4 - Kingwood E & W Picnic Tables                | 6,592            | 20 | 2   |        |        | 6,926   |      |         |        |      |        |      |      |        |      |       |        |         |
| 320 - Benches                                   |                  |    |     |        |        |         |      |         |        |      |        |      |      |        |      |       |        |         |
| 45 - Park Benches                               | 68,598           | 18 | 2   |        |        | 72,071  |      |         |        |      |        |      |      |        |      |       |        |         |
| 360 - Garbage Receptacles                       |                  |    |     |        |        |         |      |         |        |      |        |      |      |        |      |       |        |         |
| 33 - Park Garbage Receptacles                   | 29,741           | 20 | 2   |        |        | 31,247  |      |         |        |      |        |      |      |        |      |       |        |         |
| 382 - Pet Stations                              |                  |    |     |        |        |         |      |         |        |      |        |      |      |        |      |       |        |         |
| 20 - Park Pet Stations 25%                      | 3,605            | 3  | 1   |        | 3,695  |         |      | 3,979   |        |      | 4,285  |      |      | 4,615  |      |       | 4,970  |         |
| 26000 - Outdoor Equipment Total                 | 270,284          |    |     |        | 5,384  | 110,243 |      | 3,979   | 42,456 |      | 7,346  |      |      | 4,615  |      |       | 7,241  |         |
|                                                 |                  |    |     |        |        |         |      |         |        |      |        |      |      |        |      |       |        |         |
| 00140 - Vistas Neighborhoods - Parks Total      | 342,746          |    |     |        | 23,724 | 163,108 |      | 3,979   | 42,456 |      | 12,400 |      |      | 4,615  |      |       | 31,906 |         |
|                                                 |                  |    |     |        |        |         |      |         |        |      |        |      |      |        |      |       |        |         |
| 00200 - Stonebridge Village - General           |                  |    |     |        |        |         |      |         |        |      |        |      |      |        |      |       |        |         |
| 03000 - Painting: Exterior                      |                  |    |     |        |        |         |      |         |        |      |        |      |      |        |      |       |        |         |
| 120 - Surface Restoration                       |                  |    |     |        |        |         |      |         |        |      |        |      |      |        |      |       |        |         |
| 896 SqFt - Charleston Summerlin Monument        | 1,560            | 5  | 2   |        |        | 1,639   |      |         |        |      | 1,854  |      |      |        |      | 2,098 |        |         |
| 408 - Wrought Iron                              |                  |    |     |        |        |         |      |         |        |      |        |      |      |        |      |       |        |         |
| 8,638 L.f. - Fence & Trellis Paint              | 55,337           | 5  | 0   | 55,337 |        |         |      |         | 62,609 |      |        |      |      | 70,836 |      |       |        |         |
| 520 - Masonry Walls                             |                  |    |     |        |        |         |      |         |        |      |        |      |      |        |      |       |        |         |
| 130,860 SqFt - Wall Paint                       | 106,481          | 10 | 4   |        |        |         |      | 117,535 |        |      |        |      |      |        |      |       |        | 150,455 |
| 03000 - Painting: Exterior Total                | 163,377          |    |     | 55,337 |        | 1,639   |      | 117,535 | 62,609 |      | 1,854  |      |      | 70,836 |      | 2,098 |        | 150,455 |
|                                                 |                  |    |     |        |        |         |      |         |        |      |        |      |      |        |      |       |        |         |
| 04000 - Structural Repairs                      |                  |    |     |        |        |         |      |         |        |      |        |      |      |        |      |       |        |         |
| 542 - Bridge Maintenance                        |                  |    |     |        |        |         |      |         |        |      |        |      |      |        |      |       |        |         |
| Heritage Heights Dr Bridge                      | 20,600           | 60 | 54  |        |        |         |      |         |        |      |        |      |      |        |      |       |        |         |
| 550 - Bridge Maintenance                        |                  |    |     |        |        |         |      |         |        |      |        |      |      |        |      |       |        |         |
| 3 - Stonebridge Wash Trail Bridges              | 38,122           | 60 | 51  |        |        |         |      |         |        |      |        |      |      |        |      |       |        |         |
| 656 - Metal Railings                            |                  |    |     |        |        |         |      |         |        |      |        |      |      |        |      |       |        |         |
| 292 L.f. - Walkway Railings                     | 12,933           | 30 | 24  |        |        |         |      |         |        |      |        |      |      |        |      |       |        |         |
| 04000 - Structural Repairs Total                | 71,654           |    |     |        |        |         |      |         |        |      |        |      |      |        |      |       |        |         |
|                                                 |                  |    |     |        |        |         |      |         |        |      |        |      |      |        |      |       |        |         |
| 18000 - Landscaping                             |                  |    |     |        |        |         |      |         |        |      |        |      |      |        |      |       |        |         |

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

| Reserve Component                             | Current<br>Replacement<br>Cost | UL | RUL | 2026 | 2027 | 2028 | 2029 | 2030    | 2031 | 2032    | 2033 | 2034 | 2035   | 2036   | 2037    | 2038 | 2039    | 2040    |
|-----------------------------------------------|--------------------------------|----|-----|------|------|------|------|---------|------|---------|------|------|--------|--------|---------|------|---------|---------|
| 122 - Irrigation: Controllers                 |                                |    |     |      |      |      |      |         |      |         |      |      |        |        |         |      |         |         |
| 12 - Irrigation Controllers                   | 46,968                         | 12 | 6   |      |      |      |      |         |      | 54,468  |      |      |        |        |         |      |         |         |
| 160 - Irrigation: Misc.                       |                                |    |     |      |      |      |      |         |      |         |      |      |        |        |         |      |         |         |
| 35,670 L.f. - Renovation 33%                  | 22,906                         | 20 | 13  |      |      |      |      |         |      |         |      |      |        |        |         |      | 31,577  |         |
| 440 - Plant Replacement                       |                                |    |     |      |      |      |      |         |      |         |      |      |        |        |         |      |         |         |
| 512,830 SqFt - Streets/Medians & Monuments 8% | 244,431                        | 5  | 6   |      |      |      |      |         |      | 283,466 |      |      |        |        | 320,715 |      |         |         |
| 470 - Pathways & Trails                       |                                |    |     |      |      |      |      |         |      |         |      |      |        |        |         |      |         |         |
| 75,120 SqFt - Wash & Southwest Perimeter      | 74,279                         | 10 | 4   |      |      |      |      | 81,990  |      |         |      |      |        |        |         |      |         | 104,954 |
| 530 - Tree Maintenance                        |                                |    |     |      |      |      |      |         |      |         |      |      |        |        |         |      |         |         |
| 8 - Charleston Summerlin Monument Palms 13%   | 7,158                          | 5  | 29  |      |      |      |      |         |      |         |      |      |        |        |         |      |         |         |
| 536 - Tree Maintenance                        |                                |    |     |      |      |      |      |         |      |         |      |      |        |        |         |      |         |         |
| 150 - Tree Replacements [SE-2]                | 95,017                         | 10 | 9   |      |      |      |      |         |      |         |      |      | 59,332 | 60,815 |         |      |         |         |
| 18000 - Landscaping Total                     | 490,760                        |    |     |      |      |      |      | 81,990  |      | 337,934 |      |      | 59,332 | 60,815 | 320,715 |      | 31,577  | 104,954 |
| <b>19000 - Fencing</b>                        |                                |    |     |      |      |      |      |         |      |         |      |      |        |        |         |      |         |         |
| 210 - Wrought Iron: 6'                        |                                |    |     |      |      |      |      |         |      |         |      |      |        |        |         |      |         |         |
| 1,202 L.f. - Access Fences                    | 73,046                         | 30 | 24  |      |      |      |      |         |      |         |      |      |        |        |         |      |         |         |
| 218 - Wrought Iron: 6'                        |                                |    |     |      |      |      |      |         |      |         |      |      |        |        |         |      |         |         |
| 7,144 L.f. - View Fences                      | 434,141                        | 30 | 24  |      |      |      |      |         |      |         |      |      |        |        |         |      |         |         |
| 418 - Masonry Wall: On-going Maint.           |                                |    |     |      |      |      |      |         |      |         |      |      |        |        |         |      |         |         |
| 27,344 L.f. - Stucco Clad Wall Repair 2%      | 152,087                        | 10 | 4   |      |      |      |      | 167,876 |      |         |      |      |        |        |         |      |         | 214,895 |
| 770 - Gates                                   |                                |    |     |      |      |      |      |         |      |         |      |      |        |        |         |      |         |         |
| 9 - Pedestrian & EVA Gates                    | 10,197                         | 30 | 24  |      |      |      |      |         |      |         |      |      |        |        |         |      |         |         |
| 19000 - Fencing Total                         | 669,471                        |    |     |      |      |      |      | 167,876 |      |         |      |      |        |        |         |      |         | 214,895 |
| <b>20000 - Lighting</b>                       |                                |    |     |      |      |      |      |         |      |         |      |      |        |        |         |      |         |         |
| 224 - Monument Lights                         |                                |    |     |      |      |      |      |         |      |         |      |      |        |        |         |      |         |         |
| 4 - Charleston Summerlin 4' Fixtures          | 4,120                          | 20 | 13  |      |      |      |      |         |      |         |      |      |        |        |         |      | 5,679   |         |
| 234 - Landscape                               |                                |    |     |      |      |      |      |         |      |         |      |      |        |        |         |      |         |         |
| 19 - Charleston Summerlin Monument Up-Lights  | 21,821                         | 20 | 13  |      |      |      |      |         |      |         |      |      |        |        |         |      | 30,080  |         |
| 274 - Exterior: Misc. Fixtures                |                                |    |     |      |      |      |      |         |      |         |      |      |        |        |         |      |         |         |
| 29 - Shade Structure Lights                   | 33,305                         | 20 | 14  |      |      |      |      |         |      |         |      |      |        |        |         |      |         | 47,059  |
| 284 - Landscape                               |                                |    |     |      |      |      |      |         |      |         |      |      |        |        |         |      |         |         |
| 137 - Landscape Up-Lights                     | 157,338                        | 20 | 13  |      |      |      |      |         |      |         |      |      |        |        |         |      | 216,892 |         |
| 20000 - Lighting Total                        | 216,583                        |    |     |      |      |      |      |         |      |         |      |      |        |        |         |      | 252,651 | 47,059  |
| <b>21000 - Signage</b>                        |                                |    |     |      |      |      |      |         |      |         |      |      |        |        |         |      |         |         |
| 788 - Monument                                |                                |    |     |      |      |      |      |         |      |         |      |      |        |        |         |      |         |         |
| 4 - Stonebridge Village Monuments             | 10,300                         | 15 | 9   |      |      |      |      |         |      |         |      |      | 12,863 |        |         |      |         |         |
| 21000 - Signage Total                         | 10,300                         |    |     |      |      |      |      |         |      |         |      |      | 12,863 |        |         |      |         |         |
| <b>26000 - Outdoor Equipment</b>              |                                |    |     |      |      |      |      |         |      |         |      |      |        |        |         |      |         |         |
| 304 - Benches                                 |                                |    |     |      |      |      |      |         |      |         |      |      |        |        |         |      |         |         |
| 3 - Benches                                   | 4,573                          | 18 | 14  |      |      |      |      |         |      |         |      |      |        |        |         |      |         | 6,462   |
| 344 - Garbage Receptacles                     |                                |    |     |      |      |      |      |         |      |         |      |      |        |        |         |      |         |         |
| 2 - Trash Cans                                | 1,802                          | 20 | 16  |      |      |      |      |         |      |         |      |      |        |        |         |      |         |         |
| 374 - Pet Stations                            |                                |    |     |      |      |      |      |         |      |         |      |      |        |        |         |      |         |         |
| 14 - Pet Stations                             | 10,094                         | 12 | 55  |      |      |      |      |         |      |         |      |      |        |        |         |      |         |         |

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

| Reserve Component                                  | Current<br>Replacement<br>Cost | UL | RUL | 2026   | 2027 | 2028  | 2029 | 2030    | 2031   | 2032    | 2033  | 2034 | 2035   | 2036    | 2037    | 2038  | 2039    | 2040    |
|----------------------------------------------------|--------------------------------|----|-----|--------|------|-------|------|---------|--------|---------|-------|------|--------|---------|---------|-------|---------|---------|
| 848 - Shade Structure                              |                                |    |     |        |      |       |      |         |        |         |       |      |        |         |         |       |         |         |
| 7,200 SqFt - [2] Crossbridge Large Structures      | 109,831                        | 30 | 23  |        |      |       |      |         |        |         |       |      |        |         |         |       |         |         |
| 856 - Shade Structure                              |                                |    |     |        |      |       |      |         |        |         |       |      |        |         |         |       |         |         |
| 2,496 SqFt - [4] Small Structures                  | 12,700                         | 30 | 23  |        |      |       |      |         |        |         |       |      |        |         |         |       |         |         |
| 26000 - Outdoor Equipment Total                    | 139,001                        |    |     |        |      |       |      |         |        |         |       |      |        |         |         |       |         | 6,462   |
| 00200 - Stonebridge Village - General Total        | 1,761,147                      |    |     | 55,337 |      | 1,639 |      | 367,401 | 62,609 | 337,934 | 1,854 |      | 72,195 | 131,651 | 320,715 | 2,098 | 284,228 | 523,825 |
| <b>00220 - Stonebridge Neighborhoods - General</b> |                                |    |     |        |      |       |      |         |        |         |       |      |        |         |         |       |         |         |
| <b>20000 - Lighting</b>                            |                                |    |     |        |      |       |      |         |        |         |       |      |        |         |         |       |         |         |
| 278 - Monument Lights                              |                                |    |     |        |      |       |      |         |        |         |       |      |        |         |         |       |         |         |
| 18 - Neighborhood Entry Lights                     | 10,293                         | 20 | 14  |        |      |       |      |         |        |         |       |      |        |         |         |       |         | 14,544  |
| 20000 - Lighting Total                             | 10,293                         |    |     |        |      |       |      |         |        |         |       |      |        |         |         |       |         | 14,544  |
| <b>21000 - Signage</b>                             |                                |    |     |        |      |       |      |         |        |         |       |      |        |         |         |       |         |         |
| 758 - Monument                                     |                                |    |     |        |      |       |      |         |        |         |       |      |        |         |         |       |         |         |
| 2 - Neighborhood Monuments                         | 4,120                          | 20 | 13  |        |      |       |      |         |        |         |       |      |        |         |         |       | 5,679   |         |
| 21000 - Signage Total                              | 4,120                          |    |     |        |      |       |      |         |        |         |       |      |        |         |         |       | 5,679   |         |
| <b>29000 - Infrastructure</b>                      |                                |    |     |        |      |       |      |         |        |         |       |      |        |         |         |       |         |         |
| 412 - Electric                                     |                                |    |     |        |      |       |      |         |        |         |       |      |        |         |         |       |         |         |
| 7 - Electrical Pedestals                           | 72,100                         | 30 | 24  |        |      |       |      |         |        |         |       |      |        |         |         |       |         |         |
| 29000 - Infrastructure Total                       | 72,100                         |    |     |        |      |       |      |         |        |         |       |      |        |         |         |       |         |         |
| 00220 - Stonebridge Neighborhoods - General Total  | 86,513                         |    |     |        |      |       |      |         |        |         |       |      |        |         |         |       | 5,679   | 14,544  |
| <b>00240 - Stonebridge Neighborhoods - Parks</b>   |                                |    |     |        |      |       |      |         |        |         |       |      |        |         |         |       |         |         |
| <b>02000 - Concrete</b>                            |                                |    |     |        |      |       |      |         |        |         |       |      |        |         |         |       |         |         |
| 240 - Walkways                                     |                                |    |     |        |      |       |      |         |        |         |       |      |        |         |         |       |         |         |
| 4,020 SqFt - Parks 2%                              | 1,124                          | 5  | 9   |        |      |       |      |         |        |         |       |      | 1,403  |         |         |       |         | 1,588   |
| 02000 - Concrete Total                             | 1,124                          |    |     |        |      |       |      |         |        |         |       |      | 1,403  |         |         |       |         | 1,588   |
| <b>04000 - Structural Repairs</b>                  |                                |    |     |        |      |       |      |         |        |         |       |      |        |         |         |       |         |         |
| 306 - Trellis                                      |                                |    |     |        |      |       |      |         |        |         |       |      |        |         |         |       |         |         |
| 375 SqFt - Caledonia Mini-Park                     | 16,176                         | 30 | 24  |        |      |       |      |         |        |         |       |      |        |         |         |       |         |         |
| 04000 - Structural Repairs Total                   | 16,176                         |    |     |        |      |       |      |         |        |         |       |      |        |         |         |       |         |         |
| <b>18000 - Landscaping</b>                         |                                |    |     |        |      |       |      |         |        |         |       |      |        |         |         |       |         |         |
| 128 - Irrigation: Controllers                      |                                |    |     |        |      |       |      |         |        |         |       |      |        |         |         |       |         |         |
| Irrigation Controllers                             | 2,033                          | 12 | 6   |        |      |       |      |         |        |         | 2,358 |      |        |         |         |       |         |         |
| 18000 - Landscaping Total                          | 2,033                          |    |     |        |      |       |      |         |        |         | 2,358 |      |        |         |         |       |         |         |
| <b>19000 - Fencing</b>                             |                                |    |     |        |      |       |      |         |        |         |       |      |        |         |         |       |         |         |
| 510 - Post & Cable                                 |                                |    |     |        |      |       |      |         |        |         |       |      |        |         |         |       |         |         |
| 185 L.f. - Skye Knoll                              | 18,807                         | 30 | 24  |        |      |       |      |         |        |         |       |      |        |         |         |       |         |         |
| 19000 - Fencing Total                              | 18,807                         |    |     |        |      |       |      |         |        |         |       |      |        |         |         |       |         |         |
| <b>20000 - Lighting</b>                            |                                |    |     |        |      |       |      |         |        |         |       |      |        |         |         |       |         |         |

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

| Reserve Component                                  | Current<br>Replacement<br>Cost | UL | RUL | 2026   | 2027 | 2028 | 2029 | 2030  | 2031   | 2032  | 2033    | 2034 | 2035  | 2036   | 2037    | 2038    | 2039   | 2040   |
|----------------------------------------------------|--------------------------------|----|-----|--------|------|------|------|-------|--------|-------|---------|------|-------|--------|---------|---------|--------|--------|
| 264 - Bollard Lights                               |                                |    |     |        |      |      |      |       |        |       |         |      |       |        |         |         |        |        |
| 4 - Caledonia Mini-Park                            | 4,944                          | 20 | 14  |        |      |      |      |       |        |       |         |      |       |        |         |         |        | 6,986  |
| 268 - Exterior: Misc. Fixtures                     |                                |    |     |        |      |      |      |       |        |       |         |      |       |        |         |         |        |        |
| 2 - Caledonia Mini-Park                            | 2,297                          | 20 | 14  |        |      |      |      |       |        |       |         |      |       |        |         |         |        | 3,245  |
| 20000 - Lighting Total                             | 7,241                          |    |     |        |      |      |      |       |        |       |         |      |       |        |         |         |        | 10,231 |
| <b>26000 - Outdoor Equipment</b>                   |                                |    |     |        |      |      |      |       |        |       |         |      |       |        |         |         |        |        |
| 278 - Picnic Tables                                |                                |    |     |        |      |      |      |       |        |       |         |      |       |        |         |         |        |        |
| 3 - Picnic Tables                                  | 4,944                          | 20 | 13  |        |      |      |      |       |        |       |         |      |       |        |         |         | 6,815  |        |
| 314 - Benches                                      |                                |    |     |        |      |      |      |       |        |       |         |      |       |        |         |         |        |        |
| 5 - Park Benches                                   | 7,622                          | 18 | 11  |        |      |      |      |       |        |       |         |      |       |        | 10,001  |         |        |        |
| 332 - Shade Structure                              |                                |    |     |        |      |      |      |       |        |       |         |      |       |        |         |         |        |        |
| 400 SqFt - Skye Knoll                              | 17,255                         | 25 | 19  |        |      |      |      |       |        |       |         |      |       |        |         |         |        |        |
| 356 - Garbage Receptacles                          |                                |    |     |        |      |      |      |       |        |       |         |      |       |        |         |         |        |        |
| 3 - Trash Receptacles                              | 2,704                          | 20 | 13  |        |      |      |      |       |        |       |         |      |       |        |         |         | 3,727  |        |
| 398 - Pet Stations                                 |                                |    |     |        |      |      |      |       |        |       |         |      |       |        |         |         |        |        |
| 3 - Park Pet Stations                              | 2,163                          | 12 | 5   |        |      |      |      |       | 2,447  |       |         |      |       |        |         |         |        |        |
| 26000 - Outdoor Equipment Total                    | 34,687                         |    |     |        |      |      |      |       | 2,447  |       |         |      |       |        | 10,001  |         | 10,543 |        |
| 00240 - Stonebridge Neighborhoods - Parks Total    | 80,069                         |    |     |        |      |      |      |       | 2,447  | 2,358 |         |      | 1,403 |        | 10,001  |         | 10,543 | 11,819 |
| <b>00400 - Reverence Village - General</b>         |                                |    |     |        |      |      |      |       |        |       |         |      |       |        |         |         |        |        |
| <b>02000 - Concrete</b>                            |                                |    |     |        |      |      |      |       |        |       |         |      |       |        |         |         |        |        |
| 250 - Walkways                                     |                                |    |     |        |      |      |      |       |        |       |         |      |       |        |         |         |        |        |
| 9,250 SqFt - [3] Easements 3%                      | 3,879                          | 25 | 19  |        |      |      |      |       |        |       |         |      |       |        |         |         |        |        |
| 02000 - Concrete Total                             | 3,879                          |    |     |        |      |      |      |       |        |       |         |      |       |        |         |         |        |        |
| <b>03000 - Painting: Exterior</b>                  |                                |    |     |        |      |      |      |       |        |       |         |      |       |        |         |         |        |        |
| 414 - Wrought Iron                                 |                                |    |     |        |      |      |      |       |        |       |         |      |       |        |         |         |        |        |
| 2,623 L.f. - Fence Paint                           | 16,804                         | 5  | 0   | 16,804 |      |      |      |       | 19,012 |       |         |      |       | 21,511 |         |         |        |        |
| 530 - Masonry Walls                                |                                |    |     |        |      |      |      |       |        |       |         |      |       |        |         |         |        |        |
| 8,500 SqFt - Drainage Basin East Wall              | 6,916                          | 10 | 4   |        |      |      |      | 7,634 |        |       |         |      |       |        |         |         |        | 9,773  |
| 03000 - Painting: Exterior Total                   | 23,720                         |    |     | 16,804 |      |      |      | 7,634 | 19,012 |       |         |      |       | 21,511 |         |         |        | 9,773  |
| <b>18000 - Landscaping</b>                         |                                |    |     |        |      |      |      |       |        |       |         |      |       |        |         |         |        |        |
| 134 - Irrigation: Controllers                      |                                |    |     |        |      |      |      |       |        |       |         |      |       |        |         |         |        |        |
| 2 - Irrigation Controllers                         | 7,828                          | 12 | 6   |        |      |      |      |       |        | 9,078 |         |      |       |        |         |         |        |        |
| 170 - Irrigation: Misc.                            |                                |    |     |        |      |      |      |       |        |       |         |      |       |        |         |         |        |        |
| 18,997 L.f. - Renovation 33%                       | 12,197                         | 20 | 13  |        |      |      |      |       |        |       |         |      |       |        |         |         | 16,813 |        |
| 460 - Plant Replacement                            |                                |    |     |        |      |      |      |       |        |       |         |      |       |        |         |         |        |        |
| 353,280 SqFt - Street/Medians, Monuments, Esmnt 5% | 112,256                        | 5  | 7   |        |      |      |      |       |        |       | 133,438 |      |       |        | 150,972 |         |        |        |
| 550 - Tree Maintenance                             |                                |    |     |        |      |      |      |       |        |       |         |      |       |        |         |         |        |        |
| 32 - Reverence & Easement Palms 7%                 | 15,798                         | 5  | 29  |        |      |      |      |       |        |       |         |      |       |        |         |         |        |        |
| 556 - Tree Maintenance                             |                                |    |     |        |      |      |      |       |        |       |         |      |       |        |         |         |        |        |
| 150 - Tree Replacements [SE-2]                     | 95,017                         | 10 | 11  |        |      |      |      |       |        |       |         |      |       |        | 62,336  | 63,894  |        |        |
| 18000 - Landscaping Total                          | 243,097                        |    |     |        |      |      |      |       |        | 9,078 | 133,438 |      |       |        | 62,336  | 214,866 | 16,813 |        |
| <b>19000 - Fencing</b>                             |                                |    |     |        |      |      |      |       |        |       |         |      |       |        |         |         |        |        |

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

| Reserve Component                                 | Current<br>Replacement<br>Cost | UL | RUL | 2026   | 2027   | 2028 | 2029   | 2030   | 2031   | 2032  | 2033    | 2034   | 2035   | 2036   | 2037   | 2038    | 2039   | 2040    |
|---------------------------------------------------|--------------------------------|----|-----|--------|--------|------|--------|--------|--------|-------|---------|--------|--------|--------|--------|---------|--------|---------|
| 244 - Wrought Iron: 6'                            |                                |    |     |        |        |      |        |        |        |       |         |        |        |        |        |         |        |         |
| 1,375 L.f. - View Fences                          | 83,559                         | 30 | 24  |        |        |      |        |        |        |       |         |        |        |        |        |         |        |         |
| 252 - Wrought Iron: 6'                            |                                |    |     |        |        |      |        |        |        |       |         |        |        |        |        |         |        |         |
| 1,248 L.f. - Access Fences                        | 75,841                         | 30 | 24  |        |        |      |        |        |        |       |         |        |        |        |        |         |        |         |
| 426 - Masonry Wall: On-going Maint.               |                                |    |     |        |        |      |        |        |        |       |         |        |        |        |        |         |        |         |
| 6,400 L.f. - Reverence & Lake Mead Wall Repair 2% | 31,642                         | 10 | 4   |        |        |      |        | 34,926 |        |       |         |        |        |        |        |         |        | 44,709  |
| 434 - Masonry Wall: On-going Maint.               |                                |    |     |        |        |      |        |        |        |       |         |        |        |        |        |         |        |         |
| 820 L.f. - Drainage Basin East Wall 2%            | 4,054                          | 10 | 4   |        |        |      |        | 4,475  |        |       |         |        |        |        |        |         |        | 5,728   |
| 19000 - Fencing Total                             | 195,095                        |    |     |        |        |      |        | 39,401 |        |       |         |        |        |        |        |         |        | 50,437  |
| <b>19500 - Retaining Wall</b>                     |                                |    |     |        |        |      |        |        |        |       |         |        |        |        |        |         |        |         |
| 982 - Rockery                                     |                                |    |     |        |        |      |        |        |        |       |         |        |        |        |        |         |        |         |
| 4,890 L.f. - Stacked Stone Walls %                | 12,303                         | 5  | 9   |        |        |      |        |        |        |       |         |        | 15,365 |        |        |         |        | 17,384  |
| 19500 - Retaining Wall Total                      | 12,303                         |    |     |        |        |      |        |        |        |       |         |        | 15,365 |        |        |         |        | 17,384  |
| <b>20000 - Lighting</b>                           |                                |    |     |        |        |      |        |        |        |       |         |        |        |        |        |         |        |         |
| 214 - Landscape                                   |                                |    |     |        |        |      |        |        |        |       |         |        |        |        |        |         |        |         |
| 28 - Monument Area Landscape Lights               | 16,102                         | 20 | 14  |        |        |      |        |        |        |       |         |        |        |        |        |         |        | 22,752  |
| 20000 - Lighting Total                            | 16,102                         |    |     |        |        |      |        |        |        |       |         |        |        |        |        |         |        | 22,752  |
| <b>21000 - Signage</b>                            |                                |    |     |        |        |      |        |        |        |       |         |        |        |        |        |         |        |         |
| 716 - Monument                                    |                                |    |     |        |        |      |        |        |        |       |         |        |        |        |        |         |        |         |
| 2 - Reverence Village Monument Refurbish          | 11,378                         | 10 | 0   |        | 11,378 |      |        |        |        |       |         |        |        | 14,565 |        |         |        |         |
| 21000 - Signage Total                             | 11,378                         |    |     |        | 11,378 |      |        |        |        |       |         |        |        | 14,565 |        |         |        |         |
| <b>26000 - Outdoor Equipment</b>                  |                                |    |     |        |        |      |        |        |        |       |         |        |        |        |        |         |        |         |
| 326 - Benches                                     |                                |    |     |        |        |      |        |        |        |       |         |        |        |        |        |         |        |         |
| Center Easement Bench                             | 1,524                          | 30 | 24  |        |        |      |        |        |        |       |         |        |        |        |        |         |        |         |
| 390 - Pet Stations                                |                                |    |     |        |        |      |        |        |        |       |         |        |        |        |        |         |        |         |
| Center Easement Pet Station                       | 721                            | 12 | 4   |        |        |      |        | 796    |        |       |         |        |        |        |        |         |        |         |
| 26000 - Outdoor Equipment Total                   | 2,245                          |    |     |        |        |      |        | 796    |        |       |         |        |        |        |        |         |        |         |
| <b>29000 - Infrastructure</b>                     |                                |    |     |        |        |      |        |        |        |       |         |        |        |        |        |         |        |         |
| 420 - Electric                                    |                                |    |     |        |        |      |        |        |        |       |         |        |        |        |        |         |        |         |
| 10 - Electrical Pedestals                         | 103,000                        | 30 | 19  |        |        |      |        |        |        |       |         |        |        |        |        |         |        |         |
| 29000 - Infrastructure Total                      | 103,000                        |    |     |        |        |      |        |        |        |       |         |        |        |        |        |         |        |         |
| 00400 - Reverence Village - General Total         | 610,820                        |    |     | 28,182 |        |      |        | 47,832 | 19,012 | 9,078 | 133,438 |        | 15,365 | 36,075 | 62,336 | 214,866 | 16,813 | 100,346 |
| <b>00460 - Redpoint - General</b>                 |                                |    |     |        |        |      |        |        |        |       |         |        |        |        |        |         |        |         |
| <b>02000 - Concrete</b>                           |                                |    |     |        |        |      |        |        |        |       |         |        |        |        |        |         |        |         |
| 224 - Walkways                                    |                                |    |     |        |        |      |        |        |        |       |         |        |        |        |        |         |        |         |
| 25,155 SqFt - Paseo & Park Walkways 2%            | 7,032                          | 5  | 8   |        |        |      |        |        |        |       |         | 8,568  |        |        |        |         | 9,694  |         |
| 02000 - Concrete Total                            | 7,032                          |    |     |        |        |      |        |        |        |       |         | 8,568  |        |        |        |         | 9,694  |         |
| <b>03000 - Painting: Exterior</b>                 |                                |    |     |        |        |      |        |        |        |       |         |        |        |        |        |         |        |         |
| 406 - Railings                                    |                                |    |     |        |        |      |        |        |        |       |         |        |        |        |        |         |        |         |
| 1,074 L.f. - Paseo Walkway Railings               | 12,168                         | 5  | 3   |        |        |      | 13,104 |        |        |       |         | 14,826 |        |        |        |         | 16,774 |         |

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

| Reserve Component                                  | Current<br>Replacement<br>Cost | UL | RUL | 2026 | 2027 | 2028 | 2029   | 2030 | 2031 | 2032 | 2033 | 2034    | 2035   | 2036    | 2037 | 2038 | 2039    | 2040 |
|----------------------------------------------------|--------------------------------|----|-----|------|------|------|--------|------|------|------|------|---------|--------|---------|------|------|---------|------|
| 450 - Wrought Iron                                 |                                |    |     |      |      |      |        |      |      |      |      |         |        |         |      |      |         |      |
| 4,340 L.f. - Perimeter Paseo & Paseo Park Fencing  | 27,939                         | 5  | 3   |      |      |      | 30,087 |      |      |      |      | 34,041  |        |         |      |      | 38,514  |      |
| 610 - Light Poles                                  |                                |    |     |      |      |      |        |      |      |      |      |         |        |         |      |      |         |      |
| 61 - Walkway Light Poles                           | 12,566                         | 5  | 3   |      |      |      | 13,532 |      |      |      |      | 15,310  |        |         |      |      | 17,322  |      |
| 03000 - Painting: Exterior Total                   | 52,673                         |    |     |      |      |      | 56,723 |      |      |      |      | 64,177  |        |         |      |      | 72,611  |      |
| <b>04000 - Structural Repairs</b>                  |                                |    |     |      |      |      |        |      |      |      |      |         |        |         |      |      |         |      |
| 352 - Trellis                                      |                                |    |     |      |      |      |        |      |      |      |      |         |        |         |      |      |         |      |
| 300 SqFt - Arroyo Edge                             | 12,941                         | 30 | 28  |      |      |      |        |      |      |      |      |         |        |         |      |      |         |      |
| 684 - Metal Railings                               |                                |    |     |      |      |      |        |      |      |      |      |         |        |         |      |      |         |      |
| 1,352 L.f. - Stair & Walkway Railings              | 59,880                         | 30 | 28  |      |      |      |        |      |      |      |      |         |        |         |      |      |         |      |
| 04000 - Structural Repairs Total                   | 72,821                         |    |     |      |      |      |        |      |      |      |      |         |        |         |      |      |         |      |
| <b>18000 - Landscaping</b>                         |                                |    |     |      |      |      |        |      |      |      |      |         |        |         |      |      |         |      |
| 136 - Irrigation: Controllers                      |                                |    |     |      |      |      |        |      |      |      |      |         |        |         |      |      |         |      |
| 30 - Paseo Irrigation Controllers                  | 117,420                        | 12 | 10  |      |      |      |        |      |      |      |      |         |        | 150,308 |      |      |         |      |
| 180 - Irrigation: Misc.                            |                                |    |     |      |      |      |        |      |      |      |      |         |        |         |      |      |         |      |
| 17,478 L.f. - Renovation 33%                       | 11,221                         | 20 | 18  |      |      |      |        |      |      |      |      |         |        |         |      |      |         |      |
| 340 - Irrigation: Pumps                            |                                |    |     |      |      |      |        |      |      |      |      |         |        |         |      |      |         |      |
| 2 - Irrigation Pumps                               | 10,300                         | 5  | 3   |      |      |      | 11,092 |      |      |      |      | 12,550  |        |         |      |      | 14,199  |      |
| 388 - Turf Renovation                              |                                |    |     |      |      |      |        |      |      |      |      |         |        |         |      |      |         |      |
| 970 SqFt - Arroyo Edge Synthetic Turf              | 17,984                         | 10 | 8   |      |      |      |        |      |      |      |      | 21,912  |        |         |      |      |         |      |
| 404 - Plant Replacement                            |                                |    |     |      |      |      |        |      |      |      |      |         |        |         |      |      |         |      |
| 227,214 SqFt - Streets/Medians & Monuments 8%      | 108,298                        | 5  | 8   |      |      |      |        |      |      |      |      | 131,950 |        |         |      |      | 149,289 |      |
| 478 - Pathways & Trails                            |                                |    |     |      |      |      |        |      |      |      |      |         |        |         |      |      |         |      |
| 13,380 SqFt - Decomposed Granite Paths             | 13,230                         | 10 | 8   |      |      |      |        |      |      |      |      | 16,120  |        |         |      |      |         |      |
| 572 - Tree Maintenance                             |                                |    |     |      |      |      |        |      |      |      |      |         |        |         |      |      |         |      |
| 150 - Tree Replacements [SE-2]                     | 95,017                         | 10 | 9   |      |      |      |        |      |      |      |      |         | 59,332 | 60,815  |      |      |         |      |
| 18000 - Landscaping Total                          | 373,470                        |    |     |      |      |      | 11,092 |      |      |      |      | 182,531 | 59,332 | 211,123 |      |      | 163,488 |      |
| <b>19000 - Fencing</b>                             |                                |    |     |      |      |      |        |      |      |      |      |         |        |         |      |      |         |      |
| 292 - Wrought Iron                                 |                                |    |     |      |      |      |        |      |      |      |      |         |        |         |      |      |         |      |
| 27,365 L.f. - Perimeter Paseo & Paseo Park Fencing | 1,662,971                      | 30 | 28  |      |      |      |        |      |      |      |      |         |        |         |      |      |         |      |
| 420 - Masonry Wall: On-going Maint.                |                                |    |     |      |      |      |        |      |      |      |      |         |        |         |      |      |         |      |
| 54,935 L.f. - Wall Repairs 2%                      | 271,599                        | 10 | 8   |      |      |      |        |      |      |      |      | 330,917 |        |         |      |      |         |      |
| 784 - Gates                                        |                                |    |     |      |      |      |        |      |      |      |      |         |        |         |      |      |         |      |
| 6 - Pedestrian & EVA Gates                         | 6,798                          | 30 | 28  |      |      |      |        |      |      |      |      |         |        |         |      |      |         |      |
| 19000 - Fencing Total                              | 1,941,368                      |    |     |      |      |      |        |      |      |      |      | 330,917 |        |         |      |      |         |      |
| <b>19500 - Retaining Wall</b>                      |                                |    |     |      |      |      |        |      |      |      |      |         |        |         |      |      |         |      |
| 382 - Masonry Wall Maintenance                     |                                |    |     |      |      |      |        |      |      |      |      |         |        |         |      |      |         |      |
| 1,569 L.f. - Street Corner & Monument Walls 10%    | 14,545                         | 10 | 8   |      |      |      |        |      |      |      |      | 17,721  |        |         |      |      |         |      |
| 19500 - Retaining Wall Total                       | 14,545                         |    |     |      |      |      |        |      |      |      |      | 17,721  |        |         |      |      |         |      |
| <b>20000 - Lighting</b>                            |                                |    |     |      |      |      |        |      |      |      |      |         |        |         |      |      |         |      |
| 244 - Landscape                                    |                                |    |     |      |      |      |        |      |      |      |      |         |        |         |      |      |         |      |
| 273 - Walkway & Monument Inground Up-Lights        | 313,527                        | 20 | 18  |      |      |      |        |      |      |      |      |         |        |         |      |      |         |      |
| 276 - Bollard Lights                               |                                |    |     |      |      |      |        |      |      |      |      |         |        |         |      |      |         |      |

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

| <i>Reserve Component</i>                          | <i>Current<br/>Replacement<br/>Cost</i> | <i>UL</i> | <i>RUL</i> | <i>2026</i> | <i>2027</i> | <i>2028</i> | <i>2029</i> | <i>2030</i> | <i>2031</i> | <i>2032</i> | <i>2033</i> | <i>2034</i> | <i>2035</i> | <i>2036</i> | <i>2037</i> | <i>2038</i> | <i>2039</i> | <i>2040</i> |
|---------------------------------------------------|-----------------------------------------|-----------|------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 22 - Walkway Bollard Lights                       | 27,192                                  | 20        | 18         |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| 288 - Pole Lights                                 |                                         |           |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| 61 - Walkway Pole Lights                          | 219,905                                 | 30        | 28         |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| 20000 - Lighting Total                            | 560,624                                 |           |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| <b>21000 - Signage</b>                            |                                         |           |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| 762 - Monument                                    |                                         |           |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| 13 - Redpoint Village Monument Refurbish          | 40,170                                  | 7         | 5          |             |             |             |             |             | 45,449      |             |             |             |             |             |             | 54,024      |             |             |
| 900 - Miscellaneous                               |                                         |           |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| 5 - Various Paseo Signs                           | 5,718                                   | 15        | 13         |             |             |             |             |             |             |             |             |             |             |             |             |             | 7,883       |             |
| 21000 - Signage Total                             | 45,888                                  |           |            |             |             |             |             |             | 45,449      |             |             |             |             |             |             | 54,024      | 7,883       |             |
| <b>26000 - Outdoor Equipment</b>                  |                                         |           |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| 152 - Tot Lot: Play Equipment                     |                                         |           |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| 2 - Paseo Park Play Equipment                     | 130,000                                 | 20        | 18         |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| 160 - Tot Lot: Safety Surface                     |                                         |           |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| 2,100 SqFt - Paseo Park Play Area Safety Surfaces | 31,147                                  | 10        | 8          |             |             |             |             |             |             |             |             | 37,950      |             |             |             |             |             |             |
| 188 - Bike Rack                                   |                                         |           |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| 3 - Bike Racks                                    | 1,661                                   | 30        | 28         |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| 282 - Picnic Tables                               |                                         |           |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| 2 - Neighborhood Park Picnic Tables               | 3,296                                   | 20        | 18         |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| 318 - Benches                                     |                                         |           |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| 15 - Benches                                      | 22,866                                  | 18        | 16         |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| 348 - Garbage Receptacles                         |                                         |           |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| 8 - Paseo & Park Trash Cans                       | 7,210                                   | 20        | 18         |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| 376 - Pet Stations                                |                                         |           |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| 51 - Paseo & Park Pet Stations                    | 36,771                                  | 12        | 10         |             |             |             |             |             |             |             |             |             |             | 47,070      |             |             |             |             |
| 490 - Drinking Fountain, Multi Station            |                                         |           |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| Paseo Park Drinking Fountain                      | 7,725                                   | 15        | 13         |             |             |             |             |             |             |             |             |             |             |             |             |             | 10,649      |             |
| 844 - Shade Structure                             |                                         |           |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| 500 SqFt - Paseo Park Play Area Shade Sail        | 3,862                                   | 5         | 3          |             |             |             | 4,159       |             |             |             |             | 4,706       |             |             |             |             | 5,325       |             |
| 26000 - Outdoor Equipment Total                   | 244,538                                 |           |            |             |             |             | 4,159       |             |             |             |             | 42,656      |             | 47,070      |             |             | 15,974      |             |
| <b>29000 - Infrastructure</b>                     |                                         |           |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| 400 - Electric                                    |                                         |           |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| 34 - Electrical Pedestals                         | 350,200                                 | 30        | 28         |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| 29000 - Infrastructure Total                      | 350,200                                 |           |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| 00460 - Redpoint - General Total                  | 3,663,159                               |           |            |             |             |             | 71,975      |             | 45,449      |             |             | 646,569     | 59,332      | 258,193     |             | 54,024      | 269,648     |             |
| <b>00520 - Kestrel - General</b>                  |                                         |           |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| <b>02000 - Concrete</b>                           |                                         |           |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| 270 - Walkways                                    |                                         |           |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| 15,650 SqFt - Kestrel 10%                         | 21,874                                  | 25        | 23         |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| 02000 - Concrete Total                            | 21,874                                  |           |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| <b>03000 - Painting: Exterior</b>                 |                                         |           |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| 460 - Wrought Iron                                |                                         |           |            |             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |

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

| Reserve Component                            | Current Replacement |    |     | 2026 | 2027 | 2028 | 2029  | 2030 | 2031 | 2032 | 2033 | 2034    | 2035   | 2036   | 2037 | 2038 | 2039   | 2040 |
|----------------------------------------------|---------------------|----|-----|------|------|------|-------|------|------|------|------|---------|--------|--------|------|------|--------|------|
|                                              | Cost                | UL | RUL |      |      |      |       |      |      |      |      |         |        |        |      |      |        |      |
| 6,313 L.f. - View & Access Fences & Gates 2% | 813                 | 5  | 3   |      |      |      | 875   |      |      |      |      | 990     |        |        |      |      | 1,120  |      |
| 560 - Masonry Walls                          |                     |    |     |      |      |      |       |      |      |      |      |         |        |        |      |      |        |      |
| 86,502 SqFt - Stucco Walls                   | 70,387              | 10 | 8   |      |      |      |       |      |      |      |      | 85,759  |        |        |      |      |        |      |
| 616 - Light Poles                            |                     |    |     |      |      |      |       |      |      |      |      |         |        |        |      |      |        |      |
| 29 - Walkway Light Poles                     | 5,974               | 5  | 3   |      |      |      | 6,433 |      |      |      |      | 7,279   |        |        |      |      | 8,235  |      |
| 03000 - Painting: Exterior Total             | 77,173              |    |     |      |      |      | 7,309 |      |      |      |      | 94,028  |        |        |      |      | 9,356  |      |
| <b>04000 - Structural Repairs</b>            |                     |    |     |      |      |      |       |      |      |      |      |         |        |        |      |      |        |      |
| 640 - Metal Railings                         |                     |    |     |      |      |      |       |      |      |      |      |         |        |        |      |      |        |      |
| 70 L.f. - Walkway / Step Railings            | 3,100               | 30 | 28  |      |      |      |       |      |      |      |      |         |        |        |      |      |        |      |
| 04000 - Structural Repairs Total             | 3,100               |    |     |      |      |      |       |      |      |      |      |         |        |        |      |      |        |      |
| <b>18000 - Landscaping</b>                   |                     |    |     |      |      |      |       |      |      |      |      |         |        |        |      |      |        |      |
| 138 - Irrigation: Controllers                |                     |    |     |      |      |      |       |      |      |      |      |         |        |        |      |      |        |      |
| 15 - Kestrel Controllers                     | 58,710              | 10 | 8   |      |      |      |       |      |      |      |      | 71,532  |        |        |      |      |        |      |
| 190 - Irrigation: Misc.                      |                     |    |     |      |      |      |       |      |      |      |      |         |        |        |      |      |        |      |
| 7,075 L.f. - Renovation 33%                  | 4,542               | 20 | 18  |      |      |      |       |      |      |      |      |         |        |        |      |      |        |      |
| 412 - Plant Replacement                      |                     |    |     |      |      |      |       |      |      |      |      |         |        |        |      |      |        |      |
| 91,975 SqFt - Streets/Medians & Monuments 8% | 43,838              | 5  | 8   |      |      |      |       |      |      |      |      | 53,413  |        |        |      |      | 60,432 |      |
| 486 - Pathways & Trails                      |                     |    |     |      |      |      |       |      |      |      |      |         |        |        |      |      |        |      |
| 978 SqFt - Decomposed Granite Paths          | 967                 | 5  | 3   |      |      |      | 1,041 |      |      |      |      | 1,178   |        |        |      |      | 1,333  |      |
| 564 - Tree Maintenance                       |                     |    |     |      |      |      |       |      |      |      |      |         |        |        |      |      |        |      |
| 150 - Tree Replacements [SE-2]               | 95,017              | 10 | 9   |      |      |      |       |      |      |      |      |         | 59,332 | 60,815 |      |      |        |      |
| 18000 - Landscaping Total                    | 203,075             |    |     |      |      |      | 1,041 |      |      |      |      | 126,123 | 59,332 | 60,815 |      |      | 61,765 |      |
| <b>19000 - Fencing</b>                       |                     |    |     |      |      |      |       |      |      |      |      |         |        |        |      |      |        |      |
| 288 - Wrought Iron                           |                     |    |     |      |      |      |       |      |      |      |      |         |        |        |      |      |        |      |
| 6,313 L.f. - View & Access Fences            | 383,641             | 30 | 28  |      |      |      |       |      |      |      |      |         |        |        |      |      |        |      |
| 440 - Masonry Wall: On-going Maint.          |                     |    |     |      |      |      |       |      |      |      |      |         |        |        |      |      |        |      |
| 22,575 L.f. - Stucco Clad Wall Repairs 2%    | 125,562             | 10 | 8   |      |      |      |       |      |      |      |      | 152,985 |        |        |      |      |        |      |
| 794 - Gates                                  |                     |    |     |      |      |      |       |      |      |      |      |         |        |        |      |      |        |      |
| 12 - Pedestrian & EVA Gates                  | 13,596              | 30 | 28  |      |      |      |       |      |      |      |      |         |        |        |      |      |        |      |
| 19000 - Fencing Total                        | 522,799             |    |     |      |      |      |       |      |      |      |      | 152,985 |        |        |      |      |        |      |
| <b>19500 - Retaining Wall</b>                |                     |    |     |      |      |      |       |      |      |      |      |         |        |        |      |      |        |      |
| 390 - Masonry Wall Maintenance               |                     |    |     |      |      |      |       |      |      |      |      |         |        |        |      |      |        |      |
| 368 L.f. - Kestrel Village Monument Walls 1% | 758                 | 10 | 9   |      |      |      |       |      |      |      |      |         | 947    |        |      |      |        |      |
| 19500 - Retaining Wall Total                 | 758                 |    |     |      |      |      |       |      |      |      |      |         | 947    |        |      |      |        |      |
| <b>20000 - Lighting</b>                      |                     |    |     |      |      |      |       |      |      |      |      |         |        |        |      |      |        |      |
| 254 - Monument Lights                        |                     |    |     |      |      |      |       |      |      |      |      |         |        |        |      |      |        |      |
| 12 - Village Inground Up-Lights              | 13,781              | 20 | 18  |      |      |      |       |      |      |      |      |         |        |        |      |      |        |      |
| 262 - Bollard Lights                         |                     |    |     |      |      |      |       |      |      |      |      |         |        |        |      |      |        |      |
| 21 - Walkway Bollard Lights                  | 25,956              | 20 | 18  |      |      |      |       |      |      |      |      |         |        |        |      |      |        |      |
| 298 - Pole Lights                            |                     |    |     |      |      |      |       |      |      |      |      |         |        |        |      |      |        |      |
| 29 - Walkway Pole Lights                     | 104,545             | 30 | 28  |      |      |      |       |      |      |      |      |         |        |        |      |      |        |      |
| 20000 - Lighting Total                       | 144,282             |    |     |      |      |      |       |      |      |      |      |         |        |        |      |      |        |      |



## Section II

Summerlin West Community Association

### 30 Year Expense Forecast - Detailed

2026 Update 3

Prepared for the 2027 Fiscal Year

See Section VI-b for Excluded Components

[illegible]

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

| Reserve Component                                   | Current<br>Replacement | UL | RUL | 2026           | 2027             | 2028           | 2029           | 2030           | 2031           | 2032             | 2033             | 2034             | 2035           | 2036           | 2037             | 2038           | 2039             | 2040             |
|-----------------------------------------------------|------------------------|----|-----|----------------|------------------|----------------|----------------|----------------|----------------|------------------|------------------|------------------|----------------|----------------|------------------|----------------|------------------|------------------|
|                                                     | Cost                   |    |     |                |                  |                |                |                |                |                  |                  |                  |                |                |                  |                |                  |                  |
| 2 - Bluebird Park Shade Structure LED Lights 750%   | 15,000                 | 9  | 5   |                |                  |                |                |                | 16,971         |                  |                  |                  |                |                |                  |                |                  | 21,195           |
| 218 - Landscape                                     |                        |    |     |                |                  |                |                |                |                |                  |                  |                  |                |                |                  |                |                  |                  |
| 16 - Bluebird Park Tree Up-Lights                   | 18,375                 | 20 | 20  |                |                  |                |                |                |                |                  |                  |                  |                |                |                  |                |                  |                  |
| 228 - Monument Lights                               |                        |    |     |                |                  |                |                |                |                |                  |                  |                  |                |                |                  |                |                  |                  |
| 2 - Bluebird Park                                   | 1,900                  | 12 | 12  |                |                  |                |                |                |                |                  |                  |                  |                |                |                  | 2,555          |                  |                  |
| 292 - Pole Lights                                   |                        |    |     |                |                  |                |                |                |                |                  |                  |                  |                |                |                  |                |                  |                  |
| 10 - Bluebird Park                                  | 60,000                 | 40 | 40  |                |                  |                |                |                |                |                  |                  |                  |                |                |                  |                |                  |                  |
| 20000 - Lighting Total                              | 95,275                 |    |     |                |                  |                |                |                | 16,971         |                  |                  |                  |                |                |                  | 2,555          |                  | 21,195           |
| <b>21000 - Signage</b>                              |                        |    |     |                |                  |                |                |                |                |                  |                  |                  |                |                |                  |                |                  |                  |
| 792 - Monument                                      |                        |    |     |                |                  |                |                |                |                |                  |                  |                  |                |                |                  |                |                  |                  |
| Bluebird Park                                       | 8,000                  | 25 | 25  |                |                  |                |                |                |                |                  |                  |                  |                |                |                  |                |                  |                  |
| 21000 - Signage Total                               | 8,000                  |    |     |                |                  |                |                |                |                |                  |                  |                  |                |                |                  |                |                  |                  |
| <b>26000 - Outdoor Equipment</b>                    |                        |    |     |                |                  |                |                |                |                |                  |                  |                  |                |                |                  |                |                  |                  |
| 120 - Tot Lot: Play Equipment                       |                        |    |     |                |                  |                |                |                |                |                  |                  |                  |                |                |                  |                |                  |                  |
| Bluebird Park                                       | 500,000                | 18 | 18  |                |                  |                |                |                |                |                  |                  |                  |                |                |                  |                |                  |                  |
| 164 - Tot Lot: Safety Surface                       |                        |    |     |                |                  |                |                |                |                |                  |                  |                  |                |                |                  |                |                  |                  |
| 2,500 SqFt - Bluebird Park Play Area Safety Surface | 37,080                 | 10 | 10  |                |                  |                |                |                |                |                  |                  |                  |                | 47,466         |                  |                |                  |                  |
| 184 - Bike Rack                                     |                        |    |     |                |                  |                |                |                |                |                  |                  |                  |                |                |                  |                |                  |                  |
| 3 - Bluebird Park                                   | 2,925                  | 20 | 20  |                |                  |                |                |                |                |                  |                  |                  |                |                |                  |                |                  |                  |
| 280 - Picnic Tables                                 |                        |    |     |                |                  |                |                |                |                |                  |                  |                  |                |                |                  |                |                  |                  |
| 3 - Bluebird Park                                   | 19,200                 | 20 | 20  |                |                  |                |                |                |                |                  |                  |                  |                |                |                  |                |                  |                  |
| 306 - Benches                                       |                        |    |     |                |                  |                |                |                |                |                  |                  |                  |                |                |                  |                |                  |                  |
| 5 - Bluebird Park                                   | 19,000                 | 18 | 18  |                |                  |                |                |                |                |                  |                  |                  |                |                |                  |                |                  |                  |
| 372 - Pet Stations                                  |                        |    |     |                |                  |                |                |                |                |                  |                  |                  |                |                |                  |                |                  |                  |
| 4 - Bluebird Park                                   | 2,884                  | 15 | 15  |                |                  |                |                |                |                |                  |                  |                  |                |                |                  |                |                  |                  |
| 384 - Garbage Receptacles                           |                        |    |     |                |                  |                |                |                |                |                  |                  |                  |                |                |                  |                |                  |                  |
| 4 - Bluebird Park                                   | 10,400                 | 20 | 20  |                |                  |                |                |                |                |                  |                  |                  |                |                |                  |                |                  |                  |
| 480 - Drinking Fountain                             |                        |    |     |                |                  |                |                |                |                |                  |                  |                  |                |                |                  |                |                  |                  |
| Bluebird Park                                       | 7,800                  | 20 | 20  |                |                  |                |                |                |                |                  |                  |                  |                |                |                  |                |                  |                  |
| 836 - Shade Structure                               |                        |    |     |                |                  |                |                |                |                |                  |                  |                  |                |                |                  |                |                  |                  |
| 2 - Bluebird Park Shade Sails                       | 6,000                  | 5  | 5   |                |                  |                |                |                | 6,788          |                  |                  |                  |                | 7,681          |                  |                |                  |                  |
| 912 - Miscellaneous                                 |                        |    |     |                |                  |                |                |                |                |                  |                  |                  |                |                |                  |                |                  |                  |
| 6 - Bluebird Park Birdhouses                        | 1,050                  | 10 | 10  |                |                  |                |                |                |                |                  |                  |                  |                | 1,344          |                  |                |                  |                  |
| 26000 - Outdoor Equipment Total                     | 606,339                |    |     |                |                  |                |                |                | 6,788          |                  |                  |                  |                | 56,490         |                  |                |                  |                  |
| 00540 - Kestrel - Parks Total                       | 783,724                |    |     |                |                  |                |                |                | 23,760         |                  |                  |                  |                | 88,706         |                  | 2,555          |                  | 21,195           |
| <b>Grand Total</b>                                  | <b>13,761,012</b>      |    |     | <b>131,653</b> | <b>1,297,636</b> | <b>429,569</b> | <b>533,251</b> | <b>872,887</b> | <b>478,198</b> | <b>1,590,895</b> | <b>2,184,389</b> | <b>1,448,884</b> | <b>567,700</b> | <b>929,305</b> | <b>1,184,487</b> | <b>425,504</b> | <b>1,604,568</b> | <b>1,315,998</b> |

| Reserve Component                                      | 2041    | 2042    | 2043   | 2044    | 2045    | 2046    | 2047    | 2048   | 2049    | 2050    | 2051    | 2052    | 2053   | 2054    | 2055    |
|--------------------------------------------------------|---------|---------|--------|---------|---------|---------|---------|--------|---------|---------|---------|---------|--------|---------|---------|
| <b>00020 - Paseos Village - General</b>                |         |         |        |         |         |         |         |        |         |         |         |         |        |         |         |
| <b>02000 - Concrete</b>                                |         |         |        |         |         |         |         |        |         |         |         |         |        |         |         |
| 200 - Walkways                                         |         |         |        |         |         |         |         |        |         |         |         |         |        |         |         |
| 1,700 SqFt - Monument Entry Areas 10%                  |         |         |        |         |         |         |         |        |         |         |         |         | 4,628  |         |         |
| 201 - Walkways                                         |         |         |        |         |         |         |         |        |         |         |         |         |        |         |         |
| Monument Entry Areas (2026 Only) [NR-1]                |         |         |        |         |         |         |         |        |         |         |         |         |        |         |         |
| 02000 - Concrete Total                                 |         |         |        |         |         |         |         |        |         |         |         |         | 4,628  |         |         |
| <b>03000 - Painting: Exterior</b>                      |         |         |        |         |         |         |         |        |         |         |         |         |        |         |         |
| 400 - Wrought Iron                                     |         |         |        |         |         |         |         |        |         |         |         |         |        |         |         |
| 13,207 L.f. - Fence Paint                              |         | 126,213 |        |         |         |         | 142,798 |        |         |         |         | 161,563 |        |         |         |
| 401 - Wrought Iron                                     |         |         |        |         |         |         |         |        |         |         |         |         |        |         |         |
| Fence Paint (2026 Only) [NR-1]                         |         |         |        |         |         |         |         |        |         |         |         |         |        |         |         |
| 500 - Masonry Walls                                    |         |         |        |         |         |         |         |        |         |         |         |         |        |         |         |
| 449,472 SqFt - Wall Paint                              |         | 542,936 |        |         |         |         |         |        |         |         |         | 695,004 |        |         |         |
| 03000 - Painting: Exterior Total                       |         | 669,149 |        |         |         |         | 142,798 |        |         |         |         | 856,567 |        |         |         |
| <b>04000 - Structural Repairs</b>                      |         |         |        |         |         |         |         |        |         |         |         |         |        |         |         |
| 300 - Trellis                                          |         |         |        |         |         |         |         |        |         |         |         |         |        |         |         |
| 4 - Desert Foothills @ Desert Sunrise Arches 50%       |         |         |        |         |         |         |         |        |         |         |         |         |        |         |         |
| 660 - Metal Railings                                   |         |         |        |         |         |         |         |        |         |         |         |         |        |         |         |
| 144 L.f. - Walkway Step Railings                       |         |         |        |         |         |         |         |        |         |         |         |         |        |         |         |
| 04000 - Structural Repairs Total                       |         |         |        |         |         |         |         |        |         |         |         |         |        |         |         |
| <b>18000 - Landscaping</b>                             |         |         |        |         |         |         |         |        |         |         |         |         |        |         |         |
| 100 - Irrigation: Controllers                          |         |         |        |         |         |         |         |        |         |         |         |         |        |         |         |
| 19 - Irrigation Controllers 25%                        |         |         |        |         |         |         |         |        |         |         | 34,468  |         |        |         |         |
| 104 - Irrigation: Controllers                          |         |         |        |         |         |         |         |        |         |         |         |         |        |         |         |
| 19 - Irrigation Controllers 75%                        |         |         |        |         |         |         |         |        |         |         |         | 105,988 |        |         |         |
| 140 - Irrigation: Misc.                                |         |         |        |         |         |         |         |        |         |         |         |         |        |         |         |
| 92,000 L.f. - Renovation 33%                           |         |         |        |         |         |         | 99,208  |        |         |         |         |         |        |         |         |
| 400 - Plant Replacement                                |         |         |        |         |         |         |         |        |         |         |         |         |        |         |         |
| 1,207,017 SqFt - Streets/Medians & Monuments 8% [SE-4] | 208,303 | 213,510 |        | 224,319 | 229,927 | 235,675 | 241,567 |        | 253,797 | 260,142 | 266,645 | 273,311 |        | 287,148 | 294,326 |
| 401 - Plant Replacement                                |         |         |        |         |         |         |         |        |         |         |         |         |        |         |         |
| Streets/Medians & Monuments (2026 Only) [NR-1]         |         |         |        |         |         |         |         |        |         |         |         |         |        |         |         |
| 500 - Tree Maintenance                                 |         |         |        |         |         |         |         |        |         |         |         |         |        |         |         |
| 12 - Roundabout Palms 8%                               |         |         | 10,893 |         |         |         |         | 12,324 |         |         |         |         | 13,943 |         |         |
| 506 - Tree Maintenance                                 |         |         |        |         |         |         |         |        |         |         |         |         |        |         |         |
| 200 - Tree Replacements [SE-2]                         |         |         |        |         |         |         |         |        | 111,779 | 114,574 |         |         |        |         |         |
| 18000 - Landscaping Total                              | 208,303 | 213,510 | 10,893 | 224,319 | 229,927 | 235,675 | 340,775 | 12,324 | 365,576 | 374,715 | 301,113 | 379,299 | 13,943 | 287,148 | 294,326 |
| <b>19000 - Fencing</b>                                 |         |         |        |         |         |         |         |        |         |         |         |         |        |         |         |
| 230 - Wrought Iron: 6'                                 |         |         |        |         |         |         |         |        |         |         |         |         |        |         |         |
| 3,615 L.f. - Access Fences                             |         |         |        |         |         |         |         |        |         |         |         |         |        |         |         |
| 240 - Wrought Iron: 6'                                 |         |         |        |         |         |         |         |        |         |         |         |         |        |         |         |
| 9,448 L.f. - View Fences                               |         |         |        |         |         |         |         |        |         |         |         |         |        |         |         |
| 400 - Masonry Wall: On-going Maint.                    |         |         |        |         |         |         |         |        |         |         |         |         |        |         |         |
| 74,912 L.f. - Stucco Clad Wall Repair 2%               |         | 618,535 |        |         |         |         |         |        |         |         |         | 791,777 |        |         |         |

| Reserve Component                             | 2041    | 2042      | 2043   | 2044    | 2045    | 2046    | 2047    | 2048   | 2049    | 2050    | 2051    | 2052      | 2053   | 2054    | 2055    |
|-----------------------------------------------|---------|-----------|--------|---------|---------|---------|---------|--------|---------|---------|---------|-----------|--------|---------|---------|
| 780 - Gates                                   |         |           |        |         |         |         |         |        |         |         |         |           |        |         |         |
| 7 - Pedestrian & EVA Gates                    |         |           |        |         |         |         |         |        |         |         |         |           |        |         |         |
| 19000 - Fencing Total                         |         | 618,535   |        |         |         |         |         |        |         |         |         | 791,777   |        |         |         |
| <b>20000 - Lighting</b>                       |         |           |        |         |         |         |         |        |         |         |         |           |        |         |         |
| 200 - Landscape                               |         |           |        |         |         |         |         |        |         |         |         |           |        |         |         |
| 27 - Landscape Lights                         |         |           |        |         |         |         | 26,079  |        |         |         |         |           |        |         |         |
| 204 - Landscape                               |         |           |        |         |         |         |         |        |         |         |         |           |        |         |         |
| 97 - Monument Area Up-Lights                  |         |           |        |         |         |         |         |        |         |         |         |           |        |         |         |
| 208 - Monument Lights                         |         |           |        |         |         |         |         |        |         |         |         |           |        |         |         |
| 14 - Monument 4' Fixtures                     |         |           |        |         |         |         |         |        |         |         |         |           |        |         |         |
| 210 - Monument Lights                         |         |           |        |         |         |         |         |        |         |         |         |           |        |         |         |
| 14 - Village Monument Light Fixtures          |         |           |        |         |         |         | 20,284  |        |         |         |         |           |        |         |         |
| 280 - Pole Lights                             |         |           |        |         |         |         |         |        |         |         |         |           |        |         |         |
| 8 - Fox Hill Greenbelt Mini-Park              |         |           |        |         |         |         |         |        | 39,465  |         |         |           |        |         |         |
| 20000 - Lighting Total                        |         |           |        |         |         |         | 46,363  |        | 39,465  |         |         |           |        |         |         |
| <b>21000 - Signage</b>                        |         |           |        |         |         |         |         |        |         |         |         |           |        |         |         |
| 700 - Monument                                |         |           |        |         |         |         |         |        |         |         |         |           |        |         |         |
| 461 - Wall Metal Emblems 52%                  |         |           |        |         |         |         |         |        |         |         |         |           |        |         |         |
| 710 - Monument                                |         |           |        |         |         |         |         |        |         |         |         |           |        |         |         |
| 14 - Paseos Village Monument Refurbish        |         | 62,079    |        |         |         |         |         | 73,792 |         |         |         |           |        |         |         |
| 21000 - Signage Total                         |         | 62,079    |        |         |         |         |         | 73,792 |         |         |         |           |        |         |         |
| <b>26000 - Outdoor Equipment</b>              |         |           |        |         |         |         |         |        |         |         |         |           |        |         |         |
| 366 - Benches                                 |         |           |        |         |         |         |         |        |         |         |         |           |        |         |         |
| 16 - Benches                                  |         |           |        |         |         |         |         |        |         |         |         |           |        |         | 49,913  |
| 370 - Pet Stations                            |         |           |        |         |         |         |         |        |         |         |         |           |        |         |         |
| 38 - Pet Stations 26%                         |         | 10,703    |        |         | 11,526  |         |         | 12,413 |         |         | 13,367  |           |        | 14,395  |         |
| 386 - Garbage Receptacles                     |         |           |        |         |         |         |         |        |         |         |         |           |        |         |         |
| 7 - Trash Receptacles                         |         |           |        |         |         |         |         |        |         |         |         |           |        |         |         |
| 26000 - Outdoor Equipment Total               |         | 10,703    |        |         | 11,526  |         |         | 12,413 |         |         | 13,367  |           |        | 14,395  | 49,913  |
| 00020 - Paseos Village - General Total        | 208,303 | 1,573,977 | 10,893 | 224,319 | 241,454 | 235,675 | 529,936 | 24,736 | 478,833 | 374,715 | 314,480 | 2,027,643 | 18,572 | 301,542 | 344,239 |
| <b>00040 - Paseos Neighborhoods - General</b> |         |           |        |         |         |         |         |        |         |         |         |           |        |         |         |
| <b>04000 - Structural Repairs</b>             |         |           |        |         |         |         |         |        |         |         |         |           |        |         |         |
| 310 - Trellis                                 |         |           |        |         |         |         |         |        |         |         |         |           |        |         |         |
| 4 - Neighborhood Entry Arches                 |         |           |        |         |         |         |         |        |         |         |         |           |        |         |         |
| 04000 - Structural Repairs Total              |         |           |        |         |         |         |         |        |         |         |         |           |        |         |         |
| <b>20000 - Lighting</b>                       |         |           |        |         |         |         |         |        |         |         |         |           |        |         |         |
| 220 - Monument Lights                         |         |           |        |         |         |         |         |        |         |         |         |           |        |         |         |
| Cordova Monument Light                        |         |           |        |         |         |         | 1,929   |        |         |         |         |           |        |         |         |
| 230 - Monument Lights                         |         |           |        |         |         |         |         |        |         |         |         |           |        |         |         |
| 2 - Tierra Bella/ Escala Monument Lights      |         |           |        |         |         |         | 2,415   |        |         |         |         |           |        |         |         |
| 20000 - Lighting Total                        |         |           |        |         |         |         | 4,344   |        |         |         |         |           |        |         |         |

| Reserve Component                            | 2041   | 2042 | 2043 | 2044 | 2045   | 2046  | 2047   | 2048   | 2049  | 2050 | 2051 | 2052  | 2053   | 2054 | 2055   |
|----------------------------------------------|--------|------|------|------|--------|-------|--------|--------|-------|------|------|-------|--------|------|--------|
| <b>21000 - Signage</b>                       |        |      |      |      |        |       |        |        |       |      |      |       |        |      |        |
| 720 - Monument                               |        |      |      |      |        |       |        |        |       |      |      |       |        |      |        |
| 3 - Neighborhood Sngl-Sided Monuments        | 5,818  |      |      |      |        |       |        | 6,916  |       |      |      |       |        |      | 8,220  |
| 21000 - Signage Total                        | 5,818  |      |      |      |        |       |        | 6,916  |       |      |      |       |        |      | 8,220  |
| <b>29000 - Infrastructure</b>                |        |      |      |      |        |       |        |        |       |      |      |       |        |      |        |
| 404 - Electric                               |        |      |      |      |        |       |        |        |       |      |      |       |        |      |        |
| 6 - Electrical Pedestals 17%                 | 14,917 |      |      |      |        |       |        | 17,732 |       |      |      |       |        |      | 21,078 |
| 29000 - Infrastructure Total                 | 14,917 |      |      |      |        |       |        | 17,732 |       |      |      |       |        |      | 21,078 |
| 00040 - Paseos Neighborhoods - General Total | 20,735 |      |      |      |        |       | 4,344  | 24,648 |       |      |      |       |        |      | 29,298 |
| <b>00060 - Paseos Neighborhoods - Parks</b>  |        |      |      |      |        |       |        |        |       |      |      |       |        |      |        |
| <b>02000 - Concrete</b>                      |        |      |      |      |        |       |        |        |       |      |      |       |        |      |        |
| 210 - Walkways                               |        |      |      |      |        |       |        |        |       |      |      |       |        |      |        |
| 5,700 SqFt - Parks & Breezeways 10%          |        |      |      |      |        |       |        |        |       |      |      |       | 15,518 |      |        |
| 02000 - Concrete Total                       |        |      |      |      |        |       |        |        |       |      |      |       | 15,518 |      |        |
| <b>04000 - Structural Repairs</b>            |        |      |      |      |        |       |        |        |       |      |      |       |        |      |        |
| 670 - Metal Railings                         |        |      |      |      |        |       |        |        |       |      |      |       |        |      |        |
| 200 l.f. - Tierra Bella/Escala Railings      |        |      |      |      |        |       |        |        |       |      |      |       |        |      |        |
| 04000 - Structural Repairs Total             |        |      |      |      |        |       |        |        |       |      |      |       |        |      |        |
| <b>20000 - Lighting</b>                      |        |      |      |      |        |       |        |        |       |      |      |       |        |      |        |
| 272 - Bollard Lights                         |        |      |      |      |        |       |        |        |       |      |      |       |        |      |        |
| 4 - Tierra Bella Park Bollard Lights         |        |      |      |      |        |       |        |        |       |      |      |       | 9,630  |      |        |
| 20000 - Lighting Total                       |        |      |      |      |        |       |        |        |       |      |      |       | 9,630  |      |        |
| <b>26000 - Outdoor Equipment</b>             |        |      |      |      |        |       |        |        |       |      |      |       |        |      |        |
| 100 - Tot Lot: Play Equipment                |        |      |      |      |        |       |        |        |       |      |      |       |        |      |        |
| 4 - Tierra Bella/Escala Play Toys            |        |      |      |      |        |       | 5,536  |        |       |      |      |       |        |      |        |
| 200 - Pedestal Grill BBQ                     |        |      |      |      |        |       |        |        |       |      |      |       |        |      |        |
| Tierra Bella/Escala Park BBQ                 |        |      |      |      |        |       |        | 1,153  |       |      |      |       |        |      |        |
| 250 - Picnic Tables                          |        |      |      |      |        |       |        |        |       |      |      |       |        |      |        |
| 2 - Tierra Bella/Escala Park Picnic Tables   |        |      |      |      |        |       |        |        | 5,816 |      |      |       |        |      |        |
| 300 - Benches                                |        |      |      |      |        |       |        |        |       |      |      |       |        |      |        |
| 5 - Park Benches                             |        |      |      |      | 12,185 |       |        |        |       |      |      |       |        |      |        |
| 340 - Garbage Receptacles                    |        |      |      |      |        |       |        |        |       |      |      |       |        |      |        |
| 5 - Park Garbage Receptacles                 |        |      |      |      |        |       |        | 7,569  |       |      |      |       |        |      |        |
| 394 - Pet Stations                           |        |      |      |      |        |       |        |        |       |      |      |       |        |      |        |
| 4 - Park Pet Stations 50%                    |        |      |      |      |        | 2,363 |        |        |       |      |      | 2,740 |        |      |        |
| 800 - Shade Structure                        |        |      |      |      |        |       |        |        |       |      |      |       |        |      |        |
| Tierra Bella/Escala                          |        |      |      |      |        |       |        |        |       |      |      |       |        |      |        |
| 810 - Shade Structure                        |        |      |      |      |        |       |        |        |       |      |      |       |        |      |        |
| Cordova                                      |        |      |      |      |        |       |        |        |       |      |      |       |        |      |        |
| 26000 - Outdoor Equipment Total              |        |      |      |      | 12,185 | 2,363 | 13,105 | 1,153  | 5,816 |      |      | 2,740 |        |      |        |
| 00060 - Paseos Neighborhoods - Parks Total   |        |      |      |      | 12,185 | 2,363 | 13,105 | 1,153  | 5,816 |      |      | 2,740 | 25,148 |      |        |

| Reserve Component                                      | 2041    | 2042   | 2043    | 2044    | 2045    | 2046    | 2047    | 2048    | 2049    | 2050    | 2051    | 2052   | 2053    | 2054    | 2055    |
|--------------------------------------------------------|---------|--------|---------|---------|---------|---------|---------|---------|---------|---------|---------|--------|---------|---------|---------|
| <b>00080 - Vistas Village - General</b>                |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| <b>02000 - Concrete</b>                                |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 220 - Sidewalks, Curbs & Gutters                       |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 4,000 SqFt - Monument Entry Areas 10%                  |         |        |         |         |         |         |         |         |         |         |         |        | 10,890  |         |         |
| 02000 - Concrete Total                                 |         |        |         |         |         |         |         |         |         |         |         |        | 10,890  |         |         |
| <b>03000 - Painting: Exterior</b>                      |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 510 - Masonry Walls                                    |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 311,760 SqFt - Wall Paint                              |         |        | 386,003 |         |         |         |         |         |         |         |         |        | 494,116 |         |         |
| 03000 - Painting: Exterior Total                       |         |        | 386,003 |         |         |         |         |         |         |         |         |        | 494,116 |         |         |
| <b>04000 - Structural Repairs</b>                      |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 320 - Trellis                                          |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 4 - Vistas Large Monument Structures                   |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 680 - Metal Railings                                   |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 36 L.f. - Walkway Step Railings                        |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 910 - Building Maintenance                             |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 2 - North & South Clock Towers                         |         |        |         |         |         |         |         |         |         |         |         |        | 67,209  |         |         |
| 04000 - Structural Repairs Total                       |         |        |         |         |         |         |         |         |         |         |         |        | 67,209  |         |         |
| <b>18000 - Landscaping</b>                             |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 110 - Irrigation: Controllers                          |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 26 - Irrigation Controllers 25%                        |         |        |         |         |         |         |         |         |         |         | 47,166  |        |         |         |         |
| 114 - Irrigation: Controllers                          |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 26 - Irrigation Controllers 75%                        |         |        |         |         |         |         |         |         |         |         | 141,499 |        |         |         |         |
| 150 - Irrigation: Misc.                                |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 76,000 L.f. - Renovation 33%                           |         |        |         |         |         |         | 81,954  |         |         |         |         |        |         |         |         |
| 380 - Turf Renovation                                  |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| Park Vista Sod Strips                                  |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 420 - Plant Replacement                                |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 1,076,223 SqFt - Streets/Medians & Monuments 6% [SE-4] | 139,851 |        | 146,931 | 150,605 | 154,370 | 158,229 |         | 166,239 | 170,395 | 174,655 | 179,022 |        | 188,084 | 192,787 | 197,606 |
| 421 - Plant Replacement                                |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| Streets/Medians & Monuments (2026 Only) [NR-1]         |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 516 - Tree Maintenance                                 |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 300 - Tree Replacements [SE-2]                         |         |        |         |         |         |         |         |         | 167,669 | 171,861 |         |        |         |         |         |
| 18000 - Landscaping Total                              | 139,851 |        | 146,931 | 150,605 | 154,370 | 158,229 | 81,954  | 166,239 | 338,064 | 346,516 | 367,686 |        | 188,084 | 192,787 | 197,606 |
| <b>19500 - Retaining Wall</b>                          |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 990 - Rockery                                          |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 9,390 L.f. - Stacked Stone Walls %                     |         | 35,072 |         |         |         |         | 39,680  |         |         |         |         | 44,895 |         |         |         |
| 19500 - Retaining Wall Total                           |         | 35,072 |         |         |         |         | 39,680  |         |         |         |         | 44,895 |         |         |         |
| <b>20000 - Lighting</b>                                |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 240 - Monument Lights                                  |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 34 - Village Monument Light Fixtures                   |         |        |         |         |         |         | 49,261  |         |         |         |         |        |         |         |         |
| 250 - Landscape                                        |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 56 - Landscape Large Accent Lights                     |         |        |         |         |         |         | 108,019 |         |         |         |         |        |         |         |         |

| Reserve Component                      | 2041    | 2042   | 2043    | 2044    | 2045    | 2046    | 2047    | 2048    | 2049    | 2050    | 2051    | 2052   | 2053    | 2054    | 2055    |
|----------------------------------------|---------|--------|---------|---------|---------|---------|---------|---------|---------|---------|---------|--------|---------|---------|---------|
| 270 - Landscape                        |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 151 - Landscape Up-Lights              |         |        |         |         |         |         | 291,266 |         |         |         |         |        |         |         |         |
| 20000 - Lighting Total                 |         |        |         |         |         |         | 448,546 |         |         |         |         |        |         |         |         |
| <b>21000 - Signage</b>                 |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 730 - Monument                         |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 12 - Vistas Village Monument Refurbish | 51,913  |        |         |         |         |         |         | 61,708  |         |         |         |        |         |         | 73,351  |
| 21000 - Signage Total                  | 51,913  |        |         |         |         |         |         | 61,708  |         |         |         |        |         |         | 73,351  |
| <b>26000 - Outdoor Equipment</b>       |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 180 - Bike Rack                        |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 2 - Alta Bike Racks                    |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 260 - Picnic Tables                    |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| Alta Picnic Table                      |         |        |         |         |         |         | 2,768   |         |         |         |         |        |         |         |         |
| 310 - Benches                          |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 4 - Alta Benches                       |         |        |         |         | 9,748   |         |         |         |         |         |         |        |         |         |         |
| 350 - Garbage Receptacles              |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 5 - Alta Garbage Receptacles           |         |        |         |         |         |         | 7,569   |         |         |         |         |        |         |         |         |
| 378 - Pet Stations                     |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 28 - Pet Stations 25%                  |         | 7,492  |         |         | 8,068   |         |         | 8,689   |         |         | 9,357   |        |         | 10,076  |         |
| 840 - Shade Structure                  |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| Alta btwn Vista Run & Park Vista       |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 900 - Miscellaneous                    |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 8 - Tower Clocks                       |         |        |         |         |         |         |         |         |         | 32,716  |         |        |         |         |         |
| 26000 - Outdoor Equipment Total        |         | 7,492  |         |         | 17,816  |         | 10,337  | 8,689   | 32,716  |         | 9,357   |        |         | 10,076  |         |
| 00080 - Vistas Village - General Total | 191,764 | 42,564 | 532,934 | 150,605 | 172,186 | 158,229 | 580,518 | 236,636 | 370,780 | 346,516 | 377,043 | 44,895 | 760,299 | 202,863 | 270,958 |
| <b>00100 - Vistas Village - Park</b>   |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| <b>04000 - Structural Repairs</b>      |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 324 - Trellis                          |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 225 SqFt - Vista Verde/ Miramonte      |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 328 - Trellis                          |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 375 SqFt - Summerfield                 |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 332 - Trellis                          |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 225 SqFt - Encanto/ Santalina          |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 340 - Trellis                          |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 225 SqFt - Miraleste                   |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 344 - Trellis                          |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 180 SqFt - Cara Vella                  |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 04000 - Structural Repairs Total       |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| <b>26000 - Outdoor Equipment</b>       |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 336 - Shade Structure                  |         |        |         |         |         |         |         |         |         |         |         |        |         |         |         |
| 133 SqFt - Sonesta                     |         |        |         |         |         |         |         |         |         | 11,178  |         |        |         |         |         |
| 26000 - Outdoor Equipment Total        |         |        |         |         |         |         |         |         |         | 11,178  |         |        |         |         |         |
| 00100 - Vistas Village - Park Total    |         |        |         |         |         |         |         |         |         | 11,178  |         |        |         |         |         |

| Reserve Component                             | 2041   | 2042   | 2043 | 2044 | 2045 | 2046 | 2047    | 2048    | 2049  | 2050 | 2051 | 2052   | 2053   | 2054 | 2055    |
|-----------------------------------------------|--------|--------|------|------|------|------|---------|---------|-------|------|------|--------|--------|------|---------|
| <b>00120 - Vistas Neighborhoods - General</b> |        |        |      |      |      |      |         |         |       |      |      |        |        |      |         |
| <b>03000 - Painting: Exterior</b>             |        |        |      |      |      |      |         |         |       |      |      |        |        |      |         |
| 420 - Wrought Iron                            |        |        |      |      |      |      |         |         |       |      |      |        |        |      |         |
| 5,545 L.f. - Fence Paint                      |        | 52,991 |      |      |      |      | 59,954  |         |       |      |      | 67,833 |        |      |         |
| 03000 - Painting: Exterior Total              |        | 52,991 |      |      |      |      | 59,954  |         |       |      |      | 67,833 |        |      |         |
| <b>19000 - Fencing</b>                        |        |        |      |      |      |      |         |         |       |      |      |        |        |      |         |
| 270 - Wrought Iron: 6'                        |        |        |      |      |      |      |         |         |       |      |      |        |        |      |         |
| 905 L.f. - Access Fences                      |        |        |      |      |      |      |         |         |       |      |      |        |        |      |         |
| 280 - Wrought Iron: 6'                        |        |        |      |      |      |      |         |         |       |      |      |        |        |      |         |
| 4,548 L.f. - View Fences                      |        |        |      |      |      |      |         |         |       |      |      |        |        |      |         |
| 410 - Masonry Wall: On-going Maint.           |        |        |      |      |      |      |         |         |       |      |      |        |        |      |         |
| 52,253 L.f. - Stucco Clad Wall Repair 2%      |        |        |      |      |      |      | 488,139 |         |       |      |      |        |        |      |         |
| 790 - Gates                                   |        |        |      |      |      |      |         |         |       |      |      |        |        |      |         |
| 12 - Pedestrian & EVA Gates                   |        |        |      |      |      |      |         |         |       |      |      |        |        |      |         |
| 19000 - Fencing Total                         |        |        |      |      |      |      | 488,139 |         |       |      |      |        |        |      |         |
| <b>20000 - Lighting</b>                       |        |        |      |      |      |      |         |         |       |      |      |        |        |      |         |
| 260 - Monument Lights                         |        |        |      |      |      |      |         |         |       |      |      |        |        |      |         |
| 32 - Neighborhood Monument Lights             |        |        |      |      |      |      | 61,725  |         |       |      |      |        |        |      |         |
| 20000 - Lighting Total                        |        |        |      |      |      |      | 61,725  |         |       |      |      |        |        |      |         |
| <b>21000 - Signage</b>                        |        |        |      |      |      |      |         |         |       |      |      |        |        |      |         |
| 740 - Monument                                |        |        |      |      |      |      |         |         |       |      |      |        |        |      |         |
| 15 - Neighborhood Dbl-Sided Monuments         | 42,515 |        |      |      |      |      |         | 50,537  |       |      |      |        |        |      | 60,072  |
| 750 - Monument                                |        |        |      |      |      |      |         |         |       |      |      |        |        |      |         |
| 4 - Neighborhood Sngl-Sided Monuments         |        | 7,951  |      |      |      |      |         |         | 9,451 |      |      |        |        |      |         |
| 21000 - Signage Total                         | 42,515 | 7,951  |      |      |      |      |         | 50,537  | 9,451 |      |      |        |        |      | 60,072  |
| <b>29000 - Infrastructure</b>                 |        |        |      |      |      |      |         |         |       |      |      |        |        |      |         |
| 408 - Electric                                |        |        |      |      |      |      |         |         |       |      |      |        |        |      |         |
| 30 - Electrical Pedestals 10%                 | 44,752 |        |      |      |      |      |         | 53,197  |       |      |      |        |        |      | 63,234  |
| 29000 - Infrastructure Total                  | 44,752 |        |      |      |      |      |         | 53,197  |       |      |      |        |        |      | 63,234  |
| 00120 - Vistas Neighborhoods - General Total  | 87,267 | 60,942 |      |      |      |      | 609,818 | 103,733 | 9,451 |      |      | 67,833 |        |      | 123,306 |
| <b>00140 - Vistas Neighborhoods - Parks</b>   |        |        |      |      |      |      |         |         |       |      |      |        |        |      |         |
| <b>02000 - Concrete</b>                       |        |        |      |      |      |      |         |         |       |      |      |        |        |      |         |
| 230 - Walkways                                |        |        |      |      |      |      |         |         |       |      |      |        |        |      |         |
| 36,000 SqFt - Parks & Breezeways 10%          |        |        |      |      |      |      |         |         |       |      |      |        | 98,009 |      |         |
| 02000 - Concrete Total                        |        |        |      |      |      |      |         |         |       |      |      |        | 98,009 |      |         |
| <b>04000 - Structural Repairs</b>             |        |        |      |      |      |      |         |         |       |      |      |        |        |      |         |
| 674 - Metal Railings                          |        |        |      |      |      |      |         |         |       |      |      |        |        |      |         |
| 96 L.f. - Park Railings                       |        |        |      |      |      |      |         |         |       |      |      |        |        |      |         |
| 04000 - Structural Repairs Total              |        |        |      |      |      |      |         |         |       |      |      |        |        |      |         |

| Reserve Component                               | 2041   | 2042  | 2043  | 2044    | 2045  | 2046    | 2047 | 2048   | 2049 | 2050    | 2051    | 2052 | 2053   | 2054  | 2055 |
|-------------------------------------------------|--------|-------|-------|---------|-------|---------|------|--------|------|---------|---------|------|--------|-------|------|
| <b>18000 - Landscaping</b>                      |        |       |       |         |       |         |      |        |      |         |         |      |        |       |      |
| 116 - Irrigation: Controllers                   |        |       |       |         |       |         |      |        |      |         |         |      |        |       |      |
| 2 - Kingwood E & W Park Controllers             |        |       |       |         |       |         |      |        |      |         | 14,513  |      |        |       |      |
| 118 - Irrigation: Time Clocks                   |        |       |       |         |       |         |      |        |      |         |         |      |        |       |      |
| 14 - Park Irrigation Clocks                     |        |       |       |         |       |         |      |        |      |         | 18,658  |      |        |       |      |
| 18000 - Landscaping Total                       |        |       |       |         |       |         |      |        |      |         | 33,171  |      |        |       |      |
| <b>26000 - Outdoor Equipment</b>                |        |       |       |         |       |         |      |        |      |         |         |      |        |       |      |
| 110 - Tot Lot: Play Equipment                   |        |       |       |         |       |         |      |        |      |         |         |      |        |       |      |
| 2 - Kingwood E & W Play Structures              |        |       |       | 187,159 |       |         |      |        |      |         |         |      |        |       |      |
| 140 - Tot Lot: Safety Surface                   |        |       |       |         |       |         |      |        |      |         |         |      |        |       |      |
| 2,530 SqFt - [2] Kingwood E & W Surface Replace | 54,347 |       |       |         |       |         |      |        |      |         | 69,569  |      |        |       |      |
| 144 - Tot Lot: Play Equipment                   |        |       |       |         |       |         |      |        |      |         |         |      |        |       |      |
| 10 - Bella Vista Play Equipment                 |        |       |       |         |       |         |      |        |      |         |         |      |        |       |      |
| 148 - Tot Lot: Play Equipment                   |        |       |       |         |       |         |      |        |      |         |         |      |        |       |      |
| 2 - Talega Play Equipment                       |        |       |       |         |       |         |      |        |      |         | 3,055   |      |        |       |      |
| 270 - Picnic Tables                             |        |       |       |         |       |         |      |        |      |         |         |      |        |       |      |
| 4 - Kingwood E & W Picnic Tables                |        |       |       |         |       |         |      | 11,349 |      |         |         |      |        |       |      |
| 320 - Benches                                   |        |       |       |         |       |         |      |        |      |         |         |      |        |       |      |
| 45 - Park Benches                               |        |       |       |         |       | 112,406 |      |        |      |         |         |      |        |       |      |
| 360 - Garbage Receptacles                       |        |       |       |         |       |         |      |        |      |         |         |      |        |       |      |
| 33 - Park Garbage Receptacles                   |        |       |       |         |       |         |      | 51,202 |      |         |         |      |        |       |      |
| 382 - Pet Stations                              |        |       |       |         |       |         |      |        |      |         |         |      |        |       |      |
| 20 - Park Pet Stations 25%                      |        | 5,352 |       |         | 5,763 |         |      | 6,206  |      |         | 6,683   |      |        | 7,197 |      |
| 26000 - Outdoor Equipment Total                 | 54,347 | 5,352 |       | 187,159 | 5,763 | 112,406 |      | 68,757 |      |         | 79,308  |      |        | 7,197 |      |
| 00140 - Vistas Neighborhoods - Parks Total      | 54,347 | 5,352 |       | 187,159 | 5,763 | 112,406 |      | 68,757 |      |         | 112,479 |      | 98,009 | 7,197 |      |
| <b>00200 - Stonebridge Village - General</b>    |        |       |       |         |       |         |      |        |      |         |         |      |        |       |      |
| <b>03000 - Painting: Exterior</b>               |        |       |       |         |       |         |      |        |      |         |         |      |        |       |      |
| 120 - Surface Restoration                       |        |       |       |         |       |         |      |        |      |         |         |      |        |       |      |
| 896 SqFt - Charleston Summerlin Monument        |        |       | 2,373 |         |       |         |      | 2,685  |      |         |         |      | 3,038  |       |      |
| 408 - Wrought Iron                              |        |       |       |         |       |         |      |        |      |         |         |      |        |       |      |
| 8,638 Lf. - Fence & Trellis Paint               | 80,144 |       |       |         |       | 90,676  |      |        |      |         | 102,592 |      |        |       |      |
| 520 - Masonry Walls                             |        |       |       |         |       |         |      |        |      |         |         |      |        |       |      |
| 130,860 SqFt - Wall Paint                       |        |       |       |         |       |         |      |        |      | 192,595 |         |      |        |       |      |
| 03000 - Painting: Exterior Total                | 80,144 |       | 2,373 |         |       | 90,676  |      | 2,685  |      | 192,595 | 102,592 |      | 3,038  |       |      |
| <b>04000 - Structural Repairs</b>               |        |       |       |         |       |         |      |        |      |         |         |      |        |       |      |
| 542 - Bridge Maintenance                        |        |       |       |         |       |         |      |        |      |         |         |      |        |       |      |
| Heritage Heights Dr Bridge                      |        |       |       |         |       |         |      |        |      |         |         |      |        |       |      |
| 550 - Bridge Maintenance                        |        |       |       |         |       |         |      |        |      |         |         |      |        |       |      |
| 3 - Stonebridge Wash Trail Bridges              |        |       |       |         |       |         |      |        |      |         |         |      |        |       |      |
| 656 - Metal Railings                            |        |       |       |         |       |         |      |        |      |         |         |      |        |       |      |
| 292 Lf. - Walkway Railings                      |        |       |       |         |       |         |      |        |      | 23,392  |         |      |        |       |      |
| 04000 - Structural Repairs Total                |        |       |       |         |       |         |      |        |      | 23,392  |         |      |        |       |      |
| <b>18000 - Landscaping</b>                      |        |       |       |         |       |         |      |        |      |         |         |      |        |       |      |

| Reserve Component                             | 2041 | 2042    | 2043 | 2044   | 2045   | 2046   | 2047    | 2048 | 2049 | 2050      | 2051 | 2052    | 2053 | 2054 | 2055    |
|-----------------------------------------------|------|---------|------|--------|--------|--------|---------|------|------|-----------|------|---------|------|------|---------|
| 122 - Irrigation: Controllers                 |      |         |      |        |        |        |         |      |      |           |      |         |      |      |         |
| 12 - Irrigation Controllers                   |      |         |      | 73,254 |        |        |         |      |      |           |      |         |      |      |         |
| 160 - Irrigation: Misc.                       |      |         |      |        |        |        |         |      |      |           |      |         |      |      |         |
| 35,670 L.f. - Renovation 33%                  |      |         |      |        |        |        |         |      |      |           |      |         |      |      |         |
| 440 - Plant Replacement                       |      |         |      |        |        |        |         |      |      |           |      |         |      |      |         |
| 512,830 SqFt - Streets/Medians & Monuments 8% |      | 362,860 |      |        |        |        | 410,543 |      |      |           |      | 464,491 |      |      |         |
| 470 - Pathways & Trails                       |      |         |      |        |        |        |         |      |      |           |      |         |      |      |         |
| 75,120 SqFt - Wash & Southwest Perimeter      |      |         |      |        |        |        |         |      |      | 134,350   |      |         |      |      |         |
| 530 - Tree Maintenance                        |      |         |      |        |        |        |         |      |      |           |      |         |      |      |         |
| 8 - Charleston Summerlin Monument Palms 13%   |      |         |      |        |        |        |         |      |      |           |      |         |      |      | 14,649  |
| 536 - Tree Maintenance                        |      |         |      |        |        |        |         |      |      |           |      |         |      |      |         |
| 150 - Tree Replacements [SE-2]                |      |         |      |        | 75,950 | 77,849 |         |      |      |           |      |         |      |      | 97,222  |
| 18000 - Landscaping Total                     |      | 362,860 |      | 73,254 | 75,950 | 77,849 | 410,543 |      |      | 134,350   |      | 464,491 |      |      | 111,871 |
| <b>19000 - Fencing</b>                        |      |         |      |        |        |        |         |      |      |           |      |         |      |      |         |
| 210 - Wrought Iron: 6'                        |      |         |      |        |        |        |         |      |      |           |      |         |      |      |         |
| 1,202 L.f. - Access Fences                    |      |         |      |        |        |        |         |      |      | 132,119   |      |         |      |      |         |
| 218 - Wrought Iron: 6'                        |      |         |      |        |        |        |         |      |      |           |      |         |      |      |         |
| 7,144 L.f. - View Fences                      |      |         |      |        |        |        |         |      |      | 785,242   |      |         |      |      |         |
| 418 - Masonry Wall: On-going Maint.           |      |         |      |        |        |        |         |      |      |           |      |         |      |      |         |
| 27,344 L.f. - Stucco Clad Wall Repair 2%      |      |         |      |        |        |        |         |      |      | 275,084   |      |         |      |      |         |
| 770 - Gates                                   |      |         |      |        |        |        |         |      |      |           |      |         |      |      |         |
| 9 - Pedestrian & EVA Gates                    |      |         |      |        |        |        |         |      |      | 18,444    |      |         |      |      |         |
| 19000 - Fencing Total                         |      |         |      |        |        |        |         |      |      | 1,210,889 |      |         |      |      |         |
| <b>20000 - Lighting</b>                       |      |         |      |        |        |        |         |      |      |           |      |         |      |      |         |
| 224 - Monument Lights                         |      |         |      |        |        |        |         |      |      |           |      |         |      |      |         |
| 4 - Charleston Summerlin 4' Fixtures          |      |         |      |        |        |        |         |      |      |           |      |         |      |      |         |
| 234 - Landscape                               |      |         |      |        |        |        |         |      |      |           |      |         |      |      |         |
| 19 - Charleston Summerlin Monument Up-Lights  |      |         |      |        |        |        |         |      |      |           |      |         |      |      |         |
| 274 - Exterior: Misc. Fixtures                |      |         |      |        |        |        |         |      |      |           |      |         |      |      |         |
| 29 - Shade Structure Lights                   |      |         |      |        |        |        |         |      |      |           |      |         |      |      |         |
| 284 - Landscape                               |      |         |      |        |        |        |         |      |      |           |      |         |      |      |         |
| 137 - Landscape Up-Lights                     |      |         |      |        |        |        |         |      |      |           |      |         |      |      |         |
| 20000 - Lighting Total                        |      |         |      |        |        |        |         |      |      |           |      |         |      |      |         |
| <b>21000 - Signage</b>                        |      |         |      |        |        |        |         |      |      |           |      |         |      |      |         |
| 788 - Monument                                |      |         |      |        |        |        |         |      |      |           |      |         |      |      |         |
| 4 - Stonebridge Village Monuments             |      |         |      |        |        |        |         |      |      | 18,630    |      |         |      |      |         |
| 21000 - Signage Total                         |      |         |      |        |        |        |         |      |      | 18,630    |      |         |      |      |         |
| <b>26000 - Outdoor Equipment</b>              |      |         |      |        |        |        |         |      |      |           |      |         |      |      |         |
| 304 - Benches                                 |      |         |      |        |        |        |         |      |      |           |      |         |      |      |         |
| 3 - Benches                                   |      |         |      |        |        |        |         |      |      |           |      |         |      |      |         |
| 344 - Garbage Receptacles                     |      |         |      |        |        |        |         |      |      |           |      |         |      |      |         |
| 2 - Trash Cans                                |      | 2,676   |      |        |        |        |         |      |      |           |      |         |      |      |         |
| 374 - Pet Stations                            |      |         |      |        |        |        |         |      |      |           |      |         |      |      |         |
| 14 - Pet Stations                             |      |         |      |        |        |        |         |      |      |           |      |         |      |      |         |

| Reserve Component                                  | 2041   | 2042    | 2043  | 2044   | 2045   | 2046    | 2047    | 2048  | 2049    | 2050      | 2051    | 2052    | 2053  | 2054 | 2055    |
|----------------------------------------------------|--------|---------|-------|--------|--------|---------|---------|-------|---------|-----------|---------|---------|-------|------|---------|
| 848 - Shade Structure                              |        |         |       |        |        |         |         |       |         |           |         |         |       |      |         |
| 7,200 SqFt - [2] Crossbridge Large Structures      |        |         |       |        |        |         |         |       | 193,809 |           |         |         |       |      |         |
| 856 - Shade Structure                              |        |         |       |        |        |         |         |       |         |           |         |         |       |      |         |
| 2,496 SqFt - [4] Small Structures                  |        |         |       |        |        |         |         |       | 22,411  |           |         |         |       |      |         |
| 26000 - Outdoor Equipment Total                    |        | 2,676   |       |        |        |         |         |       | 216,220 |           |         |         |       |      |         |
| 00200 - Stonebridge Village - General Total        | 80,144 | 365,536 | 2,373 | 73,254 | 75,950 | 168,525 | 410,543 | 2,685 | 216,220 | 1,579,855 | 102,592 | 464,491 | 3,038 |      | 111,871 |
| <b>00220 - Stonebridge Neighborhoods - General</b> |        |         |       |        |        |         |         |       |         |           |         |         |       |      |         |
| 20000 - Lighting                                   |        |         |       |        |        |         |         |       |         |           |         |         |       |      |         |
| 278 - Monument Lights                              |        |         |       |        |        |         |         |       |         |           |         |         |       |      |         |
| 18 - Neighborhood Entry Lights                     |        |         |       |        |        |         |         |       |         |           |         |         |       |      |         |
| 20000 - Lighting Total                             |        |         |       |        |        |         |         |       |         |           |         |         |       |      |         |
| 21000 - Signage                                    |        |         |       |        |        |         |         |       |         |           |         |         |       |      |         |
| 758 - Monument                                     |        |         |       |        |        |         |         |       |         |           |         |         |       |      |         |
| 2 - Neighborhood Monuments                         |        |         |       |        |        |         |         |       |         |           |         |         |       |      |         |
| 21000 - Signage Total                              |        |         |       |        |        |         |         |       |         |           |         |         |       |      |         |
| 29000 - Infrastructure                             |        |         |       |        |        |         |         |       |         |           |         |         |       |      |         |
| 412 - Electric                                     |        |         |       |        |        |         |         |       |         |           |         |         |       |      |         |
| 7 - Electrical Pedestals                           |        |         |       |        |        |         |         |       |         | 130,409   |         |         |       |      |         |
| 29000 - Infrastructure Total                       |        |         |       |        |        |         |         |       |         | 130,409   |         |         |       |      |         |
| 00220 - Stonebridge Neighborhoods - General Total  |        |         |       |        |        |         |         |       |         | 130,409   |         |         |       |      |         |
| <b>00240 - Stonebridge Neighborhoods - Parks</b>   |        |         |       |        |        |         |         |       |         |           |         |         |       |      |         |
| 02000 - Concrete                                   |        |         |       |        |        |         |         |       |         |           |         |         |       |      |         |
| 240 - Walkways                                     |        |         |       |        |        |         |         |       |         |           |         |         |       |      |         |
| 4,020 SqFt - Parks 2%                              |        |         |       |        | 1,797  |         |         |       |         | 2,033     |         |         |       |      | 2,300   |
| 02000 - Concrete Total                             |        |         |       |        | 1,797  |         |         |       |         | 2,033     |         |         |       |      | 2,300   |
| 04000 - Structural Repairs                         |        |         |       |        |        |         |         |       |         |           |         |         |       |      |         |
| 306 - Trellis                                      |        |         |       |        |        |         |         |       |         |           |         |         |       |      |         |
| 375 SqFt - Caledonia Mini-Park                     |        |         |       |        |        |         |         |       |         | 29,258    |         |         |       |      |         |
| 04000 - Structural Repairs Total                   |        |         |       |        |        |         |         |       |         | 29,258    |         |         |       |      |         |
| 18000 - Landscaping                                |        |         |       |        |        |         |         |       |         |           |         |         |       |      |         |
| 128 - Irrigation: Controllers                      |        |         |       |        |        |         |         |       |         |           |         |         |       |      |         |
| Irrigation Controllers                             |        |         |       |        | 3,171  |         |         |       |         |           |         |         |       |      |         |
| 18000 - Landscaping Total                          |        |         |       |        | 3,171  |         |         |       |         |           |         |         |       |      |         |
| 19000 - Fencing                                    |        |         |       |        |        |         |         |       |         |           |         |         |       |      |         |
| 510 - Post & Cable                                 |        |         |       |        |        |         |         |       |         |           |         |         |       |      |         |
| 185 l.f. - Skye Knoll                              |        |         |       |        |        |         |         |       |         | 34,017    |         |         |       |      |         |
| 19000 - Fencing Total                              |        |         |       |        |        |         |         |       |         | 34,017    |         |         |       |      |         |
| 20000 - Lighting                                   |        |         |       |        |        |         |         |       |         |           |         |         |       |      |         |

| Reserve Component                                  | 2041   | 2042 | 2043    | 2044   | 2045   | 2046   | 2047   | 2048    | 2049 | 2050   | 2051   | 2052    | 2053 | 2054 | 2055   |
|----------------------------------------------------|--------|------|---------|--------|--------|--------|--------|---------|------|--------|--------|---------|------|------|--------|
| 264 - Bollard Lights                               |        |      |         |        |        |        |        |         |      |        |        |         |      |      |        |
| 4 - Caledonia Mini-Park                            |        |      |         |        |        |        |        |         |      |        |        |         |      |      |        |
| 268 - Exterior: Misc. Fixtures                     |        |      |         |        |        |        |        |         |      |        |        |         |      |      |        |
| 2 - Caledonia Mini-Park                            |        |      |         |        |        |        |        |         |      |        |        |         |      |      |        |
| 20000 - Lighting Total                             |        |      |         |        |        |        |        |         |      |        |        |         |      |      |        |
| <b>26000 - Outdoor Equipment</b>                   |        |      |         |        |        |        |        |         |      |        |        |         |      |      |        |
| 278 - Picnic Tables                                |        |      |         |        |        |        |        |         |      |        |        |         |      |      |        |
| 3 - Picnic Tables                                  |        |      |         |        |        |        |        |         |      |        |        |         |      |      |        |
| 314 - Benches                                      |        |      |         |        |        |        |        |         |      |        |        |         |      |      |        |
| 5 - Park Benches                                   |        |      |         |        |        |        |        |         |      |        |        |         |      |      | 15,598 |
| 332 - Shade Structure                              |        |      |         |        |        |        |        |         |      |        |        |         |      |      |        |
| 400 SqFt - Skye Knoll                              |        |      |         |        | 27,584 |        |        |         |      |        |        |         |      |      |        |
| 356 - Garbage Receptacles                          |        |      |         |        |        |        |        |         |      |        |        |         |      |      |        |
| 3 - Trash Receptacles                              |        |      |         |        |        |        |        |         |      |        |        |         |      |      |        |
| 398 - Pet Stations                                 |        |      |         |        |        |        |        |         |      |        |        |         |      |      |        |
| 3 - Park Pet Stations                              |        |      | 3,291   |        |        |        |        |         |      |        |        |         |      |      | 4,426  |
| 26000 - Outdoor Equipment Total                    |        |      | 3,291   |        | 27,584 |        |        |         |      |        |        |         |      |      | 20,024 |
| 00240 - Stonebridge Neighborhoods - Parks Total    |        |      | 3,291   | 3,171  | 29,381 |        |        |         |      | 65,308 |        |         |      |      | 22,324 |
| <b>00400 - Reverence Village - General</b>         |        |      |         |        |        |        |        |         |      |        |        |         |      |      |        |
| <b>02000 - Concrete</b>                            |        |      |         |        |        |        |        |         |      |        |        |         |      |      |        |
| 250 - Walkways                                     |        |      |         |        |        |        |        |         |      |        |        |         |      |      |        |
| 9,250 SqFt - [3] Easements 3%                      |        |      |         |        | 6,201  |        |        |         |      |        |        |         |      |      |        |
| 02000 - Concrete Total                             |        |      |         |        | 6,201  |        |        |         |      |        |        |         |      |      |        |
| <b>03000 - Painting: Exterior</b>                  |        |      |         |        |        |        |        |         |      |        |        |         |      |      |        |
| 414 - Wrought Iron                                 |        |      |         |        |        |        |        |         |      |        |        |         |      |      |        |
| 2,623 Lf. - Fence Paint                            | 24,337 |      |         |        |        | 27,535 |        |         |      |        | 31,154 |         |      |      |        |
| 530 - Masonry Walls                                |        |      |         |        |        |        |        |         |      |        |        |         |      |      |        |
| 8,500 SqFt - Drainage Basin East Wall              |        |      |         |        |        |        |        |         |      | 12,510 |        |         |      |      |        |
| 03000 - Painting: Exterior Total                   | 24,337 |      |         |        |        | 27,535 |        |         |      | 12,510 | 31,154 |         |      |      |        |
| <b>18000 - Landscaping</b>                         |        |      |         |        |        |        |        |         |      |        |        |         |      |      |        |
| 134 - Irrigation: Controllers                      |        |      |         |        |        |        |        |         |      |        |        |         |      |      |        |
| 2 - Irrigation Controllers                         |        |      |         | 12,209 |        |        |        |         |      |        |        |         |      |      |        |
| 170 - Irrigation: Misc.                            |        |      |         |        |        |        |        |         |      |        |        |         |      |      |        |
| 18,997 Lf. - Renovation 33%                        |        |      |         |        |        |        |        |         |      |        |        |         |      |      |        |
| 460 - Plant Replacement                            |        |      |         |        |        |        |        |         |      |        |        |         |      |      |        |
| 353,280 SqFt - Street/Medians, Monuments, Esmnt 5% |        |      | 170,812 |        |        |        |        | 193,258 |      |        |        | 218,653 |      |      |        |
| 550 - Tree Maintenance                             |        |      |         |        |        |        |        |         |      |        |        |         |      |      |        |
| 32 - Reverence & Easement Palms 7%                 |        |      |         |        |        |        |        |         |      |        |        |         |      |      | 32,329 |
| 556 - Tree Maintenance                             |        |      |         |        |        |        |        |         |      |        |        |         |      |      |        |
| 150 - Tree Replacements [SE-2]                     |        |      |         |        |        |        | 79,795 | 81,790  |      |        |        |         |      |      |        |
| 18000 - Landscaping Total                          |        |      | 170,812 | 12,209 |        |        | 79,795 | 275,047 |      |        |        | 218,653 |      |      | 32,329 |
| <b>19000 - Fencing</b>                             |        |      |         |        |        |        |        |         |      |        |        |         |      |      |        |

| Reserve Component                                 | 2041   | 2042  | 2043    | 2044   | 2045    | 2046   | 2047   | 2048    | 2049   | 2050    | 2051   | 2052 | 2053    | 2054   | 2055   |
|---------------------------------------------------|--------|-------|---------|--------|---------|--------|--------|---------|--------|---------|--------|------|---------|--------|--------|
| 244 - Wrought Iron: 6'                            |        |       |         |        |         |        |        |         |        |         |        |      |         |        |        |
| 1,375 L.f. - View Fences                          |        |       |         |        |         |        |        |         |        | 151,135 |        |      |         |        |        |
| 252 - Wrought Iron: 6'                            |        |       |         |        |         |        |        |         |        |         |        |      |         |        |        |
| 1,248 L.f. - Access Fences                        |        |       |         |        |         |        |        |         |        | 137,176 |        |      |         |        |        |
| 426 - Masonry Wall: On-going Maint.               |        |       |         |        |         |        |        |         |        |         |        |      |         |        |        |
| 6,400 L.f. - Reverence & Lake Mead Wall Repair 2% |        |       |         |        |         |        |        |         |        | 57,231  |        |      |         |        |        |
| 434 - Masonry Wall: On-going Maint.               |        |       |         |        |         |        |        |         |        |         |        |      |         |        |        |
| 820 L.f. - Drainage Basin East Wall 2%            |        |       |         |        |         |        |        |         |        | 7,333   |        |      |         |        |        |
| 19000 - Fencing Total                             |        |       |         |        |         |        |        |         |        | 352,874 |        |      |         |        |        |
| <b>19500 - Retaining Wall</b>                     |        |       |         |        |         |        |        |         |        |         |        |      |         |        |        |
| 982 - Rockery                                     |        |       |         |        |         |        |        |         |        |         |        |      |         |        |        |
| 4,890 L.f. - Stacked Stone Walls %                |        |       |         |        | 19,668  |        |        |         |        | 22,253  |        |      |         |        | 25,177 |
| 19500 - Retaining Wall Total                      |        |       |         |        | 19,668  |        |        |         |        | 22,253  |        |      |         |        | 25,177 |
| <b>20000 - Lighting</b>                           |        |       |         |        |         |        |        |         |        |         |        |      |         |        |        |
| 214 - Landscape                                   |        |       |         |        |         |        |        |         |        |         |        |      |         |        |        |
| 28 - Monument Area Landscape Lights               |        |       |         |        |         |        |        |         |        |         |        |      |         |        |        |
| 20000 - Lighting Total                            |        |       |         |        |         |        |        |         |        |         |        |      |         |        |        |
| <b>21000 - Signage</b>                            |        |       |         |        |         |        |        |         |        |         |        |      |         |        |        |
| 716 - Monument                                    |        |       |         |        |         |        |        |         |        |         |        |      |         |        |        |
| 2 - Reverence Village Monument Refurbish          |        |       |         |        |         | 18,644 |        |         |        |         |        |      |         |        |        |
| 21000 - Signage Total                             |        |       |         |        |         | 18,644 |        |         |        |         |        |      |         |        |        |
| <b>26000 - Outdoor Equipment</b>                  |        |       |         |        |         |        |        |         |        |         |        |      |         |        |        |
| 326 - Benches                                     |        |       |         |        |         |        |        |         |        |         |        |      |         |        |        |
| Center Easement Bench                             |        |       |         |        |         |        |        |         |        | 2,757   |        |      |         |        |        |
| 390 - Pet Stations                                |        |       |         |        |         |        |        |         |        |         |        |      |         |        |        |
| Center Easement Pet Station                       |        | 1,070 |         |        |         |        |        |         |        |         |        |      |         | 1,439  |        |
| 26000 - Outdoor Equipment Total                   |        | 1,070 |         |        |         |        |        |         |        | 2,757   |        |      |         | 1,439  |        |
| <b>29000 - Infrastructure</b>                     |        |       |         |        |         |        |        |         |        |         |        |      |         |        |        |
| 420 - Electric                                    |        |       |         |        |         |        |        |         |        |         |        |      |         |        |        |
| 10 - Electrical Pedestals                         |        |       |         |        | 164,661 |        |        |         |        |         |        |      |         |        |        |
| 29000 - Infrastructure Total                      |        |       |         |        | 164,661 |        |        |         |        |         |        |      |         |        |        |
| 00400 - Reverence Village - General Total         | 24,337 | 1,070 | 170,812 | 12,209 | 190,530 | 46,179 | 79,795 | 275,047 |        | 390,394 | 31,154 |      | 218,653 | 1,439  | 57,507 |
| <b>00460 - Redpoint - General</b>                 |        |       |         |        |         |        |        |         |        |         |        |      |         |        |        |
| <b>02000 - Concrete</b>                           |        |       |         |        |         |        |        |         |        |         |        |      |         |        |        |
| 224 - Walkways                                    |        |       |         |        |         |        |        |         |        |         |        |      |         |        |        |
| 25,155 SqFt - Paseo & Park Walkways 2%            |        |       |         | 10,967 |         |        |        |         | 12,409 |         |        |      |         | 14,039 |        |
| 02000 - Concrete Total                            |        |       |         | 10,967 |         |        |        |         | 12,409 |         |        |      |         | 14,039 |        |
| <b>03000 - Painting: Exterior</b>                 |        |       |         |        |         |        |        |         |        |         |        |      |         |        |        |
| 406 - Railings                                    |        |       |         |        |         |        |        |         |        |         |        |      |         |        |        |
| 1,074 L.f. - Paseo Walkway Railings               |        |       |         | 18,979 |         |        |        |         | 21,473 |         |        |      |         | 24,294 |        |

| Reserve Component                                  | 2041 | 2042 | 2043 | 2044    | 2045   | 2046   | 2047 | 2048    | 2049    | 2050 | 2051 | 2052 | 2053 | 2054      | 2055   |
|----------------------------------------------------|------|------|------|---------|--------|--------|------|---------|---------|------|------|------|------|-----------|--------|
| 450 - Wrought Iron                                 |      |      |      |         |        |        |      |         |         |      |      |      |      |           |        |
| 4,340 L.f. - Perimeter Paseo & Paseo Park Fencing  |      |      |      | 43,575  |        |        |      |         | 49,301  |      |      |      |      | 55,780    |        |
| 610 - Light Poles                                  |      |      |      |         |        |        |      |         |         |      |      |      |      |           |        |
| 61 - Walkway Light Poles                           |      |      |      | 19,599  |        |        |      |         | 22,174  |      |      |      |      | 25,088    |        |
| 03000 - Painting: Exterior Total                   |      |      |      | 82,152  |        |        |      |         | 92,948  |      |      |      |      | 105,162   |        |
| <b>04000 - Structural Repairs</b>                  |      |      |      |         |        |        |      |         |         |      |      |      |      |           |        |
| 352 - Trellis                                      |      |      |      |         |        |        |      |         |         |      |      |      |      |           |        |
| 300 SqFt - Arroyo Edge                             |      |      |      |         |        |        |      |         |         |      |      |      |      | 25,836    |        |
| 684 - Metal Railings                               |      |      |      |         |        |        |      |         |         |      |      |      |      |           |        |
| 1,352 L.f. - Stair & Walkway Railings              |      |      |      |         |        |        |      |         |         |      |      |      |      | 119,550   |        |
| 04000 - Structural Repairs Total                   |      |      |      |         |        |        |      |         |         |      |      |      |      | 145,387   |        |
| <b>18000 - Landscaping</b>                         |      |      |      |         |        |        |      |         |         |      |      |      |      |           |        |
| 136 - Irrigation: Controllers                      |      |      |      |         |        |        |      |         |         |      |      |      |      |           |        |
| 30 - Paseo Irrigation Controllers                  |      |      |      |         |        |        |      | 202,147 |         |      |      |      |      |           |        |
| 180 - Irrigation: Misc.                            |      |      |      |         |        |        |      |         |         |      |      |      |      |           |        |
| 17,478 L.f. - Renovation 33%                       |      |      |      | 17,502  |        |        |      |         |         |      |      |      |      |           |        |
| 340 - Irrigation: Pumps                            |      |      |      |         |        |        |      |         |         |      |      |      |      |           |        |
| 2 - Irrigation Pumps                               |      |      |      | 16,064  |        |        |      |         | 18,175  |      |      |      |      | 20,564    |        |
| 388 - Turf Renovation                              |      |      |      |         |        |        |      |         |         |      |      |      |      |           |        |
| 970 SqFt - Arroyo Edge Synthetic Turf              |      |      |      | 28,049  |        |        |      |         |         |      |      |      |      | 35,905    |        |
| 404 - Plant Replacement                            |      |      |      |         |        |        |      |         |         |      |      |      |      |           |        |
| 227,214 SqFt - Streets/Medians & Monuments 8%      |      |      |      | 168,907 |        |        |      |         | 191,103 |      |      |      |      | 216,216   |        |
| 478 - Pathways & Trails                            |      |      |      |         |        |        |      |         |         |      |      |      |      |           |        |
| 13,380 SqFt - Decomposed Granite Paths             |      |      |      | 20,635  |        |        |      |         |         |      |      |      |      | 26,414    |        |
| 572 - Tree Maintenance                             |      |      |      |         |        |        |      |         |         |      |      |      |      |           |        |
| 150 - Tree Replacements [SE-2]                     |      |      |      |         | 75,950 | 77,849 |      |         |         |      |      |      |      |           | 97,222 |
| 18000 - Landscaping Total                          |      |      |      | 251,156 | 75,950 | 77,849 |      | 202,147 | 209,279 |      |      |      |      | 299,098   | 97,222 |
| <b>19000 - Fencing</b>                             |      |      |      |         |        |        |      |         |         |      |      |      |      |           |        |
| 292 - Wrought Iron                                 |      |      |      |         |        |        |      |         |         |      |      |      |      |           |        |
| 27,365 L.f. - Perimeter Paseo & Paseo Park Fencing |      |      |      |         |        |        |      |         |         |      |      |      |      | 3,320,113 |        |
| 420 - Masonry Wall: On-going Maint.                |      |      |      |         |        |        |      |         |         |      |      |      |      |           |        |
| 54,935 L.f. - Wall Repairs 2%                      |      |      |      | 423,601 |        |        |      |         |         |      |      |      |      | 542,245   |        |
| 784 - Gates                                        |      |      |      |         |        |        |      |         |         |      |      |      |      |           |        |
| 6 - Pedestrian & EVA Gates                         |      |      |      |         |        |        |      |         |         |      |      |      |      | 13,572    |        |
| 19000 - Fencing Total                              |      |      |      | 423,601 |        |        |      |         |         |      |      |      |      | 3,875,931 |        |
| <b>19500 - Retaining Wall</b>                      |      |      |      |         |        |        |      |         |         |      |      |      |      |           |        |
| 382 - Masonry Wall Maintenance                     |      |      |      |         |        |        |      |         |         |      |      |      |      |           |        |
| 1,569 L.f. - Street Corner & Monument Walls 10%    |      |      |      | 22,685  |        |        |      |         |         |      |      |      |      | 29,038    |        |
| 19500 - Retaining Wall Total                       |      |      |      | 22,685  |        |        |      |         |         |      |      |      |      | 29,038    |        |
| <b>20000 - Lighting</b>                            |      |      |      |         |        |        |      |         |         |      |      |      |      |           |        |
| 244 - Landscape                                    |      |      |      |         |        |        |      |         |         |      |      |      |      |           |        |
| 273 - Walkway & Monument Inground Up-Lights        |      |      |      | 488,995 |        |        |      |         |         |      |      |      |      |           |        |
| 276 - Bollard Lights                               |      |      |      |         |        |        |      |         |         |      |      |      |      |           |        |

| Reserve Component                                 | 2041 | 2042   | 2043 | 2044      | 2045    | 2046   | 2047 | 2048    | 2049    | 2050 | 2051 | 2052   | 2053 | 2054      | 2055   |
|---------------------------------------------------|------|--------|------|-----------|---------|--------|------|---------|---------|------|------|--------|------|-----------|--------|
| 22 - Walkway Bollard Lights                       |      |        |      | 42,410    |         |        |      |         |         |      |      |        |      |           |        |
| 288 - Pole Lights                                 |      |        |      |           |         |        |      |         |         |      |      |        |      |           |        |
| 61 - Walkway Pole Lights                          |      |        |      |           |         |        |      |         |         |      |      |        |      | 439,039   |        |
| 20000 - Lighting Total                            |      |        |      | 531,405   |         |        |      |         |         |      |      |        |      | 439,039   |        |
| <b>21000 - Signage</b>                            |      |        |      |           |         |        |      |         |         |      |      |        |      |           |        |
| 762 - Monument                                    |      |        |      |           |         |        |      |         |         |      |      |        |      |           |        |
| 13 - Redpoint Village Monument Refurbish          |      |        |      |           | 64,218  |        |      |         |         |      |      | 76,335 |      |           |        |
| 900 - Miscellaneous                               |      |        |      |           |         |        |      |         |         |      |      |        |      |           |        |
| 5 - Various Paseo Signs                           |      |        |      |           |         |        |      |         |         |      |      |        |      | 11,416    |        |
| 21000 - Signage Total                             |      |        |      |           | 64,218  |        |      |         |         |      |      | 76,335 |      | 11,416    |        |
| <b>26000 - Outdoor Equipment</b>                  |      |        |      |           |         |        |      |         |         |      |      |        |      |           |        |
| 152 - Tot Lot: Play Equipment                     |      |        |      |           |         |        |      |         |         |      |      |        |      |           |        |
| 2 - Paseo Park Play Equipment                     |      |        |      | 202,756   |         |        |      |         |         |      |      |        |      |           |        |
| 160 - Tot Lot: Safety Surface                     |      |        |      |           |         |        |      |         |         |      |      |        |      |           |        |
| 2,100 SqFt - Paseo Park Play Area Safety Surfaces |      |        |      | 48,579    |         |        |      |         |         |      |      |        |      | 62,185    |        |
| 188 - Bike Rack                                   |      |        |      |           |         |        |      |         |         |      |      |        |      |           |        |
| 3 - Bike Racks                                    |      |        |      |           |         |        |      |         |         |      |      |        |      | 3,315     |        |
| 282 - Picnic Tables                               |      |        |      |           |         |        |      |         |         |      |      |        |      |           |        |
| 2 - Neighborhood Park Picnic Tables               |      |        |      | 5,141     |         |        |      |         |         |      |      |        |      |           |        |
| 318 - Benches                                     |      |        |      |           |         |        |      |         |         |      |      |        |      |           |        |
| 15 - Benches                                      |      | 33,945 |      |           |         |        |      |         |         |      |      |        |      |           |        |
| 348 - Garbage Receptacles                         |      |        |      |           |         |        |      |         |         |      |      |        |      |           |        |
| 8 - Paseo & Park Trash Cans                       |      |        |      | 11,245    |         |        |      |         |         |      |      |        |      |           |        |
| 376 - Pet Stations                                |      |        |      |           |         |        |      |         |         |      |      |        |      |           |        |
| 51 - Paseo & Park Pet Stations                    |      |        |      |           |         |        |      | 63,304  |         |      |      |        |      |           |        |
| 490 - Drinking Fountain, Multi Station            |      |        |      |           |         |        |      |         |         |      |      |        |      |           |        |
| Paseo Park Drinking Fountain                      |      |        |      |           |         |        |      |         |         |      |      |        |      | 15,423    |        |
| 844 - Shade Structure                             |      |        |      |           |         |        |      |         |         |      |      |        |      |           |        |
| 500 SqFt - Paseo Park Play Area Shade Sail        |      |        |      | 6,024     |         |        |      |         | 6,816   |      |      |        |      | 7,711     |        |
| 26000 - Outdoor Equipment Total                   |      | 33,945 |      | 273,745   |         |        |      | 63,304  | 6,816   |      |      |        |      | 88,635    |        |
| <b>29000 - Infrastructure</b>                     |      |        |      |           |         |        |      |         |         |      |      |        |      |           |        |
| 400 - Electric                                    |      |        |      |           |         |        |      |         |         |      |      |        |      |           |        |
| 34 - Electrical Pedestals                         |      |        |      |           |         |        |      |         |         |      |      |        |      | 699,173   |        |
| 29000 - Infrastructure Total                      |      |        |      |           |         |        |      |         |         |      |      |        |      | 699,173   |        |
| 00460 - Redpoint - General Total                  |      | 33,945 |      | 1,595,711 | 140,168 | 77,849 |      | 265,451 | 321,451 |      |      | 76,335 |      | 5,706,918 | 97,222 |
| <b>00520 - Kestrel - General</b>                  |      |        |      |           |         |        |      |         |         |      |      |        |      |           |        |
| <b>02000 - Concrete</b>                           |      |        |      |           |         |        |      |         |         |      |      |        |      |           |        |
| 270 - Walkways                                    |      |        |      |           |         |        |      |         |         |      |      |        |      |           |        |
| 15,650 SqFt - Kestrel 10%                         |      |        |      |           |         |        |      |         | 38,599  |      |      |        |      |           |        |
| 02000 - Concrete Total                            |      |        |      |           |         |        |      |         | 38,599  |      |      |        |      |           |        |
| <b>03000 - Painting: Exterior</b>                 |      |        |      |           |         |        |      |         |         |      |      |        |      |           |        |
| 460 - Wrought Iron                                |      |        |      |           |         |        |      |         |         |      |      |        |      |           |        |

| Reserve Component                            | 2041 | 2042 | 2043 | 2044    | 2045   | 2046   | 2047 | 2048 | 2049   | 2050 | 2051 | 2052 | 2053 | 2054      | 2055   |
|----------------------------------------------|------|------|------|---------|--------|--------|------|------|--------|------|------|------|------|-----------|--------|
| 6,313 L.f. - View & Access Fences & Gates 2% |      |      |      | 1,268   |        |        |      |      | 1,434  |      |      |      |      | 1,623     |        |
| 560 - Masonry Walls                          |      |      |      |         |        |        |      |      |        |      |      |      |      |           |        |
| 86,502 SqFt - Stucco Walls                   |      |      |      | 109,779 |        |        |      |      |        |      |      |      |      | 140,527   |        |
| 616 - Light Poles                            |      |      |      |         |        |        |      |      |        |      |      |      |      |           |        |
| 29 - Walkway Light Poles                     |      |      |      | 9,317   |        |        |      |      | 10,542 |      |      |      |      | 11,927    |        |
| 03000 - Painting: Exterior Total             |      |      |      | 120,364 |        |        |      |      | 11,976 |      |      |      |      | 154,076   |        |
| <b>04000 - Structural Repairs</b>            |      |      |      |         |        |        |      |      |        |      |      |      |      |           |        |
| 640 - Metal Railings                         |      |      |      |         |        |        |      |      |        |      |      |      |      |           |        |
| 70 L.f. - Walkway / Step Railings            |      |      |      |         |        |        |      |      |        |      |      |      |      | 6,190     |        |
| 04000 - Structural Repairs Total             |      |      |      |         |        |        |      |      |        |      |      |      |      | 6,190     |        |
| <b>18000 - Landscaping</b>                   |      |      |      |         |        |        |      |      |        |      |      |      |      |           |        |
| 138 - Irrigation: Controllers                |      |      |      |         |        |        |      |      |        |      |      |      |      |           |        |
| 15 - Kestrel Controllers                     |      |      |      | 91,568  |        |        |      |      |        |      |      |      |      | 117,214   |        |
| 190 - Irrigation: Misc.                      |      |      |      |         |        |        |      |      |        |      |      |      |      |           |        |
| 7,075 L.f. - Renovation 33%                  |      |      |      | 7,085   |        |        |      |      |        |      |      |      |      |           |        |
| 412 - Plant Replacement                      |      |      |      |         |        |        |      |      |        |      |      |      |      |           |        |
| 91,975 SqFt - Streets/Medians & Monuments 8% |      |      |      | 68,373  |        |        |      |      | 77,357 |      |      |      |      | 87,523    |        |
| 486 - Pathways & Trails                      |      |      |      |         |        |        |      |      |        |      |      |      |      |           |        |
| 978 SqFt - Decomposed Granite Paths          |      |      |      | 1,508   |        |        |      |      | 1,706  |      |      |      |      | 1,931     |        |
| 564 - Tree Maintenance                       |      |      |      |         |        |        |      |      |        |      |      |      |      |           |        |
| 150 - Tree Replacements [SE-2]               |      |      |      |         | 75,950 | 77,849 |      |      |        |      |      |      |      |           | 97,222 |
| 18000 - Landscaping Total                    |      |      |      | 168,533 | 75,950 | 77,849 |      |      | 79,064 |      |      |      |      | 206,668   | 97,222 |
| <b>19000 - Fencing</b>                       |      |      |      |         |        |        |      |      |        |      |      |      |      |           |        |
| 288 - Wrought Iron                           |      |      |      |         |        |        |      |      |        |      |      |      |      |           |        |
| 6,313 L.f. - View & Access Fences            |      |      |      |         |        |        |      |      |        |      |      |      |      | 765,937   |        |
| 440 - Masonry Wall: On-going Maint.          |      |      |      |         |        |        |      |      |        |      |      |      |      |           |        |
| 22,575 L.f. - Stucco Clad Wall Repairs 2%    |      |      |      | 195,834 |        |        |      |      |        |      |      |      |      | 250,684   |        |
| 794 - Gates                                  |      |      |      |         |        |        |      |      |        |      |      |      |      |           |        |
| 12 - Pedestrian & EVA Gates                  |      |      |      |         |        |        |      |      |        |      |      |      |      | 27,144    |        |
| 19000 - Fencing Total                        |      |      |      | 195,834 |        |        |      |      |        |      |      |      |      | 1,043,766 |        |
| <b>19500 - Retaining Wall</b>                |      |      |      |         |        |        |      |      |        |      |      |      |      |           |        |
| 390 - Masonry Wall Maintenance               |      |      |      |         |        |        |      |      |        |      |      |      |      |           |        |
| 368 L.f. - Kestrel Village Monument Walls 1% |      |      |      |         | 1,212  |        |      |      |        |      |      |      |      |           | 1,551  |
| 19500 - Retaining Wall Total                 |      |      |      |         | 1,212  |        |      |      |        |      |      |      |      |           | 1,551  |
| <b>20000 - Lighting</b>                      |      |      |      |         |        |        |      |      |        |      |      |      |      |           |        |
| 254 - Monument Lights                        |      |      |      |         |        |        |      |      |        |      |      |      |      |           |        |
| 12 - Village Inground Up-Lights              |      |      |      | 21,494  |        |        |      |      |        |      |      |      |      |           |        |
| 262 - Bollard Lights                         |      |      |      |         |        |        |      |      |        |      |      |      |      |           |        |
| 21 - Walkway Bollard Lights                  |      |      |      | 40,483  |        |        |      |      |        |      |      |      |      |           |        |
| 298 - Pole Lights                            |      |      |      |         |        |        |      |      |        |      |      |      |      |           |        |
| 29 - Walkway Pole Lights                     |      |      |      |         |        |        |      |      |        |      |      |      |      | 208,724   |        |
| 20000 - Lighting Total                       |      |      |      | 61,977  |        |        |      |      |        |      |      |      |      | 208,724   |        |

| Reserve Component                            | 2041 | 2042   | 2043 | 2044    | 2045   | 2046   | 2047 | 2048   | 2049    | 2050 | 2051   | 2052   | 2053 | 2054      | 2055   |
|----------------------------------------------|------|--------|------|---------|--------|--------|------|--------|---------|------|--------|--------|------|-----------|--------|
| <b>21000 - Signage</b>                       |      |        |      |         |        |        |      |        |         |      |        |        |      |           |        |
| 774 - Monument                               |      |        |      |         |        |        |      |        |         |      |        |        |      |           |        |
| 3 - Kestrel Village Monument Refurbish       |      |        |      |         | 14,819 |        |      |        |         |      |        | 17,616 |      |           |        |
| 21000 - Signage Total                        |      |        |      |         | 14,819 |        |      |        |         |      |        | 17,616 |      |           |        |
| <b>26000 - Outdoor Equipment</b>             |      |        |      |         |        |        |      |        |         |      |        |        |      |           |        |
| 308 - Benches                                |      |        |      |         |        |        |      |        |         |      |        |        |      |           |        |
| Benches                                      |      | 2,263  |      |         |        |        |      |        |         |      |        |        |      |           |        |
| 380 - Pet Stations                           |      |        |      |         |        |        |      |        |         |      |        |        |      |           |        |
| 28 - Pet Stations                            |      |        |      |         |        |        |      | 34,755 |         |      |        |        |      |           |        |
| 26000 - Outdoor Equipment Total              |      | 2,263  |      |         |        |        |      | 34,755 |         |      |        |        |      |           |        |
| <b>29000 - Infrastructure</b>                |      |        |      |         |        |        |      |        |         |      |        |        |      |           |        |
| 416 - Electric                               |      |        |      |         |        |        |      |        |         |      |        |        |      |           |        |
| 10 - Electrical Pedestals                    |      |        |      |         |        |        |      |        |         |      |        |        |      | 205,639   |        |
| 29000 - Infrastructure Total                 |      |        |      |         |        |        |      |        |         |      |        |        |      | 205,639   |        |
| 00520 - Kestrel - General Total              |      | 2,263  |      | 546,708 | 91,981 | 77,849 |      | 34,755 | 129,639 |      |        | 17,616 |      | 1,825,062 | 98,774 |
| <b>00540 - Kestrel - Parks</b>               |      |        |      |         |        |        |      |        |         |      |        |        |      |           |        |
| <b>03000 - Painting: Exterior</b>            |      |        |      |         |        |        |      |        |         |      |        |        |      |           |        |
| 560 - Light Poles                            |      |        |      |         |        |        |      |        |         |      |        |        |      |           |        |
| 10 - Bluebird Park Light Standards           |      | 2,983  |      |         |        | 3,376  |      |        |         |      | 3,819  |        |      |           |        |
| 03000 - Painting: Exterior Total             |      | 2,983  |      |         |        | 3,376  |      |        |         |      | 3,819  |        |      |           |        |
| <b>04000 - Structural Repairs</b>            |      |        |      |         |        |        |      |        |         |      |        |        |      |           |        |
| 664 - Metal Railings                         |      |        |      |         |        |        |      |        |         |      |        |        |      |           |        |
| 40 - Bluebird Park Elevated Walkway Railings |      |        |      |         |        |        |      |        |         |      |        |        |      |           |        |
| 04000 - Structural Repairs Total             |      |        |      |         |        |        |      |        |         |      |        |        |      |           |        |
| <b>18000 - Landscaping</b>                   |      |        |      |         |        |        |      |        |         |      |        |        |      |           |        |
| 144 - Irrigation: Misc.                      |      |        |      |         |        |        |      |        |         |      |        |        |      |           |        |
| 56,200 - Bluebird Park 33%                   |      |        |      |         |        | 58,938 |      |        |         |      |        |        |      |           |        |
| 154 - Irrigation: Controllers                |      |        |      |         |        |        |      |        |         |      |        |        |      |           |        |
| Bluebird Park                                |      |        |      |         |        | 6,414  |      |        |         |      |        |        |      |           |        |
| 424 - Turf Renovation                        |      |        |      |         |        |        |      |        |         |      |        |        |      |           |        |
| 23,800 - Bluebird Park 8%                    |      |        |      |         |        | 6,145  |      |        |         |      |        |        |      |           |        |
| 540 - Plant Replacement                      |      |        |      |         |        |        |      |        |         |      |        |        |      |           |        |
| 32,400 - Bluebird Park 8%                    |      | 22,366 |      |         |        | 25,305 |      |        |         |      | 28,630 |        |      |           |        |
| 18000 - Landscaping Total                    |      | 22,366 |      |         |        | 96,801 |      |        |         |      | 28,630 |        |      |           |        |
| <b>19500 - Retaining Wall</b>                |      |        |      |         |        |        |      |        |         |      |        |        |      |           |        |
| 360 - Masonry Wall                           |      |        |      |         |        |        |      |        |         |      |        |        |      |           |        |
| 750 l.f. - Bluebird Park Retaining Walls 10% |      |        |      |         |        | 15,362 |      |        |         |      |        |        |      |           |        |
| 19500 - Retaining Wall Total                 |      |        |      |         |        | 15,362 |      |        |         |      |        |        |      |           |        |
| <b>20000 - Lighting</b>                      |      |        |      |         |        |        |      |        |         |      |        |        |      |           |        |
| 100 - Exterior: Misc. Fixtures               |      |        |      |         |        |        |      |        |         |      |        |        |      |           |        |

| Reserve Component                                   | 2041           | 2042             | 2043           | 2044             | 2045           | 2046             | 2047             | 2048             | 2049             | 2050             | 2051           | 2052             | 2053             | 2054             | 2055             |
|-----------------------------------------------------|----------------|------------------|----------------|------------------|----------------|------------------|------------------|------------------|------------------|------------------|----------------|------------------|------------------|------------------|------------------|
| 2 - Bluebird Park Shade Structure LED Lights 750%   |                |                  |                |                  |                |                  |                  |                  | 26,469           |                  |                |                  |                  |                  |                  |
| 218 - Landscape                                     |                |                  |                |                  |                |                  |                  |                  |                  |                  |                |                  |                  |                  |                  |
| 16 - Bluebird Park Tree Up-Lights                   |                |                  |                |                  |                | 30,110           |                  |                  |                  |                  |                |                  |                  |                  |                  |
| 228 - Monument Lights                               |                |                  |                |                  |                |                  |                  |                  |                  |                  |                |                  |                  |                  |                  |
| 2 - Bluebird Park                                   |                |                  |                |                  |                |                  |                  |                  |                  | 3,437            |                |                  |                  |                  |                  |
| 292 - Pole Lights                                   |                |                  |                |                  |                |                  |                  |                  |                  |                  |                |                  |                  |                  |                  |
| 10 - Bluebird Park                                  |                |                  |                |                  |                |                  |                  |                  |                  |                  |                |                  |                  |                  |                  |
| 20000 - Lighting Total                              |                |                  |                |                  |                | 30,110           |                  |                  | 26,469           | 3,437            |                |                  |                  |                  |                  |
| <b>21000 - Signage</b>                              |                |                  |                |                  |                |                  |                  |                  |                  |                  |                |                  |                  |                  |                  |
| 792 - Monument                                      |                |                  |                |                  |                |                  |                  |                  |                  |                  |                |                  |                  |                  |                  |
| Bluebird Park                                       |                |                  |                |                  |                |                  |                  |                  |                  |                  | 14,832         |                  |                  |                  |                  |
| 21000 - Signage Total                               |                |                  |                |                  |                |                  |                  |                  |                  |                  | 14,832         |                  |                  |                  |                  |
| <b>26000 - Outdoor Equipment</b>                    |                |                  |                |                  |                |                  |                  |                  |                  |                  |                |                  |                  |                  |                  |
| 120 - Tot Lot: Play Equipment                       |                |                  |                |                  |                |                  |                  |                  |                  |                  |                |                  |                  |                  |                  |
| Bluebird Park                                       |                |                  |                | 779,829          |                |                  |                  |                  |                  |                  |                |                  |                  |                  |                  |
| 164 - Tot Lot: Safety Surface                       |                |                  |                |                  |                |                  |                  |                  |                  |                  |                |                  |                  |                  |                  |
| 2,500 SqFt - Bluebird Park Play Area Safety Surface |                |                  |                |                  |                | 60,760           |                  |                  |                  |                  |                |                  |                  |                  |                  |
| 184 - Bike Rack                                     |                |                  |                |                  |                |                  |                  |                  |                  |                  |                |                  |                  |                  |                  |
| 3 - Bluebird Park                                   |                |                  |                |                  |                | 4,793            |                  |                  |                  |                  |                |                  |                  |                  |                  |
| 280 - Picnic Tables                                 |                |                  |                |                  |                |                  |                  |                  |                  |                  |                |                  |                  |                  |                  |
| 3 - Bluebird Park                                   |                |                  |                |                  |                | 31,461           |                  |                  |                  |                  |                |                  |                  |                  |                  |
| 306 - Benches                                       |                |                  |                |                  |                |                  |                  |                  |                  |                  |                |                  |                  |                  |                  |
| 5 - Bluebird Park                                   |                |                  |                | 29,634           |                |                  |                  |                  |                  |                  |                |                  |                  |                  |                  |
| 372 - Pet Stations                                  |                |                  |                |                  |                |                  |                  |                  |                  |                  |                |                  |                  |                  |                  |
| 4 - Bluebird Park                                   | 4,177          |                  |                |                  |                |                  |                  |                  |                  |                  |                |                  |                  |                  |                  |
| 384 - Garbage Receptacles                           |                |                  |                |                  |                |                  |                  |                  |                  |                  |                |                  |                  |                  |                  |
| 4 - Bluebird Park                                   |                |                  |                |                  |                | 17,042           |                  |                  |                  |                  |                |                  |                  |                  |                  |
| 480 - Drinking Fountain                             |                |                  |                |                  |                |                  |                  |                  |                  |                  |                |                  |                  |                  |                  |
| Bluebird Park                                       |                |                  |                |                  |                | 12,781           |                  |                  |                  |                  |                |                  |                  |                  |                  |
| 836 - Shade Structure                               |                |                  |                |                  |                |                  |                  |                  |                  |                  |                |                  |                  |                  |                  |
| 2 - Bluebird Park Shade Sails                       | 8,690          |                  |                |                  |                | 9,832            |                  |                  |                  |                  | 11,124         |                  |                  |                  |                  |
| 912 - Miscellaneous                                 |                |                  |                |                  |                |                  |                  |                  |                  |                  |                |                  |                  |                  |                  |
| 6 - Bluebird Park Birdhouses                        |                |                  |                |                  |                | 1,721            |                  |                  |                  |                  |                |                  |                  |                  |                  |
| 26000 - Outdoor Equipment Total                     | 12,867         |                  |                | 809,463          |                | 138,389          |                  |                  |                  |                  | 11,124         |                  |                  |                  |                  |
| 00540 - Kestrel - Parks Total                       | 38,216         |                  |                | 809,463          |                | 284,038          |                  |                  | 26,469           | 3,437            | 58,405         |                  |                  |                  |                  |
| <b>Grand Total</b>                                  | <b>705,114</b> | <b>2,085,648</b> | <b>720,303</b> | <b>3,602,600</b> | <b>959,597</b> | <b>1,163,112</b> | <b>2,228,058</b> | <b>1,037,601</b> | <b>1,558,660</b> | <b>2,901,812</b> | <b>996,152</b> | <b>2,701,553</b> | <b>1,123,718</b> | <b>8,045,022</b> | <b>1,155,499</b> |

**30 Year Reserve Funding Plan Cash Flow Method**

2026 Update 3

Prepared for the 2027 Fiscal Year

|                                      | 2026      | 2027      | 2028      | 2029      | 2030      | 2031      | 2032      | 2033      | 2034      | 2035      |
|--------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| <b>Beginning Balance</b>             | 3,378,352 | 4,038,282 | 4,268,195 | 5,387,103 | 6,433,346 | 7,166,218 | 8,321,403 | 8,383,242 | 7,850,108 | 8,052,751 |
| <b>Inflated Expenditures @ 2.50%</b> | 131,653   | 1,297,636 | 429,569   | 533,251   | 872,887   | 478,198   | 1,590,895 | 2,184,389 | 1,448,884 | 567,700   |
| <b>Reserve Contributions</b>         | 700,020   | 1,425,000 | 1,429,275 | 1,433,563 | 1,437,864 | 1,442,177 | 1,446,504 | 1,450,843 | 1,455,196 | 1,459,561 |
| <i>Lots/month @ 16300</i>            | 3.58      | 7.29      | 7.31      | 7.33      | 7.35      | 7.37      | 7.40      | 7.42      | 7.44      | 7.46      |
| <i>Percentage Increase</i>           | 0.0%      | 103.6%    | 0.3%      | 0.3%      | 0.3%      | 0.3%      | 0.3%      | 0.3%      | 0.3%      | 0.3%      |
| <b>Other</b>                         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         | 0         |
| <b>Interest Post Tax @ 2.50%</b>     | 91,563    | 102,549   | 119,201   | 145,931   | 167,896   | 191,205   | 206,230   | 200,412   | 196,332   | 212,467   |
| <b>Ending Balance</b>                | 4,038,282 | 4,268,195 | 5,387,103 | 6,433,346 | 7,166,218 | 8,321,403 | 8,383,242 | 7,850,108 | 8,052,751 | 9,157,079 |

|                                      | 2036      | 2037       | 2038       | 2039       | 2040       | 2041       | 2042       | 2043       | 2044       | 2045       |
|--------------------------------------|-----------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
| <b>Beginning Balance</b>             | 9,157,079 | 9,927,324  | 10,462,899 | 11,784,795 | 11,950,409 | 12,416,828 | 13,517,927 | 13,253,277 | 14,368,951 | 12,598,731 |
| <b>Inflated Expenditures @ 2.50%</b> | 929,305   | 1,184,487  | 425,504    | 1,604,568  | 1,315,998  | 705,114    | 2,085,648  | 720,303    | 3,602,600  | 959,597    |
| <b>Reserve Contributions</b>         | 1,463,940 | 1,468,332  | 1,472,737  | 1,477,155  | 1,481,586  | 1,486,031  | 1,490,489  | 1,494,961  | 1,499,446  | 1,503,944  |
| <i>Lots/month @ 16300</i>            | 7.48      | 7.51       | 7.53       | 7.55       | 7.57       | 7.60       | 7.62       | 7.64       | 7.67       | 7.69       |
| <i>Percentage Increase</i>           | 0.3%      | 0.3%       | 0.3%       | 0.3%       | 0.3%       | 0.3%       | 0.3%       | 0.3%       | 0.3%       | 0.3%       |
| <b>Other</b>                         | 0         | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 0          |
| <b>Interest Post Tax @ 2.50%</b>     | 235,610   | 251,731    | 274,663    | 293,027    | 300,830    | 320,182    | 330,509    | 341,015    | 332,934    | 321,773    |
| <b>Ending Balance</b>                | 9,927,324 | 10,462,899 | 11,784,795 | 11,950,409 | 12,416,828 | 13,517,927 | 13,253,277 | 14,368,951 | 12,598,731 | 13,464,851 |

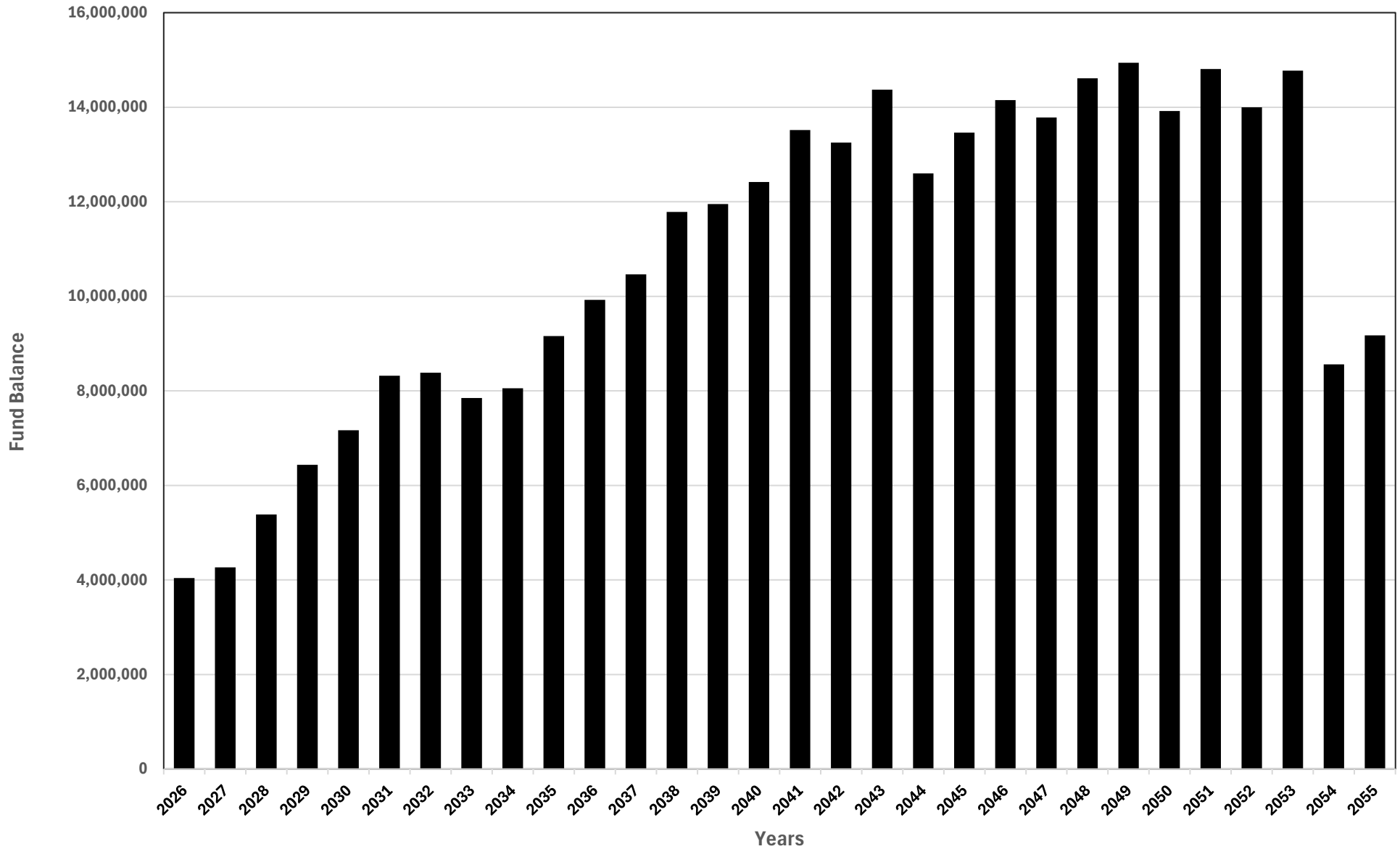
  

|                                      | 2046       | 2047       | 2048       | 2049       | 2050       | 2051       | 2052       | 2053       | 2054       | 2055      |
|--------------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-----------|
| <b>Beginning Balance</b>             | 13,464,851 | 14,151,132 | 13,780,895 | 14,611,336 | 14,939,575 | 13,920,702 | 14,810,475 | 14,000,425 | 14,772,346 | 8,560,424 |
| <b>Inflated Expenditures @ 2.50%</b> | 1,163,112  | 2,228,058  | 1,037,601  | 1,558,660  | 2,901,812  | 996,152    | 2,701,553  | 1,123,718  | 8,045,022  | 1,155,499 |
| <b>Reserve Contributions</b>         | 1,508,456  | 1,512,981  | 1,517,520  | 1,522,073  | 1,526,639  | 1,531,219  | 1,535,812  | 1,540,420  | 1,545,041  | 1,549,676 |
| <i>Lots/month @ 16300</i>            | 7.71       | 7.74       | 7.76       | 7.78       | 7.80       | 7.83       | 7.85       | 7.88       | 7.90       | 7.92      |
| <i>Percentage Increase</i>           | 0.3%       | 0.3%       | 0.3%       | 0.3%       | 0.3%       | 0.3%       | 0.3%       | 0.3%       | 0.3%       | 0.3%      |
| <b>Other</b>                         | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 0          | 0         |
| <b>Interest Post Tax @ 2.50%</b>     | 340,938    | 344,840    | 350,521    | 364,826    | 356,300    | 354,706    | 355,690    | 355,219    | 288,059    | 218,938   |
| <b>Ending Balance</b>                | 14,151,132 | 13,780,895 | 14,611,336 | 14,939,575 | 13,920,702 | 14,810,475 | 14,000,425 | 14,772,346 | 8,560,424  | 9,173,539 |

## 30 Year Reserve Funding Plan Cash Flow Method - Ending Balances

2026 Update 3

Prepared for the 2027 Fiscal Year



## **30 Year Reserve Funding Plan Cash Flow Method - Ending Balances**

2026 Update 3

Prepared for the 2027 Fiscal Year

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

2026 Update 3

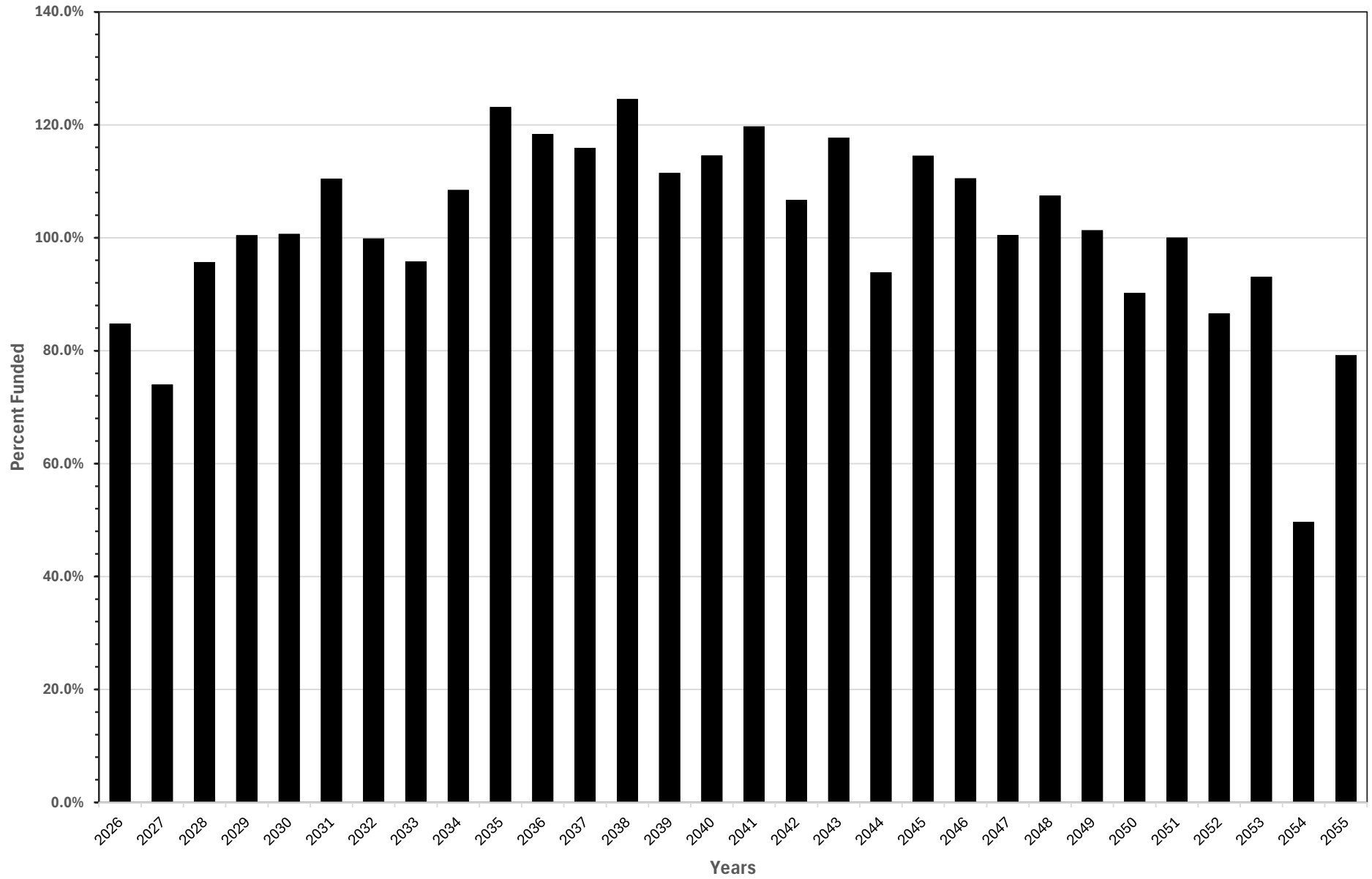
Prepared for the 2027 Fiscal Year

| <i>Year</i> | <i>Beginning<br/>Balance</i> | <i>Fully Funded<br/>Balance</i> | <i>Percent<br/>Funded</i> | <i>Inflated<br/>Expenditures<br/>@ 2.50%</i> | <i>Reserve<br/>Contribution</i> | <i>Other</i> | <i>Interest</i> | <i>Ending<br/>Balance</i> |
|-------------|------------------------------|---------------------------------|---------------------------|----------------------------------------------|---------------------------------|--------------|-----------------|---------------------------|
| 2026        | 3,378,352                    | 4,761,966                       | 84.8%                     | 131,653                                      | 700,020                         | 0            | 91,563          | 4,038,282                 |
| 2027        | 4,038,282                    | 5,768,340                       | 74.0%                     | 1,297,636                                    | 1,425,000                       | 0            | 102,549         | 4,268,195                 |
| 2028        | 4,268,195                    | 5,630,297                       | 95.7%                     | 429,569                                      | 1,429,275                       | 0            | 119,201         | 5,387,103                 |
| 2029        | 5,387,103                    | 6,404,768                       | 100.4%                    | 533,251                                      | 1,433,563                       | 0            | 145,931         | 6,433,346                 |
| 2030        | 6,433,346                    | 7,119,177                       | 100.7%                    | 872,887                                      | 1,437,864                       | 0            | 167,896         | 7,166,218                 |
| 2031        | 7,166,218                    | 7,530,841                       | 110.5%                    | 478,198                                      | 1,442,177                       | 0            | 191,205         | 8,321,403                 |
| 2032        | 8,321,403                    | 8,395,087                       | 99.9%                     | 1,590,895                                    | 1,446,504                       | 0            | 206,230         | 8,383,242                 |
| 2033        | 8,383,242                    | 8,195,951                       | 95.8%                     | 2,184,389                                    | 1,450,843                       | 0            | 200,412         | 7,850,108                 |
| 2034        | 7,850,108                    | 7,424,304                       | 108.5%                    | 1,448,884                                    | 1,455,196                       | 0            | 196,332         | 8,052,751                 |
| 2035        | 8,052,751                    | 7,436,488                       | 123.1%                    | 567,700                                      | 1,459,561                       | 0            | 212,467         | 9,157,079                 |
| 2036        | 9,157,079                    | 8,386,702                       | 118.4%                    | 929,305                                      | 1,463,940                       | 0            | 235,610         | 9,927,324                 |
| 2037        | 9,927,324                    | 9,028,433                       | 115.9%                    | 1,184,487                                    | 1,468,332                       | 0            | 251,731         | 10,462,899                |
| 2038        | 10,462,899                   | 9,460,325                       | 124.6%                    | 425,504                                      | 1,472,737                       | 0            | 274,663         | 11,784,795                |
| 2039        | 11,784,795                   | 10,719,222                      | 111.5%                    | 1,604,568                                    | 1,477,155                       | 0            | 293,027         | 11,950,409                |
| 2040        | 11,950,409                   | 10,837,514                      | 114.6%                    | 1,315,998                                    | 1,481,586                       | 0            | 300,830         | 12,416,828                |
| 2041        | 12,416,828                   | 11,291,923                      | 119.7%                    | 705,114                                      | 1,486,031                       | 0            | 320,182         | 13,517,927                |
| 2042        | 13,517,927                   | 12,422,174                      | 106.7%                    | 2,085,648                                    | 1,490,489                       | 0            | 330,509         | 13,253,277                |
| 2043        | 13,253,277                   | 12,204,903                      | 117.7%                    | 720,303                                      | 1,494,961                       | 0            | 341,015         | 14,368,951                |
| 2044        | 14,368,951                   | 13,421,927                      | 93.9%                     | 3,602,600                                    | 1,499,446                       | 0            | 332,934         | 12,598,731                |
| 2045        | 12,598,731                   | 11,758,704                      | 114.5%                    | 959,597                                      | 1,503,944                       | 0            | 321,773         | 13,464,851                |
| 2046        | 13,464,851                   | 12,805,326                      | 110.5%                    | 1,163,112                                    | 1,508,456                       | 0            | 340,938         | 14,151,132                |
| 2047        | 14,151,132                   | 13,713,332                      | 100.5%                    | 2,228,058                                    | 1,512,981                       | 0            | 344,840         | 13,780,895                |
| 2048        | 13,780,895                   | 13,596,970                      | 107.5%                    | 1,037,601                                    | 1,517,520                       | 0            | 350,521         | 14,611,336                |
| 2049        | 14,611,336                   | 14,743,531                      | 101.3%                    | 1,558,660                                    | 1,522,073                       | 0            | 364,826         | 14,939,575                |
| 2050        | 14,939,575                   | 15,431,427                      | 90.2%                     | 2,901,812                                    | 1,526,639                       | 0            | 356,300         | 13,920,702                |
| 2051        | 13,920,702                   | 14,807,711                      | 100.0%                    | 996,152                                      | 1,531,219                       | 0            | 354,706         | 14,810,475                |
| 2052        | 14,810,475                   | 16,170,850                      | 86.6%                     | 2,701,553                                    | 1,535,812                       | 0            | 355,690         | 14,000,425                |
| 2053        | 14,000,425                   | 15,870,381                      | 93.1%                     | 1,123,718                                    | 1,540,420                       | 0            | 355,219         | 14,772,346                |
| 2054        | 14,772,346                   | 17,231,289                      | 49.7%                     | 8,045,022                                    | 1,545,041                       | 0            | 288,059         | 8,560,424                 |
| 2055        | 8,560,424                    | 11,584,782                      | 79.2%                     | 1,155,499                                    | 1,549,676                       | 0            | 218,938         | 9,173,539                 |

### 30 Year Reserve Funding Plan Cash Flow Method - Percent Funded

2026 Update 3

Prepared for the 2027 Fiscal Year



| Reserve Component                               | Current<br>Repl. Cost | Useful<br>Life | Remaining<br>Life | Estimated<br>Future<br>Replacement<br>Costs | Per<br>Year | 2026 Fully<br>Funded<br>Balance | 2027 Fully<br>Funded<br>Balance | % Per Year<br>Straight Line | 2027 Line Item<br>Contribution<br>based on<br>Cash Flow Method |
|-------------------------------------------------|-----------------------|----------------|-------------------|---------------------------------------------|-------------|---------------------------------|---------------------------------|-----------------------------|----------------------------------------------------------------|
| <b>00020 - Paseos Village - General</b>         |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| <b>02000 - Concrete</b>                         |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 200 - Walkways                                  |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 1,700 SqFt - Monument Entry Areas 10%           | 2,376                 | 25             | 2                 | 2,496                                       | 100         | 2,186                           | 2,281                           | 0.01%                       | 102                                                            |
| 201 - Walkways                                  |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| Monument Entry Areas (2026 Only) [NR-1]         | 14,326                | 1              | 0                 | 14,326                                      | 14,326      | 14,326                          | 0                               | 1.02%                       | 14,587                                                         |
| 02000 - Concrete Total                          | 16,702                |                |                   | 16,822                                      | 14,426      | 16,512                          | 2,281                           | 1.03%                       | 14,688                                                         |
| <b>03000 - Painting: Exterior</b>               |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 400 - Wrought Iron                              |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 13,207 l.f. - Fence Paint                       | 85,020                | 5              | 1                 | 87,146                                      | 17,429      | 68,016                          | 85,020                          | 1.25%                       | 17,746                                                         |
| 401 - Wrought Iron                              |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| Fence Paint (2026 Only) [NR-1]                  | 4,280                 | 1              | 0                 | 4,280                                       | 4,280       | 4,280                           | 0                               | 0.31%                       | 4,358                                                          |
| 500 - Masonry Walls                             |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 449,472 SqFt - Wall Paint                       | 365,735               | 10             | 6                 | 424,141                                     | 42,414      | 146,294                         | 182,868                         | 3.03%                       | 43,186                                                         |
| 03000 - Painting: Exterior Total                | 455,035               |                |                   | 515,566                                     | 64,123      | 218,590                         | 267,888                         | 4.58%                       | 65,289                                                         |
| <b>04000 - Structural Repairs</b>               |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 300 - Trellis                                   |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 4 - Desert Foothills @ Desert Sunrise Arches 5l | 8,626                 | 30             | 7                 | 10,254                                      | 342         | 6,613                           | 6,901                           | 0.02%                       | 348                                                            |
| 660 - Metal Railings                            |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 144 l.f. - Walkway Step Railings                | 6,378                 | 30             | 7                 | 7,581                                       | 253         | 4,890                           | 5,102                           | 0.02%                       | 257                                                            |
| 04000 - Structural Repairs Total                | 15,004                |                |                   | 17,835                                      | 595         | 11,503                          | 12,003                          | 0.04%                       | 605                                                            |
| <b>18000 - Landscaping</b>                      |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 100 - Irrigation: Controllers                   |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 19 - Irrigation Controllers 25%                 | 18,591                | 12             | 1                 | 19,056                                      | 1,588       | 17,042                          | 18,591                          | 0.11%                       | 1,617                                                          |
| 104 - Irrigation: Controllers                   |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 19 - Irrigation Controllers 75%                 | 55,774                | 12             | 2                 | 58,598                                      | 4,883       | 46,479                          | 51,127                          | 0.35%                       | 4,972                                                          |
| 140 - Irrigation: Misc.                         |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 92,000 l.f. - Renovation 33%                    | 59,067                | 20             | 1                 | 60,544                                      | 3,027       | 56,114                          | 59,067                          | 0.22%                       | 3,082                                                          |
| 400 - Plant Replacement                         |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 1,207,017 SqFt - Streets/Medians & Monument     | 575,304               | 5              | 3                 | 643,161                                     | 128,632     | 130,813                         | 232,861                         | 9.19%                       | 130,972                                                        |
| 401 - Plant Replacement                         |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| Streets/Medians & Monuments (2026 Only) [N      | 14,764                | 1              | 0                 | 14,764                                      | 14,764      | 14,764                          | 0                               | 1.05%                       | 15,033                                                         |
| 500 - Tree Maintenance                          |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 12 - Roundabout Palms 8%                        | 7,159                 | 5              | 12                | 9,627                                       | 1,925       | 551                             | 1,101                           | 0.14%                       | 1,960                                                          |
| 506 - Tree Maintenance                          |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 200 - Tree Replacements [SE-2]                  | 126,690               | 10             | 3                 | 138,137                                     | 13,814      | 82,348                          | 95,017                          | 0.99%                       | 14,065                                                         |
| 18000 - Landscaping Total                       | 857,349               |                |                   | 943,888                                     | 168,634     | 348,111                         | 457,765                         | 12.05%                      | 171,701                                                        |
| <b>19000 - Fencing</b>                          |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 230 - Wrought Iron: 6'                          |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 3,615 l.f. - Access Fences                      | 219,684               | 30             | 7                 | 261,135                                     | 8,704       | 168,424                         | 175,747                         | 0.62%                       | 8,863                                                          |
| 240 - Wrought Iron: 6'                          |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 9,448 l.f. - View Fences                        | 574,155               | 30             | 7                 | 682,490                                     | 22,750      | 440,185                         | 459,324                         | 1.63%                       | 23,163                                                         |
| 400 - Masonry Wall: On-going Maint.             |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 74,912 l.f. - Stucco Clad Wall Repair 2%        | 416,661               | 10             | 6                 | 483,198                                     | 48,320      | 166,664                         | 208,330                         | 3.45%                       | 49,199                                                         |
| 780 - Gates                                     |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 7 - Pedestrian & EVA Gates                      | 7,931                 | 30             | 7                 | 9,427                                       | 314         | 6,080                           | 6,345                           | 0.02%                       | 320                                                            |
| 19000 - Fencing Total                           | 1,218,430             |                |                   | 1,436,250                                   | 80,088      | 781,354                         | 849,746                         | 5.72%                       | 81,545                                                         |
| <b>20000 - Lighting</b>                         |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 200 - Landscape                                 |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 27 - Landscape Lights                           | 15,527                | 20             | 1                 | 15,915                                      | 796         | 14,751                          | 15,527                          | 0.06%                       | 810                                                            |
| 204 - Landscape                                 |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 97 - Monument Area Up-Lights                    | 111,400               | 20             | 13                | 153,566                                     | 7,678       | 38,990                          | 44,560                          | 0.55%                       | 7,818                                                          |
| 208 - Monument Lights                           |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 14 - Monument 4' Fixtures                       | 14,420                | 20             | 13                | 19,878                                      | 994         | 5,047                           | 5,768                           | 0.07%                       | 1,012                                                          |
| 210 - Monument Lights                           |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 14 - Village Monument Light Fixtures            | 12,077                | 20             | 1                 | 12,379                                      | 619         | 11,473                          | 12,077                          | 0.04%                       | 630                                                            |
| 280 - Pole Lights                               |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 8 - Fox Hill Greenbelt Mini-Park                | 22,365                | 30             | 23                | 39,465                                      | 1,315       | 5,218                           | 5,964                           | 0.09%                       | 1,339                                                          |
| 20000 - Lighting Total                          | 175,788               |                |                   | 241,203                                     | 11,402      | 75,479                          | 83,896                          | 0.81%                       | 11,610                                                         |
| <b>21000 - Signage</b>                          |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 700 - Monument                                  |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 461 - Wall Metal Emblems 52%                    | 18,955                | 30             | 7                 | 22,532                                      | 751         | 14,532                          | 15,164                          | 0.05%                       | 765                                                            |
| 710 - Monument                                  |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 14 - Paseos Village Monument Refurbish          | 41,818                | 7              | 2                 | 43,935                                      | 6,276       | 29,870                          | 35,844                          | 0.45%                       | 6,391                                                          |
| 21000 - Signage Total                           | 60,773                |                |                   | 66,467                                      | 7,027       | 44,402                          | 51,008                          | 0.50%                       | 7,155                                                          |
| <b>26000 - Outdoor Equipment</b>                |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 366 - Benches                                   |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |

| Reserve Component                             | Current<br>Repl. Cost | Useful<br>Life | Remaining<br>Life | Estimated<br>Future<br>Replacement<br>Costs | Per<br>Year | 2026 Fully<br>Funded<br>Balance | 2027 Fully<br>Funded<br>Balance | % Per Year<br>Straight Line | 2027 Line Item<br>Contribution<br>based on<br>Cash Flow Method |
|-----------------------------------------------|-----------------------|----------------|-------------------|---------------------------------------------|-------------|---------------------------------|---------------------------------|-----------------------------|----------------------------------------------------------------|
| 16 - Benches                                  | 24,390                | 18             | 11                | 32,002                                      | 1,778       | 9,485                           | 10,840                          | 0.13%                       | 1,810                                                          |
| 370 - Pet Stations                            |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 38 - Pet Stations 26%                         | 7,210                 | 3              | 1                 | 7,390                                       | 2,463       | 4,807                           | 7,210                           | 0.18%                       | 2,508                                                          |
| 386 - Garbage Receptacles                     |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 7 - Trash Receptacles                         | 6,309                 | 20             | 13                | 8,697                                       | 435         | 2,208                           | 2,523                           | 0.03%                       | 443                                                            |
| 26000 - Outdoor Equipment Total               | 37,909                |                |                   | 48,089                                      | 4,676       | 16,500                          | 20,574                          | 0.33%                       | 4,761                                                          |
| 00020 - Paseos Village - General Total        | 2,836,991             |                |                   | 3,286,120                                   | 350,972     | 1,512,451                       | 1,745,160                       | 25.08%                      | 357,355                                                        |
| <b>00040 - Paseos Neighborhoods - General</b> |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| <b>04000 - Structural Repairs</b>             |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 310 - Trellis                                 |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 4 - Neighborhood Entry Arches                 | 5,751                 | 30             | 7                 | 6,836                                       | 228         | 4,409                           | 4,601                           | 0.02%                       | 232                                                            |
| 04000 - Structural Repairs Total              | 5,751                 |                |                   | 6,836                                       | 228         | 4,409                           | 4,601                           | 0.02%                       | 232                                                            |
| <b>20000 - Lighting</b>                       |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 220 - Monument Lights                         |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| Cordova Monument Light                        | 1,148                 | 20             | 1                 | 1,177                                       | 59          | 1,091                           | 1,148                           | 0.00%                       | 60                                                             |
| 230 - Monument Lights                         |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 2 - Tierra Bella/ Escala Monument Lights      | 1,438                 | 20             | 1                 | 1,474                                       | 74          | 1,366                           | 1,438                           | 0.01%                       | 75                                                             |
| 20000 - Lighting Total                        | 2,586                 |                |                   | 2,651                                       | 133         | 2,457                           | 2,586                           | 0.01%                       | 135                                                            |
| <b>21000 - Signage</b>                        |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 720 - Monument                                |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 3 - Neighborhood Sngl-Sided Monuments         | 4,017                 | 7              | 1                 | 4,117                                       | 588         | 3,443                           | 4,017                           | 0.04%                       | 599                                                            |
| 21000 - Signage Total                         | 4,017                 |                |                   | 4,117                                       | 588         | 3,443                           | 4,017                           | 0.04%                       | 599                                                            |
| <b>29000 - Infrastructure</b>                 |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 404 - Electric                                |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 6 - Electrical Pedestals 17%                  | 10,300                | 7              | 1                 | 10,558                                      | 1,508       | 8,829                           | 10,300                          | 0.11%                       | 1,536                                                          |
| 29000 - Infrastructure Total                  | 10,300                |                |                   | 10,558                                      | 1,508       | 8,829                           | 10,300                          | 0.11%                       | 1,536                                                          |
| 00040 - Paseos Neighborhoods - General Total  | 22,654                |                |                   | 24,162                                      | 2,457       | 19,138                          | 21,504                          | 0.18%                       | 2,502                                                          |
| <b>00060 - Paseos Neighborhoods - Parks</b>   |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| <b>02000 - Concrete</b>                       |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 210 - Walkways                                |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 5,700 SqFt - Parks & Breezeways 10%           | 7,967                 | 25             | 2                 | 8,370                                       | 335         | 7,330                           | 7,648                           | 0.02%                       | 341                                                            |
| 02000 - Concrete Total                        | 7,967                 |                |                   | 8,370                                       | 335         | 7,330                           | 7,648                           | 0.02%                       | 341                                                            |
| <b>04000 - Structural Repairs</b>             |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 670 - Metal Railings                          |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 200 I.f. - Tierra Bella/Escala Railings       | 8,858                 | 30             | 7                 | 10,529                                      | 351         | 6,791                           | 7,086                           | 0.03%                       | 357                                                            |
| 04000 - Structural Repairs Total              | 8,858                 |                |                   | 10,529                                      | 351         | 6,791                           | 7,086                           | 0.03%                       | 357                                                            |
| <b>20000 - Lighting</b>                       |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 272 - Bollard Lights                          |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 4 - Tierra Bella Park Bollard Lights          | 4,944                 | 20             | 7                 | 5,877                                       | 294         | 3,214                           | 3,461                           | 0.02%                       | 299                                                            |
| 20000 - Lighting Total                        | 4,944                 |                |                   | 5,877                                       | 294         | 3,214                           | 3,461                           | 0.02%                       | 299                                                            |
| <b>26000 - Outdoor Equipment</b>              |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 100 - Tot Lot: Play Equipment                 |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 4 - Tierra Bella/Escala Play Toys             | 3,296                 | 20             | 1                 | 3,378                                       | 169         | 3,131                           | 3,296                           | 0.01%                       | 172                                                            |
| 200 - Pedestal Grill BBQ                      |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| Tierra Bella/Escala Park BBQ                  | 670                   | 20             | 2                 | 703                                         | 35          | 603                             | 636                             | 0.00%                       | 36                                                             |
| 250 - Picnic Tables                           |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 2 - Tierra Bella/Escala Park Picnic Tables    | 3,296                 | 20             | 3                 | 3,549                                       | 177         | 2,802                           | 2,966                           | 0.01%                       | 181                                                            |
| 300 - Benches                                 |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 5 - Park Benches                              | 7,622                 | 18             | 1                 | 7,813                                       | 434         | 7,199                           | 7,622                           | 0.03%                       | 442                                                            |
| 340 - Garbage Receptacles                     |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 5 - Park Garbage Receptacles                  | 4,506                 | 20             | 1                 | 4,619                                       | 231         | 4,281                           | 4,506                           | 0.02%                       | 235                                                            |
| 394 - Pet Stations                            |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 4 - Park Pet Stations 50%                     | 1,442                 | 6              | 2                 | 1,515                                       | 253         | 961                             | 1,202                           | 0.02%                       | 257                                                            |
| 800 - Shade Structure                         |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| Tierra Bella/Escala                           | 14,377                | 30             | 7                 | 17,090                                      | 570         | 11,022                          | 11,502                          | 0.04%                       | 580                                                            |
| 810 - Shade Structure                         |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| Cordova                                       | 10,064                | 30             | 7                 | 11,963                                      | 399         | 7,716                           | 8,051                           | 0.03%                       | 406                                                            |
| 26000 - Outdoor Equipment Total               | 45,273                |                |                   | 50,630                                      | 2,267       | 37,714                          | 39,781                          | 0.16%                       | 2,309                                                          |
| 00060 - Paseos Neighborhoods - Parks Total    | 67,042                |                |                   | 75,407                                      | 3,247       | 55,049                          | 57,977                          | 0.23%                       | 3,306                                                          |
| <b>00080 - Vistas Village - General</b>       |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| <b>02000 - Concrete</b>                       |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 220 - Sidewalks, Curbs & Gutters              |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |

| <i>Reserve Component</i>                    | <i>Current<br/>Repl. Cost</i> | <i>Useful<br/>Life</i> | <i>Remaining<br/>Life</i> | <i>Estimated<br/>Future<br/>Replacement<br/>Costs</i> | <i>Per<br/>Year</i> | <i>2026 Fully<br/>Funded<br/>Balance</i> | <i>2027 Fully<br/>Funded<br/>Balance</i> | <i>% Per Year<br/>Straight Line</i> | <i>2027 Line Item<br/>Contribution<br/>based on<br/>Cash Flow Method</i> |
|---------------------------------------------|-------------------------------|------------------------|---------------------------|-------------------------------------------------------|---------------------|------------------------------------------|------------------------------------------|-------------------------------------|--------------------------------------------------------------------------|
| 4,000 SqFt - Monument Entry Areas 10%       | 5,591                         | 25                     | 2                         | 5,874                                                 | 235                 | 5,144                                    | 5,367                                    | 0.02%                               | 239                                                                      |
| 02000 - Concrete Total                      | 5,591                         |                        |                           | 5,874                                                 | 235                 | 5,144                                    | 5,367                                    | 0.02%                               | 239                                                                      |
| <b>03000 - Painting: Exterior</b>           |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 510 - Masonry Walls                         |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 311,760 SqFt - Wall Paint                   | 253,679                       | 10                     | 7                         | 301,545                                               | 30,154              | 76,104                                   | 101,472                                  | 2.15%                               | 30,703                                                                   |
| 03000 - Painting: Exterior Total            | 253,679                       |                        |                           | 301,545                                               | 30,154              | 76,104                                   | 101,472                                  | 2.15%                               | 30,703                                                                   |
| <b>04000 - Structural Repairs</b>           |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 320 - Trellis                               |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 4 - Vistas Large Monument Structures        | 57,508                        | 30                     | 7                         | 68,359                                                | 2,279               | 44,090                                   | 46,007                                   | 0.16%                               | 2,320                                                                    |
| 680 - Metal Railings                        |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 36 I.f. - Walkway Step Railings             | 1,594                         | 30                     | 7                         | 1,895                                                 | 63                  | 1,222                                    | 1,276                                    | 0.00%                               | 64                                                                       |
| 910 - Building Maintenance                  |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 2 - North & South Clock Towers              | 34,505                        | 25                     | 2                         | 36,252                                                | 1,450               | 31,745                                   | 33,125                                   | 0.10%                               | 1,476                                                                    |
| 04000 - Structural Repairs Total            | 93,608                        |                        |                           | 106,506                                               | 3,792               | 77,057                                   | 80,407                                   | 0.27%                               | 3,861                                                                    |
| <b>18000 - Landscaping</b>                  |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 110 - Irrigation: Controllers               |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 26 - Irrigation Controllers 25%             | 25,441                        | 12                     | 1                         | 26,077                                                | 2,173               | 23,321                                   | 25,441                                   | 0.16%                               | 2,213                                                                    |
| 114 - Irrigation: Controllers               |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 26 - Irrigation Controllers 75%             | 76,323                        | 12                     | 1                         | 78,231                                                | 6,519               | 69,963                                   | 76,323                                   | 0.47%                               | 6,638                                                                    |
| 150 - Irrigation: Misc.                     |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 76,000 I.f. - Renovation 33%                | 48,795                        | 20                     | 1                         | 50,014                                                | 2,501               | 46,355                                   | 48,795                                   | 0.18%                               | 2,546                                                                    |
| 380 - Turf Renovation                       |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| Park Vista Sod Strips                       | 95,304                        | 30                     | 1                         | 97,687                                                | 3,256               | 92,127                                   | 95,304                                   | 0.23%                               | 3,315                                                                    |
| 420 - Plant Replacement                     |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 1,076,223 SqFt - Streets/Medians & Monument | 386,250                       | 5                      | 2                         | 421,277                                               | 84,255              | 131,969                                  | 206,000                                  | 6.02%                               | 85,788                                                                   |
| 421 - Plant Replacement                     |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| Streets/Medians & Monuments (2026 Only) [N  | 14,764                        | 1                      | 0                         | 14,764                                                | 14,764              | 14,764                                   | 0                                        | 1.05%                               | 15,033                                                                   |
| 516 - Tree Maintenance                      |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 300 - Tree Replacements [SE-2]              | 190,035                       | 10                     | 3                         | 207,205                                               | 20,720              | 123,523                                  | 142,526                                  | 1.48%                               | 21,097                                                                   |
| 18000 - Landscaping Total                   | 836,912                       |                        |                           | 895,255                                               | 134,189             | 502,021                                  | 594,389                                  | 9.59%                               | 136,630                                                                  |
| <b>19500 - Retaining Wall</b>               |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 990 - Rockery                               |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 9,390 I.f. - Stacked Stone Walls %          | 23,625                        | 5                      | 1                         | 24,216                                                | 4,843               | 18,900                                   | 23,625                                   | 0.35%                               | 4,931                                                                    |
| 19500 - Retaining Wall Total                | 23,625                        |                        |                           | 24,216                                                | 4,843               | 18,900                                   | 23,625                                   | 0.35%                               | 4,931                                                                    |
| <b>20000 - Lighting</b>                     |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 240 - Monument Lights                       |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 34 - Village Monument Light Fixtures        | 29,329                        | 20                     | 1                         | 30,062                                                | 1,503               | 27,863                                   | 29,329                                   | 0.11%                               | 1,530                                                                    |
| 250 - Landscape                             |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 56 - Landscape Large Accent Lights          | 64,313                        | 20                     | 1                         | 65,921                                                | 3,296               | 61,098                                   | 64,313                                   | 0.24%                               | 3,356                                                                    |
| 270 - Landscape                             |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 151 - Landscape Up-Lights                   | 173,416                       | 20                     | 1                         | 177,751                                               | 8,888               | 164,745                                  | 173,416                                  | 0.64%                               | 9,049                                                                    |
| 20000 - Lighting Total                      | 267,058                       |                        |                           | 273,735                                               | 13,687              | 253,705                                  | 267,058                                  | 0.98%                               | 13,936                                                                   |
| <b>21000 - Signage</b>                      |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 730 - Monument                              |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 12 - Vistas Village Monument Refurbish      | 35,844                        | 7                      | 1                         | 36,740                                                | 5,249               | 30,723                                   | 35,844                                   | 0.38%                               | 5,344                                                                    |
| 21000 - Signage Total                       | 35,844                        |                        |                           | 36,740                                                | 5,249               | 30,723                                   | 35,844                                   | 0.38%                               | 5,344                                                                    |
| <b>26000 - Outdoor Equipment</b>            |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 180 - Bike Rack                             |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 2 - Alta Bike Racks                         | 1,107                         | 30                     | 7                         | 1,316                                                 | 44                  | 849                                      | 886                                      | 0.00%                               | 45                                                                       |
| 260 - Picnic Tables                         |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| Alta Picnic Table                           | 1,648                         | 20                     | 1                         | 1,689                                                 | 84                  | 1,566                                    | 1,648                                    | 0.01%                               | 86                                                                       |
| 310 - Benches                               |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 4 - Alta Benches                            | 6,098                         | 18                     | 1                         | 6,250                                                 | 347                 | 5,759                                    | 6,098                                    | 0.02%                               | 354                                                                      |
| 350 - Garbage Receptacles                   |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 5 - Alta Garbage Receptacles                | 4,506                         | 20                     | 1                         | 4,619                                                 | 231                 | 4,281                                    | 4,506                                    | 0.02%                               | 235                                                                      |
| 378 - Pet Stations                          |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 28 - Pet Stations 25%                       | 5,047                         | 3                      | 1                         | 5,173                                                 | 1,724               | 3,365                                    | 5,047                                    | 0.12%                               | 1,756                                                                    |
| 840 - Shade Structure                       |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| Alta btwn Vista Run & Park Vista            | 12,939                        | 30                     | 7                         | 15,381                                                | 513                 | 9,920                                    | 10,351                                   | 0.04%                               | 522                                                                      |
| 900 - Miscellaneous                         |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 8 - Tower Clocks                            | 18,540                        | 20                     | 3                         | 19,966                                                | 998                 | 15,759                                   | 16,686                                   | 0.07%                               | 1,016                                                                    |
| 26000 - Outdoor Equipment Total             | 49,885                        |                        |                           | 54,394                                                | 3,942               | 41,498                                   | 45,222                                   | 0.28%                               | 4,014                                                                    |
| 00080 - Vistas Village - General Total      | 1,566,202                     |                        |                           | 1,698,264                                             | 196,091             | 1,005,152                                | 1,153,384                                | 14.01%                              | 199,657                                                                  |
| <b>00100 - Vistas Village - Park</b>        |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| <b>04000 - Structural Repairs</b>           |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |

| Reserve Component                             | Current<br>Repl. Cost | Useful<br>Life | Remaining<br>Life | Estimated<br>Future<br>Replacement<br>Costs | Per<br>Year | 2026 Fully<br>Funded<br>Balance | 2027 Fully<br>Funded<br>Balance | % Per Year<br>Straight Line | 2027 Line Item<br>Contribution<br>based on<br>Cash Flow Method |
|-----------------------------------------------|-----------------------|----------------|-------------------|---------------------------------------------|-------------|---------------------------------|---------------------------------|-----------------------------|----------------------------------------------------------------|
| 324 - Trellis                                 |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 225 SqFt - Vista Verde/ Miramonte             | 9,706                 | 30             | 7                 | 11,537                                      | 385         | 7,441                           | 7,765                           | 0.03%                       | 392                                                            |
| 328 - Trellis                                 |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 375 SqFt - Summerfield                        | 16,176                | 30             | 7                 | 19,228                                      | 641         | 12,402                          | 12,941                          | 0.05%                       | 653                                                            |
| 332 - Trellis                                 |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 225 SqFt - Encanto/ Santalina                 | 9,706                 | 30             | 7                 | 11,537                                      | 385         | 7,441                           | 7,765                           | 0.03%                       | 392                                                            |
| 340 - Trellis                                 |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 225 SqFt - Miraleste                          | 9,706                 | 30             | 7                 | 11,537                                      | 385         | 7,441                           | 7,765                           | 0.03%                       | 392                                                            |
| 344 - Trellis                                 |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 180 SqFt - Cara Vella                         | 7,765                 | 30             | 7                 | 9,230                                       | 308         | 5,953                           | 6,212                           | 0.02%                       | 313                                                            |
| 04000 - Structural Repairs Total              | 53,058                |                |                   | 63,069                                      | 2,102       | 40,678                          | 42,446                          | 0.15%                       | 2,141                                                          |
| <b>26000 - Outdoor Equipment</b>              |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 336 - Shade Structure                         |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 133 SqFt - Sonesta                            | 6,180                 | 25             | 24                | 11,178                                      | 447         | 247                             | 494                             | 0.03%                       | 455                                                            |
| 26000 - Outdoor Equipment Total               | 6,180                 |                |                   | 11,178                                      | 447         | 247                             | 494                             | 0.03%                       | 455                                                            |
| 00100 - Vistas Village - Park Total           | 59,238                |                |                   | 74,247                                      | 2,549       | 40,925                          | 42,941                          | 0.18%                       | 2,596                                                          |
| <b>00120 - Vistas Neighborhoods - General</b> |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| <b>03000 - Painting: Exterior</b>             |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 420 - Wrought Iron                            |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 5,545 l.f. - Fence Paint                      | 35,696                | 5              | 1                 | 36,588                                      | 7,318       | 28,557                          | 35,696                          | 0.52%                       | 7,451                                                          |
| 03000 - Painting: Exterior Total              | 35,696                |                |                   | 36,588                                      | 7,318       | 28,557                          | 35,696                          | 0.52%                       | 7,451                                                          |
| <b>19000 - Fencing</b>                        |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 270 - Wrought Iron: 6'                        |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 905 l.f. - Access Fences                      | 54,997                | 30             | 7                 | 65,374                                      | 2,179       | 42,164                          | 43,997                          | 0.16%                       | 2,219                                                          |
| 280 - Wrought Iron: 6'                        |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 4,548 l.f. - View Fences                      | 276,382               | 30             | 7                 | 328,531                                     | 10,951      | 211,893                         | 221,106                         | 0.78%                       | 11,150                                                         |
| 410 - Masonry Wall: On-going Maint.           |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 52,253 l.f. - Stucco Clad Wall Repair 2%      | 290,631               | 10             | 1                 | 297,897                                     | 29,790      | 261,568                         | 290,631                         | 2.13%                       | 30,332                                                         |
| 790 - Gates                                   |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 12 - Pedestrian & EVA Gates                   | 13,596                | 30             | 7                 | 16,161                                      | 539         | 10,424                          | 10,877                          | 0.04%                       | 549                                                            |
| 19000 - Fencing Total                         | 635,606               |                |                   | 707,964                                     | 43,459      | 526,049                         | 566,611                         | 3.11%                       | 44,249                                                         |
| <b>20000 - Lighting</b>                       |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 260 - Monument Lights                         |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 32 - Neighborhood Monument Lights             | 36,750                | 20             | 1                 | 37,669                                      | 1,883       | 34,913                          | 36,750                          | 0.13%                       | 1,918                                                          |
| 20000 - Lighting Total                        | 36,750                |                |                   | 37,669                                      | 1,883       | 34,913                          | 36,750                          | 0.13%                       | 1,918                                                          |
| <b>21000 - Signage</b>                        |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 740 - Monument                                |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 15 - Neighborhood Dbl-Sided Monuments         | 29,355                | 7              | 1                 | 30,089                                      | 4,298       | 25,161                          | 29,355                          | 0.31%                       | 4,377                                                          |
| 750 - Monument                                |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 4 - Neighborhood Sngl-Sided Monuments         | 5,356                 | 7              | 2                 | 5,627                                       | 804         | 3,826                           | 4,591                           | 0.06%                       | 818                                                            |
| 21000 - Signage Total                         | 34,711                |                |                   | 35,716                                      | 5,102       | 28,987                          | 33,946                          | 0.36%                       | 5,195                                                          |
| <b>29000 - Infrastructure</b>                 |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 408 - Electric                                |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 30 - Electrical Pedestals 10%                 | 30,900                | 7              | 1                 | 31,673                                      | 4,525       | 26,486                          | 30,900                          | 0.32%                       | 4,607                                                          |
| 29000 - Infrastructure Total                  | 30,900                |                |                   | 31,673                                      | 4,525       | 26,486                          | 30,900                          | 0.32%                       | 4,607                                                          |
| 00120 - Vistas Neighborhoods - General Total  | 773,663               |                |                   | 849,610                                     | 62,287      | 644,991                         | 703,903                         | 4.45%                       | 63,420                                                         |
| <b>00140 - Vistas Neighborhoods - Parks</b>   |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| <b>02000 - Concrete</b>                       |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 230 - Walkways                                |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 36,000 SqFt - Parks & Breezeways 10%          | 50,318                | 25             | 2                 | 52,865                                      | 2,115       | 46,292                          | 48,305                          | 0.15%                       | 2,153                                                          |
| 02000 - Concrete Total                        | 50,318                |                |                   | 52,865                                      | 2,115       | 46,292                          | 48,305                          | 0.15%                       | 2,153                                                          |
| <b>04000 - Structural Repairs</b>             |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 674 - Metal Railings                          |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 96 l.f. - Park Railings                       | 4,252                 | 30             | 7                 | 5,054                                       | 168         | 3,260                           | 3,401                           | 0.01%                       | 172                                                            |
| 04000 - Structural Repairs Total              | 4,252                 |                |                   | 5,054                                       | 168         | 3,260                           | 3,401                           | 0.01%                       | 172                                                            |
| <b>18000 - Landscaping</b>                    |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 116 - Irrigation: Controllers                 |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 2 - Kingwood E & W Park Controllers           | 7,828                 | 12             | 1                 | 8,024                                       | 669         | 7,176                           | 7,828                           | 0.05%                       | 681                                                            |
| 118 - Irrigation: Time Clocks                 |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 14 - Park Irrigation Clocks                   | 10,064                | 12             | 1                 | 10,316                                      | 860         | 9,225                           | 10,064                          | 0.06%                       | 875                                                            |
| 18000 - Landscaping Total                     | 17,892                |                |                   | 18,339                                      | 1,528       | 16,401                          | 17,892                          | 0.11%                       | 1,556                                                          |
| <b>26000 - Outdoor Equipment</b>              |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |

| Reserve Component                            | Current<br>Repl. Cost | Useful<br>Life | Remaining<br>Life | Estimated<br>Future<br>Replacement<br>Costs | Per<br>Year | 2026 Fully<br>Funded<br>Balance | 2027 Fully<br>Funded<br>Balance | % Per Year<br>Straight Line | 2027 Line Item<br>Contribution<br>based on<br>Cash Flow Method |
|----------------------------------------------|-----------------------|----------------|-------------------|---------------------------------------------|-------------|---------------------------------|---------------------------------|-----------------------------|----------------------------------------------------------------|
| 110 - Tot Lot: Play Equipment                |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 2 - Kingwood E & W Play Structures           | 120,000               | 20             | 18                | 187,159                                     | 9,358       | 12,000                          | 18,000                          | 0.67%                       | 9,528                                                          |
| 140 - Tot Lot: Safety Surface                |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 2,530 SqFt - [2] Kingwood E & W Surface Repl | 37,525                | 10             | 5                 | 42,456                                      | 4,246       | 18,762                          | 22,515                          | 0.30%                       | 4,323                                                          |
| 144 - Tot Lot: Play Equipment                |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 10 - Bella Vista Play Equipment              | 2,575                 | 30             | 7                 | 3,061                                       | 102         | 1,974                           | 2,060                           | 0.01%                       | 104                                                            |
| 148 - Tot Lot: Play Equipment                |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 2 - Talega Play Equipment                    | 1,648                 | 12             | 1                 | 1,689                                       | 141         | 1,511                           | 1,648                           | 0.01%                       | 143                                                            |
| 270 - Picnic Tables                          |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 4 - Kingwood E & W Picnic Tables             | 6,592                 | 20             | 2                 | 6,926                                       | 346         | 5,933                           | 6,262                           | 0.02%                       | 353                                                            |
| 320 - Benches                                |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 45 - Park Benches                            | 68,598                | 18             | 2                 | 72,071                                      | 4,004       | 60,976                          | 64,787                          | 0.29%                       | 4,077                                                          |
| 360 - Garbage Receptacles                    |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 33 - Park Garbage Receptacles                | 29,741                | 20             | 2                 | 31,247                                      | 1,562       | 26,767                          | 28,254                          | 0.11%                       | 1,591                                                          |
| 382 - Pet Stations                           |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 20 - Park Pet Stations 25%                   | 3,605                 | 3              | 1                 | 3,695                                       | 1,232       | 2,403                           | 3,605                           | 0.09%                       | 1,254                                                          |
| 26000 - Outdoor Equipment Total              | 270,284               |                |                   | 348,304                                     | 20,991      | 130,327                         | 147,132                         | 1.50%                       | 21,372                                                         |
| 00140 - Vistas Neighborhoods - Parks Total   | 342,746               |                |                   | 424,562                                     | 24,802      | 196,279                         | 216,730                         | 1.77%                       | 25,253                                                         |
| <b>00200 - Stonebridge Village - General</b> |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| <b>03000 - Painting: Exterior</b>            |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 120 - Surface Restoration                    |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 896 SqFt - Charleston Summerlin Monument     | 1,560                 | 5              | 2                 | 1,639                                       | 328         | 936                             | 1,248                           | 0.02%                       | 334                                                            |
| 408 - Wrought Iron                           |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 8,638 l.f. - Fence & Trellis Paint           | 55,337                | 5              | 0                 | 55,337                                      | 11,067      | 55,337                          | 11,067                          | 0.79%                       | 11,269                                                         |
| 520 - Masonry Walls                          |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 130,860 SqFt - Wall Paint                    | 106,481               | 10             | 4                 | 117,535                                     | 11,753      | 63,888                          | 74,537                          | 0.84%                       | 11,967                                                         |
| 03000 - Painting: Exterior Total             | 163,377               |                |                   | 174,510                                     | 23,149      | 120,161                         | 86,852                          | 1.65%                       | 23,570                                                         |
| <b>04000 - Structural Repairs</b>            |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 542 - Bridge Maintenance                     |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| Heritage Heights Dr Bridge                   | 20,600                | 60             | 54                | 0                                           | 0           | 2,060                           | 2,403                           | 0.00%                       | 0                                                              |
| 550 - Bridge Maintenance                     |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 3 - Stonebridge Wash Trail Bridges           | 38,122                | 60             | 51                | 0                                           | 0           | 5,718                           | 6,354                           | 0.00%                       | 0                                                              |
| 656 - Metal Railings                         |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 292 l.f. - Walkway Railings                  | 12,933                | 30             | 24                | 23,392                                      | 780         | 2,587                           | 3,018                           | 0.06%                       | 794                                                            |
| 04000 - Structural Repairs Total             | 71,654                |                |                   | 23,392                                      | 780         | 10,365                          | 11,775                          | 0.06%                       | 794                                                            |
| <b>18000 - Landscaping</b>                   |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 122 - Irrigation: Controllers                |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 12 - Irrigation Controllers                  | 46,968                | 12             | 6                 | 54,468                                      | 4,539       | 23,484                          | 27,398                          | 0.32%                       | 4,622                                                          |
| 160 - Irrigation: Misc.                      |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 35,670 l.f. - Renovation 33%                 | 22,906                | 20             | 13                | 31,577                                      | 1,579       | 8,017                           | 9,163                           | 0.11%                       | 1,608                                                          |
| 440 - Plant Replacement                      |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 512,830 SqFt - Streets/Medians & Monuments   | 244,431               | 5              | 6                 | 283,466                                     | 56,693      | 34,919                          | 69,838                          | 4.05%                       | 57,724                                                         |
| 470 - Pathways & Trails                      |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 75,120 SqFt - Wash & Southwest Perimeter     | 74,279                | 10             | 4                 | 81,990                                      | 8,199       | 44,567                          | 51,995                          | 0.59%                       | 8,348                                                          |
| 530 - Tree Maintenance                       |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 8 - Charleston Summerlin Monument Palms 13   | 7,158                 | 5              | 29                | 14,649                                      | 2,930       | 239                             | 477                             | 0.21%                       | 2,983                                                          |
| 536 - Tree Maintenance                       |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 150 - Tree Replacements [SE-2]               | 95,017                | 10             | 9                 | 120,147                                     | 12,015      | 9,070                           | 18,140                          | 0.86%                       | 12,233                                                         |
| 18000 - Landscaping Total                    | 490,760               |                |                   | 586,297                                     | 85,955      | 120,296                         | 177,010                         | 6.14%                       | 87,518                                                         |
| <b>19000 - Fencing</b>                       |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 210 - Wrought Iron: 6'                       |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 1,202 l.f. - Access Fences                   | 73,046                | 30             | 24                | 132,119                                     | 4,404       | 14,609                          | 17,044                          | 0.31%                       | 4,484                                                          |
| 218 - Wrought Iron: 6'                       |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 7,144 l.f. - View Fences                     | 434,141               | 30             | 24                | 785,242                                     | 26,175      | 86,828                          | 101,300                         | 1.87%                       | 26,651                                                         |
| 418 - Masonry Wall: On-going Maint.          |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 27,344 l.f. - Stucco Clad Wall Repair 2%     | 152,087               | 10             | 4                 | 167,876                                     | 16,788      | 91,252                          | 106,461                         | 1.20%                       | 17,093                                                         |
| 770 - Gates                                  |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 9 - Pedestrian & EVA Gates                   | 10,197                | 30             | 24                | 18,444                                      | 615         | 2,039                           | 2,379                           | 0.04%                       | 626                                                            |
| 19000 - Fencing Total                        | 669,471               |                |                   | 1,103,681                                   | 47,981      | 194,729                         | 227,184                         | 3.43%                       | 48,854                                                         |
| <b>20000 - Lighting</b>                      |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 224 - Monument Lights                        |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 4 - Charleston Summerlin 4' Fixtures         | 4,120                 | 20             | 13                | 5,679                                       | 284         | 1,442                           | 1,648                           | 0.02%                       | 289                                                            |
| 234 - Landscape                              |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 19 - Charleston Summerlin Monument Up-Ligh   | 21,821                | 20             | 13                | 30,080                                      | 1,504       | 7,637                           | 8,728                           | 0.11%                       | 1,531                                                          |
| 274 - Exterior: Misc. Fixtures               |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 29 - Shade Structure Lights                  | 33,305                | 20             | 14                | 47,059                                      | 2,353       | 9,992                           | 11,657                          | 0.17%                       | 2,396                                                          |
| 284 - Landscape                              |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 137 - Landscape Up-Lights                    | 157,338               | 20             | 13                | 216,892                                     | 10,845      | 55,068                          | 62,935                          | 0.77%                       | 11,042                                                         |

| <i>Reserve Component</i>                           | <i>Current<br/>Repl. Cost</i> | <i>Useful<br/>Life</i> | <i>Remaining<br/>Life</i> | <i>Estimated<br/>Future<br/>Replacement<br/>Costs</i> | <i>Per<br/>Year</i> | <i>2026 Fully<br/>Funded<br/>Balance</i> | <i>2027 Fully<br/>Funded<br/>Balance</i> | <i>% Per Year<br/>Straight Line</i> | <i>2027 Line Item<br/>Contribution<br/>based on<br/>Cash Flow Method</i> |
|----------------------------------------------------|-------------------------------|------------------------|---------------------------|-------------------------------------------------------|---------------------|------------------------------------------|------------------------------------------|-------------------------------------|--------------------------------------------------------------------------|
| 20000 - Lighting Total                             | 216,583                       |                        |                           | 299,710                                               | 14,986              | 74,139                                   | 84,968                                   | 1.07%                               | 15,258                                                                   |
| <b>21000 - Signage</b>                             |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 788 - Monument                                     |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 4 - Stonebridge Village Monuments                  | 10,300                        | 15                     | 9                         | 12,863                                                | 858                 | 4,120                                    | 4,807                                    | 0.06%                               | 873                                                                      |
| 21000 - Signage Total                              | 10,300                        |                        |                           | 12,863                                                | 858                 | 4,120                                    | 4,807                                    | 0.06%                               | 873                                                                      |
| <b>26000 - Outdoor Equipment</b>                   |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 304 - Benches                                      |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 3 - Benches                                        | 4,573                         | 18                     | 14                        | 6,462                                                 | 359                 | 1,016                                    | 1,270                                    | 0.03%                               | 366                                                                      |
| 344 - Garbage Receptacles                          |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 2 - Trash Cans                                     | 1,802                         | 20                     | 16                        | 2,676                                                 | 134                 | 360                                      | 451                                      | 0.01%                               | 136                                                                      |
| 374 - Pet Stations                                 |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 14 - Pet Stations                                  | 10,094                        | 12                     | 55                        | 0                                                     | 0                   | 180                                      | 360                                      | 0.00%                               | 0                                                                        |
| 848 - Shade Structure                              |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 7,200 SqFt - [2] Crossbridge Large Structures      | 109,831                       | 30                     | 23                        | 193,809                                               | 6,460               | 25,627                                   | 29,288                                   | 0.46%                               | 6,578                                                                    |
| 856 - Shade Structure                              |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 2,496 SqFt - [4] Small Structures                  | 12,700                        | 30                     | 23                        | 22,411                                                | 747                 | 2,963                                    | 3,387                                    | 0.05%                               | 761                                                                      |
| 26000 - Outdoor Equipment Total                    | 139,001                       |                        |                           | 225,357                                               | 7,700               | 30,148                                   | 34,756                                   | 0.55%                               | 7,840                                                                    |
| 00200 - Stonebridge Village - General Total        | 1,761,147                     |                        |                           | 2,425,810                                             | 181,407             | 553,957                                  | 627,351                                  | 12.96%                              | 184,707                                                                  |
| <b>00220 - Stonebridge Neighborhoods - General</b> |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| <b>20000 - Lighting</b>                            |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 278 - Monument Lights                              |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 18 - Neighborhood Entry Lights                     | 10,293                        | 20                     | 14                        | 14,544                                                | 727                 | 3,088                                    | 3,602                                    | 0.05%                               | 740                                                                      |
| 20000 - Lighting Total                             | 10,293                        |                        |                           | 14,544                                                | 727                 | 3,088                                    | 3,602                                    | 0.05%                               | 740                                                                      |
| <b>21000 - Signage</b>                             |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 758 - Monument                                     |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 2 - Neighborhood Monuments                         | 4,120                         | 20                     | 13                        | 5,679                                                 | 284                 | 1,442                                    | 1,648                                    | 0.02%                               | 289                                                                      |
| 21000 - Signage Total                              | 4,120                         |                        |                           | 5,679                                                 | 284                 | 1,442                                    | 1,648                                    | 0.02%                               | 289                                                                      |
| <b>29000 - Infrastructure</b>                      |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 412 - Electric                                     |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 7 - Electrical Pedestals                           | 72,100                        | 30                     | 24                        | 130,409                                               | 4,347               | 14,420                                   | 16,823                                   | 0.31%                               | 4,426                                                                    |
| 29000 - Infrastructure Total                       | 72,100                        |                        |                           | 130,409                                               | 4,347               | 14,420                                   | 16,823                                   | 0.31%                               | 4,426                                                                    |
| 00220 - Stonebridge Neighborhoods - General Total  | 86,513                        |                        |                           | 150,632                                               | 5,358               | 18,950                                   | 22,074                                   | 0.38%                               | 5,456                                                                    |
| <b>00240 - Stonebridge Neighborhoods - Parks</b>   |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| <b>02000 - Concrete</b>                            |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 240 - Walkways                                     |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 4,020 SqFt - Parks 2%                              | 1,124                         | 5                      | 9                         | 1,403                                                 | 281                 | 112                                      | 225                                      | 0.02%                               | 286                                                                      |
| 02000 - Concrete Total                             | 1,124                         |                        |                           | 1,403                                                 | 281                 | 112                                      | 225                                      | 0.02%                               | 286                                                                      |
| <b>04000 - Structural Repairs</b>                  |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 306 - Trellis                                      |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 375 SqFt - Caledonia Mini-Park                     | 16,176                        | 30                     | 24                        | 29,258                                                | 975                 | 3,235                                    | 3,774                                    | 0.07%                               | 993                                                                      |
| 04000 - Structural Repairs Total                   | 16,176                        |                        |                           | 29,258                                                | 975                 | 3,235                                    | 3,774                                    | 0.07%                               | 993                                                                      |
| <b>18000 - Landscaping</b>                         |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 128 - Irrigation: Controllers                      |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| Irrigation Controllers                             | 2,033                         | 12                     | 6                         | 2,358                                                 | 196                 | 1,017                                    | 1,186                                    | 0.01%                               | 200                                                                      |
| 18000 - Landscaping Total                          | 2,033                         |                        |                           | 2,358                                                 | 196                 | 1,017                                    | 1,186                                    | 0.01%                               | 200                                                                      |
| <b>19000 - Fencing</b>                             |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 510 - Post & Cable                                 |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 185 I.f. - Skye Knoll                              | 18,807                        | 30                     | 24                        | 34,017                                                | 1,134               | 3,761                                    | 4,388                                    | 0.08%                               | 1,155                                                                    |
| 19000 - Fencing Total                              | 18,807                        |                        |                           | 34,017                                                | 1,134               | 3,761                                    | 4,388                                    | 0.08%                               | 1,155                                                                    |
| <b>20000 - Lighting</b>                            |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 264 - Bollard Lights                               |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 4 - Caledonia Mini-Park                            | 4,944                         | 20                     | 14                        | 6,986                                                 | 349                 | 1,483                                    | 1,730                                    | 0.02%                               | 356                                                                      |
| 268 - Exterior: Misc. Fixtures                     |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 2 - Caledonia Mini-Park                            | 2,297                         | 20                     | 14                        | 3,245                                                 | 162                 | 689                                      | 804                                      | 0.01%                               | 165                                                                      |
| 20000 - Lighting Total                             | 7,241                         |                        |                           | 10,231                                                | 512                 | 2,172                                    | 2,534                                    | 0.04%                               | 521                                                                      |
| <b>26000 - Outdoor Equipment</b>                   |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 278 - Picnic Tables                                |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 3 - Picnic Tables                                  | 4,944                         | 20                     | 13                        | 6,815                                                 | 341                 | 1,730                                    | 1,978                                    | 0.02%                               | 347                                                                      |
| 314 - Benches                                      |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 5 - Park Benches                                   | 7,622                         | 18                     | 11                        | 10,001                                                | 556                 | 2,964                                    | 3,388                                    | 0.04%                               | 566                                                                      |
| 332 - Shade Structure                              |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |

| Reserve Component                               | Current<br>Repl. Cost | Useful<br>Life | Remaining<br>Life | Estimated<br>Future<br>Replacement<br>Costs | Per<br>Year | 2026 Fully<br>Funded<br>Balance | 2027 Fully<br>Funded<br>Balance | % Per Year<br>Straight Line | 2027 Line Item<br>Contribution<br>based on<br>Cash Flow Method |
|-------------------------------------------------|-----------------------|----------------|-------------------|---------------------------------------------|-------------|---------------------------------|---------------------------------|-----------------------------|----------------------------------------------------------------|
| 400 SqFt - Skye Knoll                           | 17,255                | 25             | 19                | 27,584                                      | 1,103       | 4,141                           | 4,831                           | 0.08%                       | 1,123                                                          |
| 356 - Garbage Receptacles                       |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 3 - Trash Receptacles                           | 2,704                 | 20             | 13                | 3,727                                       | 186         | 946                             | 1,081                           | 0.01%                       | 190                                                            |
| 398 - Pet Stations                              |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 3 - Park Pet Stations                           | 2,163                 | 12             | 5                 | 2,447                                       | 204         | 1,262                           | 1,442                           | 0.01%                       | 208                                                            |
| 26000 - Outdoor Equipment Total                 | 34,687                |                |                   | 50,574                                      | 2,390       | 11,044                          | 12,720                          | 0.17%                       | 2,433                                                          |
| 00240 - Stonebridge Neighborhoods - Parks Total | 80,069                |                |                   | 127,842                                     | 5,488       | 21,342                          | 24,828                          | 0.39%                       | 5,588                                                          |
| <b>00400 - Reverence Village - General</b>      |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| <b>02000 - Concrete</b>                         |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 250 - Walkways                                  |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 9,250 SqFt - [3] Easements 3%                   | 3,879                 | 25             | 19                | 6,201                                       | 248         | 931                             | 1,086                           | 0.02%                       | 253                                                            |
| 02000 - Concrete Total                          | 3,879                 |                |                   | 6,201                                       | 248         | 931                             | 1,086                           | 0.02%                       | 253                                                            |
| <b>03000 - Painting: Exterior</b>               |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 414 - Wrought Iron                              |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 2,623 l.f. - Fence Paint                        | 16,804                | 5              | 0                 | 16,804                                      | 3,361       | 16,804                          | 3,361                           | 0.24%                       | 3,422                                                          |
| 530 - Masonry Walls                             |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 8,500 SqFt - Drainage Basin East Wall           | 6,916                 | 10             | 4                 | 7,634                                       | 763         | 4,150                           | 4,842                           | 0.05%                       | 777                                                            |
| 03000 - Painting: Exterior Total                | 23,720                |                |                   | 24,438                                      | 4,124       | 20,954                          | 8,202                           | 0.29%                       | 4,199                                                          |
| <b>18000 - Landscaping</b>                      |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 134 - Irrigation: Controllers                   |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 2 - Irrigation Controllers                      | 7,828                 | 12             | 6                 | 9,078                                       | 757         | 3,914                           | 4,566                           | 0.05%                       | 770                                                            |
| 170 - Irrigation: Misc.                         |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 18,997 l.f. - Renovation 33%                    | 12,197                | 20             | 13                | 16,813                                      | 841         | 4,269                           | 4,879                           | 0.06%                       | 856                                                            |
| 460 - Plant Replacement                         |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 353,280 SqFt - Street/Medians, Monuments, E:    | 112,256               | 5              | 7                 | 133,438                                     | 26,688      | 14,032                          | 28,064                          | 1.91%                       | 27,173                                                         |
| 550 - Tree Maintenance                          |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 32 - Reverence & Easement Palms 7%              | 15,798                | 5              | 29                | 32,329                                      | 6,466       | 527                             | 1,053                           | 0.46%                       | 6,583                                                          |
| 556 - Tree Maintenance                          |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 150 - Tree Replacements [SE-2]                  | 95,017                | 10             | 11                | 126,230                                     | 12,623      | 7,614                           | 15,227                          | 0.90%                       | 12,853                                                         |
| 18000 - Landscaping Total                       | 243,097               |                |                   | 317,888                                     | 47,374      | 30,355                          | 53,790                          | 3.38%                       | 48,235                                                         |
| <b>19000 - Fencing</b>                          |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 244 - Wrought Iron: 6'                          |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 1,375 l.f. - View Fences                        | 83,559                | 30             | 24                | 151,135                                     | 5,038       | 16,712                          | 19,497                          | 0.36%                       | 5,129                                                          |
| 252 - Wrought Iron: 6'                          |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 1,248 l.f. - Access Fences                      | 75,841                | 30             | 24                | 137,176                                     | 4,573       | 15,168                          | 17,696                          | 0.33%                       | 4,656                                                          |
| 426 - Masonry Wall: On-going Maint.             |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 6,400 l.f. - Reverence & Lake Mead Wall Repai   | 31,642                | 10             | 4                 | 34,926                                      | 3,493       | 18,985                          | 22,149                          | 0.25%                       | 3,556                                                          |
| 434 - Masonry Wall: On-going Maint.             |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 820 l.f. - Drainage Basin East Wall 2%          | 4,054                 | 10             | 4                 | 4,475                                       | 447         | 2,432                           | 2,838                           | 0.03%                       | 456                                                            |
| 19000 - Fencing Total                           | 195,095               |                |                   | 327,712                                     | 13,550      | 53,297                          | 62,180                          | 0.97%                       | 13,797                                                         |
| <b>19500 - Retaining Wall</b>                   |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 982 - Rockery                                   |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 4,890 l.f. - Stacked Stone Walls %              | 12,303                | 5              | 9                 | 15,365                                      | 3,073       | 1,230                           | 2,461                           | 0.22%                       | 3,129                                                          |
| 19500 - Retaining Wall Total                    | 12,303                |                |                   | 15,365                                      | 3,073       | 1,230                           | 2,461                           | 0.22%                       | 3,129                                                          |
| <b>20000 - Lighting</b>                         |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 214 - Landscape                                 |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 28 - Monument Area Landscape Lights             | 16,102                | 20             | 14                | 22,752                                      | 1,138       | 4,831                           | 5,636                           | 0.08%                       | 1,158                                                          |
| 20000 - Lighting Total                          | 16,102                |                |                   | 22,752                                      | 1,138       | 4,831                           | 5,636                           | 0.08%                       | 1,158                                                          |
| <b>21000 - Signage</b>                          |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 716 - Monument                                  |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 2 - Reverence Village Monument Refurbish        | 11,378                | 10             | 0                 | 11,378                                      | 1,138       | 11,378                          | 1,138                           | 0.08%                       | 1,158                                                          |
| 21000 - Signage Total                           | 11,378                |                |                   | 11,378                                      | 1,138       | 11,378                          | 1,138                           | 0.08%                       | 1,158                                                          |
| <b>26000 - Outdoor Equipment</b>                |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 326 - Benches                                   |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| Center Easement Bench                           | 1,524                 | 30             | 24                | 2,757                                       | 92          | 305                             | 356                             | 0.01%                       | 94                                                             |
| 390 - Pet Stations                              |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| Center Easement Pet Station                     | 721                   | 12             | 4                 | 796                                         | 66          | 481                             | 541                             | 0.00%                       | 68                                                             |
| 26000 - Outdoor Equipment Total                 | 2,245                 |                |                   | 3,553                                       | 158         | 786                             | 896                             | 0.01%                       | 161                                                            |
| <b>29000 - Infrastructure</b>                   |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 420 - Electric                                  |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 10 - Electrical Pedestals                       | 103,000               | 30             | 19                | 164,661                                     | 5,489       | 37,767                          | 41,200                          | 0.39%                       | 5,589                                                          |
| 29000 - Infrastructure Total                    | 103,000               |                |                   | 164,661                                     | 5,489       | 37,767                          | 41,200                          | 0.39%                       | 5,589                                                          |
| 00400 - Reverence Village - General Total       | 610,820               |                |                   | 893,948                                     | 76,292      | 161,528                         | 176,589                         | 5.45%                       | 77,679                                                         |

| Reserve Component                              | Current<br>Repl. Cost | Useful<br>Life | Remaining<br>Life | Estimated<br>Future<br>Replacement<br>Costs | Per<br>Year | 2026 Fully<br>Funded<br>Balance | 2027 Fully<br>Funded<br>Balance | % Per Year<br>Straight Line | 2027 Line Item<br>Contribution<br>based on<br>Cash Flow Method |
|------------------------------------------------|-----------------------|----------------|-------------------|---------------------------------------------|-------------|---------------------------------|---------------------------------|-----------------------------|----------------------------------------------------------------|
| <b>00460 - Redpoint - General</b>              |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| <b>02000 - Concrete</b>                        |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 224 - Walkways                                 |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 25,155 SqFt - Paseo & Park Walkways 2%         | 7,032                 | 5              | 8                 | 8,568                                       | 1,714       | 781                             | 1,563                           | 0.12%                       | 1,745                                                          |
| 02000 - Concrete Total                         | 7,032                 |                |                   | 8,568                                       | 1,714       | 781                             | 1,563                           | 0.12%                       | 1,745                                                          |
| <b>03000 - Painting: Exterior</b>              |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 406 - Railings                                 |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 1,074 l.f. - Paseo Walkway Railings            | 12,168                | 5              | 3                 | 13,104                                      | 2,621       | 4,867                           | 7,301                           | 0.19%                       | 2,668                                                          |
| 450 - Wrought Iron                             |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 4,340 l.f. - Perimeter Paseo & Paseo Park Fenc | 27,939                | 5              | 3                 | 30,087                                      | 6,017       | 11,175                          | 16,763                          | 0.43%                       | 6,127                                                          |
| 610 - Light Poles                              |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 61 - Walkway Light Poles                       | 12,566                | 5              | 3                 | 13,532                                      | 2,706       | 5,026                           | 7,540                           | 0.19%                       | 2,756                                                          |
| 03000 - Painting: Exterior Total               | 52,673                |                |                   | 56,723                                      | 11,345      | 21,069                          | 31,604                          | 0.81%                       | 11,551                                                         |
| <b>04000 - Structural Repairs</b>              |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 352 - Trellis                                  |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 300 SqFt - Arroyo Edge                         | 12,941                | 30             | 28                | 25,836                                      | 861         | 863                             | 1,294                           | 0.06%                       | 877                                                            |
| 684 - Metal Railings                           |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 1,352 l.f. - Stair & Walkway Railings          | 59,880                | 30             | 28                | 119,550                                     | 3,985       | 3,992                           | 5,988                           | 0.28%                       | 4,057                                                          |
| 04000 - Structural Repairs Total               | 72,821                |                |                   | 145,387                                     | 4,846       | 4,855                           | 7,282                           | 0.35%                       | 4,934                                                          |
| <b>18000 - Landscaping</b>                     |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 136 - Irrigation: Controllers                  |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 30 - Paseo Irrigation Controllers              | 117,420               | 12             | 10                | 150,308                                     | 12,526      | 19,570                          | 29,355                          | 0.89%                       | 12,753                                                         |
| 180 - Irrigation: Misc.                        |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 17,478 l.f. - Renovation 33%                   | 11,221                | 20             | 18                | 17,502                                      | 875         | 1,122                           | 1,683                           | 0.06%                       | 891                                                            |
| 340 - Irrigation: Pumps                        |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 2 - Irrigation Pumps                           | 10,300                | 5              | 3                 | 11,092                                      | 2,218       | 4,120                           | 6,180                           | 0.16%                       | 2,259                                                          |
| 388 - Turf Renovation                          |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 970 SqFt - Arroyo Edge Synthetic Turf          | 17,984                | 10             | 8                 | 21,912                                      | 2,191       | 3,597                           | 5,395                           | 0.16%                       | 2,231                                                          |
| 404 - Plant Replacement                        |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 227,214 SqFt - Streets/Medians & Monuments     | 108,298               | 5              | 8                 | 131,950                                     | 26,390      | 12,033                          | 24,066                          | 1.89%                       | 26,870                                                         |
| 478 - Pathways & Trails                        |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 13,380 SqFt - Decomposed Granite Paths         | 13,230                | 10             | 8                 | 16,120                                      | 1,612       | 2,646                           | 3,969                           | 0.12%                       | 1,641                                                          |
| 572 - Tree Maintenance                         |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 150 - Tree Replacements [SE-2]                 | 95,017                | 10             | 9                 | 120,147                                     | 12,015      | 9,070                           | 18,140                          | 0.86%                       | 12,233                                                         |
| 18000 - Landscaping Total                      | 373,470               |                |                   | 469,029                                     | 57,827      | 52,158                          | 88,788                          | 4.13%                       | 58,879                                                         |
| <b>19000 - Fencing</b>                         |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 292 - Wrought Iron                             |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 27,365 l.f. - Perimeter Paseo & Paseo Park Fen | 1,662,971             | 30             | 28                | 3,320,113                                   | 110,670     | 110,865                         | 166,297                         | 7.91%                       | 112,683                                                        |
| 420 - Masonry Wall: On-going Maint.            |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 54,935 l.f. - Wall Repairs 2%                  | 271,599               | 10             | 8                 | 330,917                                     | 33,092      | 54,320                          | 81,480                          | 2.36%                       | 33,694                                                         |
| 784 - Gates                                    |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 6 - Pedestrian & EVA Gates                     | 6,798                 | 30             | 28                | 13,572                                      | 452         | 453                             | 680                             | 0.03%                       | 461                                                            |
| 19000 - Fencing Total                          | 1,941,368             |                |                   | 3,664,602                                   | 144,215     | 165,638                         | 248,456                         | 10.30%                      | 146,838                                                        |
| <b>19500 - Retaining Wall</b>                  |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 382 - Masonry Wall Maintenance                 |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 1,569 l.f. - Street Corner & Monument Walls 1C | 14,545                | 10             | 8                 | 17,721                                      | 1,772       | 2,909                           | 4,363                           | 0.13%                       | 1,804                                                          |
| 19500 - Retaining Wall Total                   | 14,545                |                |                   | 17,721                                      | 1,772       | 2,909                           | 4,363                           | 0.13%                       | 1,804                                                          |
| <b>20000 - Lighting</b>                        |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 244 - Landscape                                |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 273 - Walkway & Monument Inground Up-Light     | 313,527               | 20             | 18                | 488,995                                     | 24,450      | 31,353                          | 47,029                          | 1.75%                       | 24,894                                                         |
| 276 - Bollard Lights                           |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 22 - Walkway Bollard Lights                    | 27,192                | 20             | 18                | 42,410                                      | 2,121       | 2,719                           | 4,079                           | 0.15%                       | 2,159                                                          |
| 288 - Pole Lights                              |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 61 - Walkway Pole Lights                       | 219,905               | 30             | 28                | 439,039                                     | 14,635      | 14,660                          | 21,990                          | 1.05%                       | 14,901                                                         |
| 20000 - Lighting Total                         | 560,624               |                |                   | 970,444                                     | 41,205      | 48,732                          | 73,098                          | 2.94%                       | 41,954                                                         |
| <b>21000 - Signage</b>                         |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 762 - Monument                                 |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 13 - Redpoint Village Monument Refurbish       | 40,170                | 7              | 5                 | 45,449                                      | 6,493       | 11,477                          | 17,216                          | 0.46%                       | 6,611                                                          |
| 900 - Miscellaneous                            |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 5 - Various Paseo Signs                        | 5,718                 | 15             | 13                | 7,883                                       | 526         | 762                             | 1,144                           | 0.04%                       | 535                                                            |
| 21000 - Signage Total                          | 45,888                |                |                   | 53,331                                      | 7,018       | 12,240                          | 18,359                          | 0.50%                       | 7,146                                                          |
| <b>26000 - Outdoor Equipment</b>               |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 152 - Tot Lot: Play Equipment                  |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 2 - Paseo Park Play Equipment                  | 130,000               | 20             | 18                | 202,756                                     | 10,138      | 13,000                          | 19,500                          | 0.72%                       | 10,322                                                         |
| 160 - Tot Lot: Safety Surface                  |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |

| Reserve Component                              | Current<br>Repl. Cost | Useful<br>Life | Remaining<br>Life | Estimated<br>Future<br>Replacement<br>Costs | Per<br>Year | 2026 Fully<br>Funded<br>Balance | 2027 Fully<br>Funded<br>Balance | % Per Year<br>Straight Line | 2027 Line Item<br>Contribution<br>based on<br>Cash Flow Method |
|------------------------------------------------|-----------------------|----------------|-------------------|---------------------------------------------|-------------|---------------------------------|---------------------------------|-----------------------------|----------------------------------------------------------------|
| 2,100 SqFt - Paseo Park Play Area Safety Surfe | 31,147                | 10             | 8                 | 37,950                                      | 3,795       | 6,229                           | 9,344                           | 0.27%                       | 3,864                                                          |
| 188 - Bike Rack                                |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 3 - Bike Racks                                 | 1,661                 | 30             | 28                | 3,315                                       | 111         | 111                             | 166                             | 0.01%                       | 113                                                            |
| 282 - Picnic Tables                            |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 2 - Neighborhood Park Picnic Tables            | 3,296                 | 20             | 18                | 5,141                                       | 257         | 330                             | 494                             | 0.02%                       | 262                                                            |
| 318 - Benches                                  |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 15 - Benches                                   | 22,866                | 18             | 16                | 33,945                                      | 1,886       | 2,541                           | 3,811                           | 0.13%                       | 1,920                                                          |
| 348 - Garbage Receptacles                      |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 8 - Paseo & Park Trash Cans                    | 7,210                 | 20             | 18                | 11,245                                      | 562         | 721                             | 1,081                           | 0.04%                       | 572                                                            |
| 376 - Pet Stations                             |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 51 - Paseo & Park Pet Stations                 | 36,771                | 12             | 10                | 47,070                                      | 3,922       | 6,128                           | 9,193                           | 0.28%                       | 3,994                                                          |
| 490 - Drinking Fountain, Multi Station         |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| Paseo Park Drinking Fountain                   | 7,725                 | 15             | 13                | 10,649                                      | 710         | 1,030                           | 1,545                           | 0.05%                       | 723                                                            |
| 844 - Shade Structure                          |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 500 SqFt - Paseo Park Play Area Shade Sail     | 3,862                 | 5              | 3                 | 4,159                                       | 832         | 1,545                           | 2,317                           | 0.06%                       | 847                                                            |
| 26000 - Outdoor Equipment Total                | 244,538               |                |                   | 356,230                                     | 22,213      | 31,635                          | 47,452                          | 1.59%                       | 22,617                                                         |
| <b>29000 - Infrastructure</b>                  |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 400 - Electric                                 |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 34 - Electrical Pedestals                      | 350,200               | 30             | 28                | 699,173                                     | 23,306      | 23,347                          | 35,020                          | 1.67%                       | 23,730                                                         |
| 29000 - Infrastructure Total                   | 350,200               |                |                   | 699,173                                     | 23,306      | 23,347                          | 35,020                          | 1.67%                       | 23,730                                                         |
| 00460 - Redpoint - General Total               | 3,663,159             |                |                   | 6,441,208                                   | 315,460     | 363,363                         | 555,987                         | 22.54%                      | 321,197                                                        |
| <b>00520 - Kestrel - General</b>               |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| <b>02000 - Concrete</b>                        |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 270 - Walkways                                 |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 15,650 SqFt - Kestrel 10%                      | 21,874                | 25             | 23                | 38,599                                      | 1,544       | 1,750                           | 2,625                           | 0.11%                       | 1,572                                                          |
| 02000 - Concrete Total                         | 21,874                |                |                   | 38,599                                      | 1,544       | 1,750                           | 2,625                           | 0.11%                       | 1,572                                                          |
| <b>03000 - Painting: Exterior</b>              |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 460 - Wrought Iron                             |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 6,313 I.f. - View & Access Fences & Gates 2%   | 813                   | 5              | 3                 | 875                                         | 175         | 325                             | 488                             | 0.01%                       | 178                                                            |
| 560 - Masonry Walls                            |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 86,502 SqFt - Stucco Walls                     | 70,387                | 10             | 8                 | 85,759                                      | 8,576       | 14,077                          | 21,116                          | 0.61%                       | 8,732                                                          |
| 616 - Light Poles                              |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 29 - Walkway Light Poles                       | 5,974                 | 5              | 3                 | 6,433                                       | 1,287       | 2,390                           | 3,584                           | 0.09%                       | 1,310                                                          |
| 03000 - Painting: Exterior Total               | 77,173                |                |                   | 93,068                                      | 10,038      | 16,792                          | 25,188                          | 0.72%                       | 10,220                                                         |
| <b>04000 - Structural Repairs</b>              |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 640 - Metal Railings                           |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 70 I.f. - Walkway / Step Railings              | 3,100                 | 30             | 28                | 6,190                                       | 206         | 207                             | 310                             | 0.01%                       | 210                                                            |
| 04000 - Structural Repairs Total               | 3,100                 |                |                   | 6,190                                       | 206         | 207                             | 310                             | 0.01%                       | 210                                                            |
| <b>18000 - Landscaping</b>                     |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 138 - Irrigation: Controllers                  |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 15 - Kestrel Controllers                       | 58,710                | 10             | 8                 | 71,532                                      | 7,153       | 11,742                          | 17,613                          | 0.51%                       | 7,283                                                          |
| 190 - Irrigation: Misc.                        |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 7,075 I.f. - Renovation 33%                    | 4,542                 | 20             | 18                | 7,085                                       | 354         | 454                             | 681                             | 0.03%                       | 361                                                            |
| 412 - Plant Replacement                        |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 91,975 SqFt - Streets/Medians & Monuments 8    | 43,838                | 5              | 8                 | 53,413                                      | 10,683      | 4,871                           | 9,742                           | 0.76%                       | 10,877                                                         |
| 486 - Pathways & Trails                        |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 978 SqFt - Decomposed Granite Paths            | 967                   | 5              | 3                 | 1,041                                       | 208         | 387                             | 580                             | 0.01%                       | 212                                                            |
| 564 - Tree Maintenance                         |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 150 - Tree Replacements [SE-2]                 | 95,017                | 10             | 9                 | 120,147                                     | 12,015      | 9,070                           | 18,140                          | 0.86%                       | 12,233                                                         |
| 18000 - Landscaping Total                      | 203,075               |                |                   | 253,218                                     | 30,413      | 26,524                          | 46,756                          | 2.17%                       | 30,966                                                         |
| <b>19000 - Fencing</b>                         |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 288 - Wrought Iron                             |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 6,313 I.f. - View & Access Fences              | 383,641               | 30             | 28                | 765,937                                     | 25,531      | 25,576                          | 38,364                          | 1.82%                       | 25,996                                                         |
| 440 - Masonry Wall: On-going Maint.            |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 22,575 I.f. - Stucco Clad Wall Repairs 2%      | 125,562               | 10             | 8                 | 152,985                                     | 15,299      | 25,112                          | 37,669                          | 1.09%                       | 15,577                                                         |
| 794 - Gates                                    |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 12 - Pedestrian & EVA Gates                    | 13,596                | 30             | 28                | 27,144                                      | 905         | 906                             | 1,360                           | 0.06%                       | 921                                                            |
| 19000 - Fencing Total                          | 522,799               |                |                   | 946,067                                     | 41,735      | 51,595                          | 77,392                          | 2.98%                       | 42,494                                                         |
| <b>19500 - Retaining Wall</b>                  |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 390 - Masonry Wall Maintenance                 |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 368 I.f. - Kestrel Village Monument Walls 1%   | 758                   | 10             | 9                 | 947                                         | 95          | 76                              | 152                             | 0.01%                       | 96                                                             |
| 19500 - Retaining Wall Total                   | 758                   |                |                   | 947                                         | 95          | 76                              | 152                             | 0.01%                       | 96                                                             |
| <b>20000 - Lighting</b>                        |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 254 - Monument Lights                          |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 12 - Village Inground Up-Lights                | 13,781                | 20             | 18                | 21,494                                      | 1,075       | 1,378                           | 2,067                           | 0.08%                       | 1,094                                                          |

| Reserve Component                              | Current<br>Repl. Cost | Useful<br>Life | Remaining<br>Life | Estimated<br>Future<br>Replacement<br>Costs | Per<br>Year | 2026 Fully<br>Funded<br>Balance | 2027 Fully<br>Funded<br>Balance | % Per Year<br>Straight Line | 2027 Line Item<br>Contribution<br>based on<br>Cash Flow Method |
|------------------------------------------------|-----------------------|----------------|-------------------|---------------------------------------------|-------------|---------------------------------|---------------------------------|-----------------------------|----------------------------------------------------------------|
| 262 - Bollard Lights                           |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 21 - Walkway Bollard Lights                    | 25,956                | 20             | 18                | 40,483                                      | 2,024       | 2,596                           | 3,893                           | 0.14%                       | 2,061                                                          |
| 298 - Pole Lights                              |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 29 - Walkway Pole Lights                       | 104,545               | 30             | 28                | 208,724                                     | 6,957       | 6,970                           | 10,454                          | 0.50%                       | 7,084                                                          |
| 20000 - Lighting Total                         | 144,282               |                |                   | 270,700                                     | 10,056      | 10,943                          | 16,415                          | 0.72%                       | 10,239                                                         |
| <b>21000 - Signage</b>                         |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 774 - Monument                                 |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 3 - Kestrel Village Monument Refurbish         | 9,270                 | 7              | 5                 | 10,488                                      | 1,498       | 2,649                           | 3,973                           | 0.11%                       | 1,526                                                          |
| 21000 - Signage Total                          | 9,270                 |                |                   | 10,488                                      | 1,498       | 2,649                           | 3,973                           | 0.11%                       | 1,526                                                          |
| <b>26000 - Outdoor Equipment</b>               |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 308 - Benches                                  |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| Benches                                        | 1,524                 | 18             | 16                | 2,263                                       | 126         | 169                             | 254                             | 0.01%                       | 128                                                            |
| 380 - Pet Stations                             |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 28 - Pet Stations                              | 20,188                | 12             | 10                | 25,842                                      | 2,154       | 3,365                           | 5,047                           | 0.15%                       | 2,193                                                          |
| 26000 - Outdoor Equipment Total                | 21,712                |                |                   | 28,105                                      | 2,279       | 3,534                           | 5,301                           | 0.16%                       | 2,321                                                          |
| <b>29000 - Infrastructure</b>                  |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 416 - Electric                                 |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 10 - Electrical Pedestals                      | 103,000               | 30             | 28                | 205,639                                     | 6,855       | 6,867                           | 10,300                          | 0.49%                       | 6,979                                                          |
| 29000 - Infrastructure Total                   | 103,000               |                |                   | 205,639                                     | 6,855       | 6,867                           | 10,300                          | 0.49%                       | 6,979                                                          |
| 00520 - Kestrel - General Total                | 1,107,045             |                |                   | 1,853,022                                   | 104,719     | 120,936                         | 188,412                         | 7.48%                       | 106,623                                                        |
| <b>00540 - Kestrel - Parks</b>                 |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| <b>03000 - Painting: Exterior</b>              |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 560 - Light Poles                              |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 10 - Bluebird Park Light Standards             | 2,060                 | 5              | 10                | 2,637                                       | 527         | 187                             | 375                             | 0.04%                       | 537                                                            |
| 03000 - Painting: Exterior Total               | 2,060                 |                |                   | 2,637                                       | 527         | 187                             | 375                             | 0.04%                       | 537                                                            |
| <b>04000 - Structural Repairs</b>              |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 664 - Metal Railings                           |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 40 - Bluebird Park Elevated Walkway Railings   | 3,600                 | 30             | 30                | 7,551                                       | 252         | 116                             | 232                             | 0.02%                       | 256                                                            |
| 04000 - Structural Repairs Total               | 3,600                 |                |                   | 7,551                                       | 252         | 116                             | 232                             | 0.02%                       | 256                                                            |
| <b>18000 - Landscaping</b>                     |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 144 - Irrigation: Misc.                        |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 56,200 - Bluebird Park 33%                     | 35,968                | 20             | 20                | 58,938                                      | 2,947       | 1,713                           | 3,426                           | 0.21%                       | 3,000                                                          |
| 154 - Irrigation: Controllers                  |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| Bluebird Park                                  | 3,914                 | 10             | 10                | 5,010                                       | 501         | 356                             | 712                             | 0.04%                       | 510                                                            |
| 424 - Turf Renovation                          |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 23,800 - Bluebird Park 8%                      | 3,750                 | 10             | 10                | 4,800                                       | 480         | 341                             | 682                             | 0.03%                       | 489                                                            |
| 540 - Plant Replacement                        |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 32,400 - Bluebird Park 8%                      | 15,443                | 5              | 10                | 19,768                                      | 3,954       | 1,404                           | 2,808                           | 0.28%                       | 4,026                                                          |
| 18000 - Landscaping Total                      | 59,075                |                |                   | 88,517                                      | 7,882       | 3,813                           | 7,627                           | 0.56%                       | 8,025                                                          |
| <b>19500 - Retaining Wall</b>                  |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 360 - Masonry Wall                             |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 750 I.f. - Bluebird Park Retaining Walls 10%   | 9,375                 | 20             | 20                | 15,362                                      | 768         | 446                             | 893                             | 0.05%                       | 782                                                            |
| 19500 - Retaining Wall Total                   | 9,375                 |                |                   | 15,362                                      | 768         | 446                             | 893                             | 0.05%                       | 782                                                            |
| <b>20000 - Lighting</b>                        |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 100 - Exterior: Misc. Fixtures                 |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 2 - Bluebird Park Shade Structure LED Lights 7 | 15,000                | 9              | 5                 | 16,971                                      | 1,886       | 6,667                           | 8,333                           | 0.13%                       | 1,920                                                          |
| 218 - Landscape                                |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 16 - Bluebird Park Tree Up-Lights              | 18,375                | 20             | 20                | 30,110                                      | 1,505       | 875                             | 1,750                           | 0.11%                       | 1,533                                                          |
| 228 - Monument Lights                          |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 2 - Bluebird Park                              | 1,900                 | 12             | 12                | 2,555                                       | 213         | 146                             | 292                             | 0.02%                       | 217                                                            |
| 292 - Pole Lights                              |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 10 - Bluebird Park                             | 60,000                | 40             | 40                | 0                                           | 0           | 1,463                           | 2,927                           | 0.00%                       | 0                                                              |
| 20000 - Lighting Total                         | 95,275                |                |                   | 49,636                                      | 3,604       | 9,151                           | 13,302                          | 0.26%                       | 3,670                                                          |
| <b>21000 - Signage</b>                         |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 792 - Monument                                 |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| Bluebird Park                                  | 8,000                 | 25             | 25                | 14,832                                      | 593         | 308                             | 615                             | 0.04%                       | 604                                                            |
| 21000 - Signage Total                          | 8,000                 |                |                   | 14,832                                      | 593         | 308                             | 615                             | 0.04%                       | 604                                                            |
| <b>26000 - Outdoor Equipment</b>               |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 120 - Tot Lot: Play Equipment                  |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| Bluebird Park                                  | 500,000               | 18             | 18                | 779,829                                     | 43,324      | 26,316                          | 52,632                          | 3.10%                       | 44,112                                                         |
| 164 - Tot Lot: Safety Surface                  |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |
| 2,500 SqFt - Bluebird Park Play Area Safety Su | 37,080                | 10             | 10                | 47,466                                      | 4,747       | 3,371                           | 6,742                           | 0.34%                       | 4,833                                                          |
| 184 - Bike Rack                                |                       |                |                   |                                             |             |                                 |                                 |                             |                                                                |

| <i>Reserve Component</i>        | <i>Current<br/>Repl. Cost</i> | <i>Useful<br/>Life</i> | <i>Remaining<br/>Life</i> | <i>Estimated<br/>Future<br/>Replacement<br/>Costs</i> | <i>Per<br/>Year</i> | <i>2026 Fully<br/>Funded<br/>Balance</i> | <i>2027 Fully<br/>Funded<br/>Balance</i> | <i>% Per Year<br/>Straight Line</i> | <i>2027 Line Item<br/>Contribution<br/>based on<br/>Cash Flow Method</i> |
|---------------------------------|-------------------------------|------------------------|---------------------------|-------------------------------------------------------|---------------------|------------------------------------------|------------------------------------------|-------------------------------------|--------------------------------------------------------------------------|
| 3 - Bluebird Park               | 2,925                         | 20                     | 20                        | 4,793                                                 | 240                 | 139                                      | 279                                      | 0.02%                               | 244                                                                      |
| 280 - Picnic Tables             |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 3 - Bluebird Park               | 19,200                        | 20                     | 20                        | 31,461                                                | 1,573               | 914                                      | 1,829                                    | 0.11%                               | 1,602                                                                    |
| 306 - Benches                   |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 5 - Bluebird Park               | 19,000                        | 18                     | 18                        | 29,634                                                | 1,646               | 1,000                                    | 2,000                                    | 0.12%                               | 1,676                                                                    |
| 372 - Pet Stations              |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 4 - Bluebird Park               | 2,884                         | 15                     | 15                        | 4,177                                                 | 278                 | 180                                      | 361                                      | 0.02%                               | 284                                                                      |
| 384 - Garbage Receptacles       |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 4 - Bluebird Park               | 10,400                        | 20                     | 20                        | 17,042                                                | 852                 | 495                                      | 990                                      | 0.06%                               | 868                                                                      |
| 480 - Drinking Fountain         |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| Bluebird Park                   | 7,800                         | 20                     | 20                        | 12,781                                                | 639                 | 371                                      | 743                                      | 0.05%                               | 651                                                                      |
| 836 - Shade Structure           |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 2 - Bluebird Park Shade Sails   | 6,000                         | 5                      | 5                         | 6,788                                                 | 1,358               | 1,000                                    | 2,000                                    | 0.10%                               | 1,382                                                                    |
| 912 - Miscellaneous             |                               |                        |                           |                                                       |                     |                                          |                                          |                                     |                                                                          |
| 6 - Bluebird Park Birdhouses    | 1,050                         | 10                     | 10                        | 1,344                                                 | 134                 | 95                                       | 191                                      | 0.01%                               | 137                                                                      |
| 26000 - Outdoor Equipment Total | 606,339                       |                        |                           | 935,315                                               | 54,791              | 33,883                                   | 67,765                                   | 3.91%                               | 55,788                                                                   |
| 00540 - Kestrel - Parks Total   | 783,724                       |                        |                           | 1,113,850                                             | 68,417              | 47,905                                   | 90,810                                   | 4.89%                               | 69,662                                                                   |
| <b>Grand Total</b>              | <b>13,761,012</b>             |                        |                           | <b>19,438,684</b>                                     | <b>1,399,545</b>    | <b>4,761,966</b>                         | <b>5,627,649</b>                         | <b>100.00%</b>                      | <b>1,425,000</b>                                                         |

## Vistas Village - Park

### 04000 - Structural Repairs

#### 324 - Trellis

225 SqFt - Vista Verde/ Miramonte

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 30-Years | Remaining Life:   | 7-Years     |
| Quantity:         | 225      | Units of Measure: | Square Feet |
| Cost/SqFt:        | \$43     | Current Cost:     | \$9,706     |
| % Included:       | 100.0%   | Future Cost:      | \$11,537    |
| Replacement Year: | 2033     |                   |             |

#### Summary:

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.

#### 328 - Trellis

375 SqFt - Summerfield

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 30-Years | Remaining Life:   | 7-Years     |
| Quantity:         | 375      | Units of Measure: | Square Feet |
| Cost/SqFt:        | \$43     | Current Cost:     | \$16,176    |
| % Included:       | 100.0%   | Future Cost:      | \$19,228    |
| Replacement Year: | 2033     |                   |             |

#### Summary:

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

225 SqFt - Encanto/ Santalina

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 30-Years | Remaining Life:   | 7-Years     |
| Quantity:         | 225      | Units of Measure: | Square Feet |
| Cost/SqFt:        | \$43     | Current Cost:     | \$9,706     |
| % Included:       | 100.0%   | Future Cost:      | \$11,537    |
| Replacement Year: | 2033     |                   |             |

#### Summary:

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.

#### 340 - Trellis

225 SqFt - Miraleste

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 30-Years | Remaining Life:   | 7-Years     |
| Quantity:         | 225      | Units of Measure: | Square Feet |
| Cost/SqFt:        | \$43     | Current Cost:     | \$9,706     |
| % Included:       | 100.0%   | Future Cost:      | \$11,537    |
| Replacement Year: | 2033     |                   |             |

**Summary:**

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.

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**344 - Trellis**

180 SqFt - Cara Vella

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 30-Years | Remaining Life:   | 7-Years     |
| Quantity:         | 180      | Units of Measure: | Square Feet |
| Cost/SqFt:        | \$43     | Current Cost:     | \$7,765     |
| % Included:       | 100.0%   | Future Cost:      | \$9,230     |
| Replacement Year: | 2033     |                   |             |

**Summary:**

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.

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**26000 - Outdoor Equipment**

**336 - Shade Structure**

133 SqFt - Sonesta

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 25-Years | Remaining Life:   | 24-Years    |
| Quantity:         | 133      | Units of Measure: | Square Feet |
| Cost/SqFt:        | \$46     | Current Cost:     | \$6,180     |
| % Included:       | 100.0%   | Future Cost:      | \$11,178    |
| Replacement Year: | 2050     |                   |             |

**Summary:**

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.

## Paseos Village - General

### 02000 - Concrete

#### 200 - Walkways

1,700 SqFt - Monument Entry Areas 10%

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 25-Years | Remaining Life:   | 2-Years     |
| Quantity:         | 1,700    | Units of Measure: | Square Feet |
| Cost/SqFt:        | \$14     | Qty x \$/SqFt:    | \$23,761    |
| % Included:       | 10.0%    | Current Cost:     | \$2,376     |
| Replacement Year: | 2028     | Future Cost:      | \$2,496     |

#### Summary:

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.

2026- \$12,266 was expended in 2025 and \$14,326 in 2026 for work at W. Charleston Summerlin monument and sidewalks throughout Paseos.

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

#### 201 - Walkways

Monument Entry Areas (2026 Only) [NR-1]

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 1-Year   | Remaining Life:   | 0-Years  |
| Quantity:         | 1        | Units of Measure: | Lump Sum |
| Cost:             | \$14,326 | Current Cost:     | \$14,326 |
| % Included:       | 100.0%   | Future Cost:      | \$14,326 |
| Replacement Year: | 2028     |                   |          |

#### Summary:

This is for 2026 work.

2026- \$12,266 in 2025 and \$14,326 was expended in 2026 for work at W. Charleston Summerlin monument and sidewalks throughout Paseos.

### 03000 - Painting: Exterior

#### 400 - Wrought Iron

13,207 l.f. - Fence Paint

|                   |         |                   |             |
|-------------------|---------|-------------------|-------------|
| Useful Life:      | 5-Years | Remaining Life:   | 1-Year      |
| Quantity:         | 13,207  | Units of Measure: | Linear Feet |
| Cost/l.f.:        | \$6.44  | Current Cost:     | \$85,020    |
| % Included:       | 100.0%  | Future Cost:      | \$87,146    |
| Replacement Year: | 2027    |                   |             |

#### Summary:

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

2026- \$4,280 was expended.

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.

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#### 401 - Wrought Iron

Fence Paint (2026 Only) [NR-1]

|                   |         |                   |          |
|-------------------|---------|-------------------|----------|
| Useful Life:      | 1-Year  | Remaining Life:   | 0-Years  |
| Quantity:         | 1       | Units of Measure: | Lump Sum |
| Cost:             | \$4,280 | Current Cost:     | \$4,280  |
| % Included:       | 100.0%  | Future Cost:      | \$4,280  |
| Replacement Year: | 2027    |                   |          |

#### Summary:

This is for 2026 work.

2026- \$4,280 was expended.

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#### 500 - Masonry Walls

449,472 SqFt - Wall Paint

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 10-Years | Remaining Life:   | 6-Years     |
| Quantity:         | 449,472  | Units of Measure: | Square Feet |
| Cost/SqFt:        | \$0.814  | Current Cost:     | \$365,735   |
| % Included:       | 100.0%   | Future Cost:      | \$424,141   |
| Replacement Year: | 2032     |                   |             |

#### Summary:

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.

---

### 04000 - Structural Repairs

#### 300 - Trellis

4 - Desert Foothills @ Desert Sunrise Arches 50%

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 30-Years | Remaining Life:   | 7-Years  |
| Quantity:         | 4        | Units of Measure: | Items    |
| Cost:             | \$4,313  | Qty x \$/Itm:     | \$17,252 |
| % Included:       | 50.0%    | Current Cost:     | \$8,626  |
| Replacement Year: | 2033     | Future Cost:      | \$10,254 |

#### Summary:

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.

### 660 - Metal Railings

144 l.f. - Walkway Step Railings

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 30-Years | Remaining Life:   | 7-Years     |
| Quantity:         | 144      | Units of Measure: | Linear Feet |
| Cost/l.f.:        | \$44     | Current Cost:     | \$6,378     |
| % Included:       | 100.0%   | Future Cost:      | \$7,581     |
| Replacement Year: | 2033     |                   |             |

#### Summary:

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

19 - Irrigation Controllers 25%

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 12-Years | Remaining Life:   | 1-Year   |
| Quantity:         | 19       | Units of Measure: | Items    |
| Cost:             | \$3,914  | Qty x \$/Itm:     | \$74,366 |
| % Included:       | 25.0%    | Current Cost:     | \$18,591 |
| Replacement Year: | 2027     | Future Cost:      | \$19,056 |

#### Summary:

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.

#### 104 - Irrigation: Controllers

19 - Irrigation Controllers 75%

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 12-Years | Remaining Life:   | 2-Years  |
| Quantity:         | 19       | Units of Measure: | Items    |
| Cost:             | \$3,914  | Qty x \$/Itm:     | \$74,366 |
| % Included:       | 75.0%    | Current Cost:     | \$55,774 |
| Replacement Year: | 2028     | Future Cost:      | \$58,598 |

#### Summary:

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.**

92,000 l.f. - Renovation 33%

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 20-Years | Remaining Life:   | 1-Year      |
| Quantity:         | 92,000   | Units of Measure: | Linear Feet |
| Cost/l.f.:        | \$1.93   | Qty x \$/l.f.:    | \$177,201   |
| % Included:       | 33.3%    | Current Cost:     | \$59,067    |
| Replacement Year: | 2027     | Future Cost:      | \$60,544    |

**Summary:**

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.

---

**400 - Plant Replacement**

1,207,017 SqFt - Streets/Medians & Monuments 8% [SE-4]

|                   |           |                   |             |
|-------------------|-----------|-------------------|-------------|
| Useful Life:      | 5-Years   | Remaining Life:   | 3-Years     |
| Quantity:         | 1,207,017 | Units of Measure: | Square Feet |
| Cost/SqFt:        | \$6.36    | Qty x \$/SqFt:    | \$7,670,714 |
| % Included:       | 7.5%      | Current Cost:     | \$575,304   |
| Replacement Year: | 2029      | Future Cost:      | \$643,161   |

**Summary:**

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.

2026- \$82,130 was expended in 2025 and \$14,764 in 2026.

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.

---

**401 - Plant Replacement**

Streets/Medians & Monuments (2026 Only) [NR-1]

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 1-Year   | Remaining Life:   | 0-Years  |
| Quantity:         | 1        | Units of Measure: | Lump Sum |
| Cost:             | \$14,764 | Current Cost:     | \$14,764 |
| % Included:       | 100.0%   | Future Cost:      | \$14,764 |
| Replacement Year: | 2029     |                   |          |

**Summary:**

This is for the 2026 work.

2026- \$14,764 was expended in 2026.

---

**500 - Tree Maintenance**

12 - Roundabout Palms 8%

|                   |         |                   |          |
|-------------------|---------|-------------------|----------|
| Useful Life:      | 5-Years | Remaining Life:   | 12-Years |
| Quantity:         | 12      | Units of Measure: | Items    |
| Cost:             | \$7,158 | Qty x \$/Itm:     | \$85,902 |
| % Included:       | 8.3%    | Current Cost:     | \$7,159  |
| Replacement Year: | 2038    | Future Cost:      | \$9,627  |

**Summary:**

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.

**506 - Tree Maintenance**

200 - Tree Replacements [SE-2]

|                   |          |                   |           |
|-------------------|----------|-------------------|-----------|
| Useful Life:      | 10-Years | Remaining Life:   | 3-Years   |
| Quantity:         | 200      | Units of Measure: | Items     |
| Cost:             | \$633    | Current Cost:     | \$126,690 |
| % Included:       | 100.0%   | Future Cost:      | \$138,137 |
| Replacement Year: | 2029     |                   |           |

**Summary:**

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.

**19000 - Fencing**

**230 - Wrought Iron: 6'**

3,615 l.f. - Access Fences

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 30-Years | Remaining Life:   | 7-Years     |
| Quantity:         | 3,615    | Units of Measure: | Linear Feet |
| Cost/l.f.:        | \$61     | Current Cost:     | \$219,684   |
| % Included:       | 100.0%   | Future Cost:      | \$261,135   |
| Replacement Year: | 2033     |                   |             |

**Summary:**

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'**

9,448 l.f. - View Fences

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 30-Years | Remaining Life:   | 7-Years     |
| Quantity:         | 9,448    | Units of Measure: | Linear Feet |
| Cost/l.f.:        | \$61     | Current Cost:     | \$574,155   |
| % Included:       | 100.0%   | Future Cost:      | \$682,490   |
| Replacement Year: | 2033     |                   |             |

**Summary:**

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.

#### **400 - Masonry Wall: On-going Maint.**

74,912 l.f. - Stucco Clad Wall Repair 2%

|                   |          |                   |              |
|-------------------|----------|-------------------|--------------|
| Useful Life:      | 10-Years | Remaining Life:   | 6-Years      |
| Quantity:         | 74,912   | Units of Measure: | Linear Feet  |
| Cost/l.f.:        | \$278    | Qty x \$/l.f.:    | \$20,833,027 |
| % Included:       | 2.0%     | Current Cost:     | \$416,661    |
| Replacement Year: | 2032     | Future Cost:      | \$483,198    |

#### **Summary:**

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.

#### **780 - Gates**

7 - Pedestrian & EVA Gates

|                   |          |                   |         |
|-------------------|----------|-------------------|---------|
| Useful Life:      | 30-Years | Remaining Life:   | 7-Years |
| Quantity:         | 7        | Units of Measure: | Items   |
| Cost:             | \$1,133  | Current Cost:     | \$7,931 |
| % Included:       | 100.0%   | Future Cost:      | \$9,427 |
| Replacement Year: | 2033     |                   |         |

#### **Summary:**

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.

## **20000 - Lighting**

---

### 200 - Landscape

27 - Landscape Lights

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 20-Years | Remaining Life:   | 1-Year   |
| Quantity:         | 27       | Units of Measure: | Items    |
| Cost:             | \$575    | Current Cost:     | \$15,527 |
| % Included:       | 100.0%   | Future Cost:      | \$15,915 |
| Replacement Year: | 2027     |                   |          |

#### Summary:

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

---

### 204 - Landscape

97 - Monument Area Up-Lights

|                   |          |                   |           |
|-------------------|----------|-------------------|-----------|
| Useful Life:      | 20-Years | Remaining Life:   | 13-Years  |
| Quantity:         | 97       | Units of Measure: | Items     |
| Cost:             | \$1,148  | Current Cost:     | \$111,400 |
| % Included:       | 100.0%   | Future Cost:      | \$153,566 |
| Replacement Year: | 2039     |                   |           |

#### Summary:

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.

---

### 208 - Monument Lights

14 - Monument 4' Fixtures

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 20-Years | Remaining Life:   | 13-Years |
| Quantity:         | 14       | Units of Measure: | Items    |
| Cost:             | \$1,030  | Current Cost:     | \$14,420 |
| % Included:       | 100.0%   | Future Cost:      | \$19,878 |
| Replacement Year: | 2039     |                   |          |

#### Summary:

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

14 - Village Monument Light Fixtures

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 20-Years | Remaining Life:   | 1-Year   |
| Quantity:         | 14       | Units of Measure: | Items    |
| Cost:             | \$863    | Current Cost:     | \$12,077 |
| % Included:       | 100.0%   | Future Cost:      | \$12,379 |
| Replacement Year: | 2027     |                   |          |

**Summary:**

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

---

**280 - Pole Lights**

8 - Fox Hill Greenbelt Mini-Park

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 30-Years | Remaining Life:   | 23-Years |
| Quantity:         | 8        | Units of Measure: | Items    |
| Cost:             | \$2,796  | Current Cost:     | \$22,365 |
| % Included:       | 100.0%   | Future Cost:      | \$39,465 |
| Replacement Year: | 2049     |                   |          |

**Summary:**

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**

461 - Wall Metal Emblems 52%

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 30-Years | Remaining Life:   | 7-Years  |
| Quantity:         | 461      | Units of Measure: | Items    |
| Cost:             | \$79     | Qty x \$/Itm:     | \$36,562 |
| % Included:       | 51.8%    | Current Cost:     | \$18,955 |
| Replacement Year: | 2033     | Future Cost:      | \$22,532 |

**Summary:**

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.

---

**710 - Monument**

14 - Paseos Village Monument Refurbish

|                   |         |                   |          |
|-------------------|---------|-------------------|----------|
| Useful Life:      | 7-Years | Remaining Life:   | 2-Years  |
| Quantity:         | 14      | Units of Measure: | Items    |
| Cost:             | \$2,987 | Current Cost:     | \$41,818 |
| % Included:       | 100.0%  | Future Cost:      | \$43,935 |
| Replacement Year: | 2028    |                   |          |

**Summary:**

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.

---

## 26000 - Outdoor Equipment

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### 366 - Benches

16 - Benches

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 18-Years | Remaining Life:   | 11-Years |
| Quantity:         | 16       | Units of Measure: | Items    |
| Cost:             | \$1,524  | Current Cost:     | \$24,390 |
| % Included:       | 100.0%   | Future Cost:      | \$32,002 |
| Replacement Year: | 2037     |                   |          |

**Summary:**

This is to replace the benches.

2026- \$3,025 was expended in 2025.

---

### 370 - Pet Stations

38 - Pet Stations 26%

|                   |         |                   |          |
|-------------------|---------|-------------------|----------|
| Useful Life:      | 3-Years | Remaining Life:   | 1-Year   |
| Quantity:         | 38      | Units of Measure: | Items    |
| Cost:             | \$721   | Qty x \$/Itm:     | \$27,398 |
| % Included:       | 26.3%   | Current Cost:     | \$7,210  |
| Replacement Year: | 2027    | Future Cost:      | \$7,390  |

**Summary:**

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.

---

### 386 - Garbage Receptacles

7 - Trash Receptacles

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 20-Years | Remaining Life:   | 13-Years |
| Quantity:         | 7        | Units of Measure: | Items    |
| Cost:             | \$901    | Current Cost:     | \$6,309  |
| % Included:       | 100.0%   | Future Cost:      | \$8,697  |
| Replacement Year: | 2039     |                   |          |

**Summary:**

This is to replace the garbage containers.

2026- \$2,002 was expended in 2025.

## Vistas Neighborhoods - General

### 03000 - Painting: Exterior

#### 420 - Wrought Iron

5,545 l.f. - Fence Paint

|                   |         |                   |             |
|-------------------|---------|-------------------|-------------|
| Useful Life:      | 5-Years | Remaining Life:   | 1-Year      |
| Quantity:         | 5,545   | Units of Measure: | Linear Feet |
| Cost/l.f.:        | \$6.44  | Current Cost:     | \$35,696    |
| % Included:       | 100.0%  | Future Cost:      | \$36,588    |
| Replacement Year: | 2027    |                   |             |

#### Summary:

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.

### 19000 - Fencing

#### 270 - Wrought Iron: 6'

905 l.f. - Access Fences

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 30-Years | Remaining Life:   | 7-Years     |
| Quantity:         | 905      | Units of Measure: | Linear Feet |
| Cost/l.f.:        | \$61     | Current Cost:     | \$54,997    |
| % Included:       | 100.0%   | Future Cost:      | \$65,374    |
| Replacement Year: | 2033     |                   |             |

#### Summary:

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'

4,548 l.f. - View Fences

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 30-Years | Remaining Life:   | 7-Years     |
| Quantity:         | 4,548    | Units of Measure: | Linear Feet |
| Cost/l.f.:        | \$61     | Current Cost:     | \$276,382   |
| % Included:       | 100.0%   | Future Cost:      | \$328,531   |
| Replacement Year: | 2033     |                   |             |

#### Summary:

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.

#### 410 - Masonry Wall: On-going Maint.

52,253 l.f. - Stucco Clad Wall Repair 2%

|                   |          |                   |              |
|-------------------|----------|-------------------|--------------|
| Useful Life:      | 10-Years | Remaining Life:   | 1-Year       |
| Quantity:         | 52,253   | Units of Measure: | Linear Feet  |
| Cost/l.f.:        | \$278    | Qty x \$/l.f.:    | \$14,531,559 |
| % Included:       | 2.0%     | Current Cost:     | \$290,631    |
| Replacement Year: | 2027     | Future Cost:      | \$297,897    |

**Summary:**

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.

**790 - Gates**

12 - Pedestrian & EVA Gates

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 30-Years | Remaining Life:   | 7-Years  |
| Quantity:         | 12       | Units of Measure: | Items    |
| Cost:             | \$1,133  | Current Cost:     | \$13,596 |
| % Included:       | 100.0%   | Future Cost:      | \$16,161 |
| Replacement Year: | 2033     |                   |          |

**Summary:**

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.

**20000 - Lighting**

**260 - Monument Lights**

32 - Neighborhood Monument Lights

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 20-Years | Remaining Life:   | 1-Year   |
| Quantity:         | 32       | Units of Measure: | Items    |
| Cost:             | \$1,148  | Current Cost:     | \$36,750 |
| % Included:       | 100.0%   | Future Cost:      | \$37,669 |
| Replacement Year: | 2027     |                   |          |

**Summary:**

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.

---

## 21000 - Signage

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### 740 - Monument

15 - Neighborhood Dbl-Sided Monuments

|                   |         |                   |          |
|-------------------|---------|-------------------|----------|
| Useful Life:      | 7-Years | Remaining Life:   | 1-Year   |
| Quantity:         | 15      | Units of Measure: | Items    |
| Cost:             | \$1,957 | Current Cost:     | \$29,355 |
| % Included:       | 100.0%  | Future Cost:      | \$30,089 |
| Replacement Year: | 2027    |                   |          |

**Summary:**

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.

---

### 750 - Monument

4 - Neighborhood Sngl-Sided Monuments

|                   |         |                   |         |
|-------------------|---------|-------------------|---------|
| Useful Life:      | 7-Years | Remaining Life:   | 2-Years |
| Quantity:         | 4       | Units of Measure: | Items   |
| Cost:             | \$1,339 | Current Cost:     | \$5,356 |
| % Included:       | 100.0%  | Future Cost:      | \$5,627 |
| Replacement Year: | 2028    |                   |         |

#### Summary:

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

30 - Electrical Pedestals 10%

|                   |          |                   |           |
|-------------------|----------|-------------------|-----------|
| Useful Life:      | 7-Years  | Remaining Life:   | 1-Year    |
| Quantity:         | 30       | Units of Measure: | Items     |
| Cost:             | \$10,300 | Qty x \$/Itm:     | \$309,000 |
| % Included:       | 10.0%    | Current Cost:     | \$30,900  |
| Replacement Year: | 2027     | Future Cost:      | \$31,673  |

#### Summary:

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.

## Paseos Neighborhoods - General

### 04000 - Structural Repairs

#### 310 - Trellis

4 - Neighborhood Entry Arches

|                   |          |                   |         |
|-------------------|----------|-------------------|---------|
| Useful Life:      | 30-Years | Remaining Life:   | 7-Years |
| Quantity:         | 4        | Units of Measure: | Items   |
| Cost:             | \$1,438  | Current Cost:     | \$5,751 |
| % Included:       | 100.0%   | Future Cost:      | \$6,836 |
| Replacement Year: | 2033     |                   |         |

#### Summary:

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.

### 20000 - Lighting

#### 220 - Monument Lights

Cordova Monument Light

|                   |          |                   |         |
|-------------------|----------|-------------------|---------|
| Useful Life:      | 20-Years | Remaining Life:   | 1-Year  |
| Quantity:         | 1        | Units of Measure: | Items   |
| Cost:             | \$1,148  | Current Cost:     | \$1,148 |
| % Included:       | 100.0%   | Future Cost:      | \$1,177 |
| Replacement Year: | 2027     |                   |         |

#### Summary:

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

#### 230 - Monument Lights

2 - Tierra Bella/ Escala Monument Lights

|                   |          |                   |         |
|-------------------|----------|-------------------|---------|
| Useful Life:      | 20-Years | Remaining Life:   | 1-Year  |
| Quantity:         | 2        | Units of Measure: | Items   |
| Cost:             | \$719    | Current Cost:     | \$1,438 |
| % Included:       | 100.0%   | Future Cost:      | \$1,474 |
| Replacement Year: | 2027     |                   |         |

#### Summary:

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

### 21000 - Signage

#### 720 - Monument

3 - Neighborhood Sngl-Sided Monuments

|                   |         |                   |         |
|-------------------|---------|-------------------|---------|
| Useful Life:      | 7-Years | Remaining Life:   | 1-Year  |
| Quantity:         | 3       | Units of Measure: | Items   |
| Cost:             | \$1,339 | Current Cost:     | \$4,017 |
| % Included:       | 100.0%  | Future Cost:      | \$4,117 |
| Replacement Year: | 2027    |                   |         |

**Summary:**

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

6 - Electrical Pedestals 17%

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 7-Years  | Remaining Life:   | 1-Year   |
| Quantity:         | 6        | Units of Measure: | Items    |
| Cost:             | \$10,300 | Qty x \$/Itm:     | \$61,800 |
| % Included:       | 16.7%    | Current Cost:     | \$10,300 |
| Replacement Year: | 2027     | Future Cost:      | \$10,558 |

**Summary:**

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.

## Vistas Neighborhoods - Parks

### 02000 - Concrete

#### 230 - Walkways

36,000 SqFt - Parks & Breezeways 10%

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 25-Years | Remaining Life:   | 2-Years     |
| Quantity:         | 36,000   | Units of Measure: | Square Feet |
| Cost/SqFt:        | \$14     | Qty x \$/SqFt:    | \$503,176   |
| % Included:       | 10.0%    | Current Cost:     | \$50,318    |
| Replacement Year: | 2028     | Future Cost:      | \$52,865    |

#### Summary:

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.

### 04000 - Structural Repairs

#### 674 - Metal Railings

96 l.f. - Park Railings

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 30-Years | Remaining Life:   | 7-Years     |
| Quantity:         | 96       | Units of Measure: | Linear Feet |
| Cost/l.f.:        | \$44     | Current Cost:     | \$4,252     |
| % Included:       | 100.0%   | Future Cost:      | \$5,054     |
| Replacement Year: | 2033     |                   |             |

#### Summary:

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.

### 18000 - Landscaping

#### 116 - Irrigation: Controllers

2 - Kingwood E & W Park Controllers

|                   |          |                   |         |
|-------------------|----------|-------------------|---------|
| Useful Life:      | 12-Years | Remaining Life:   | 1-Year  |
| Quantity:         | 2        | Units of Measure: | Items   |
| Cost:             | \$3,914  | Current Cost:     | \$7,828 |
| % Included:       | 100.0%   | Future Cost:      | \$8,024 |
| Replacement Year: | 2027     |                   |         |

#### Summary:

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.

### 118 - Irrigation: Time Clocks

14 - Park Irrigation Clocks

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 12-Years | Remaining Life:   | 1-Year   |
| Quantity:         | 14       | Units of Measure: | Items    |
| Cost:             | \$719    | Current Cost:     | \$10,064 |
| % Included:       | 100.0%   | Future Cost:      | \$10,316 |
| Replacement Year: | 2027     |                   |          |

#### Summary:

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.

## 26000 - Outdoor Equipment

### 110 - Tot Lot: Play Equipment

2 - Kingwood E & W Play Structures

|                   |          |                   |           |
|-------------------|----------|-------------------|-----------|
| Useful Life:      | 20-Years | Remaining Life:   | 18-Years  |
| Quantity:         | 2        | Units of Measure: | Items     |
| Cost:             | \$60,000 | Current Cost:     | \$120,000 |
| % Included:       | 100.0%   | Future Cost:      | \$187,159 |
| Replacement Year: | 2044     |                   |           |

#### Summary:

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.

### 140 - Tot Lot: Safety Surface

2,530 SqFt - [2] Kingwood E & W Surface Replace

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 10-Years | Remaining Life:   | 5-Years     |
| Quantity:         | 2,530    | Units of Measure: | Square Feet |
| Cost/SqFt:        | \$15     | Current Cost:     | \$37,525    |
| % Included:       | 100.0%   | Future Cost:      | \$42,456    |
| Replacement Year: | 2031     |                   |             |

**Summary:**

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.

**144 - Tot Lot: Play Equipment**

10 - Bella Vista Play Equipment

|                   |          |                   |         |
|-------------------|----------|-------------------|---------|
| Useful Life:      | 30-Years | Remaining Life:   | 7-Years |
| Quantity:         | 10       | Units of Measure: | Items   |
| Cost:             | \$258    | Current Cost:     | \$2,575 |
| % Included:       | 100.0%   | Future Cost:      | \$3,061 |
| Replacement Year: | 2033     |                   |         |

**Summary:**

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

**148 - Tot Lot: Play Equipment**

2 - Talega Play Equipment

|                   |          |                   |         |
|-------------------|----------|-------------------|---------|
| Useful Life:      | 12-Years | Remaining Life:   | 1-Year  |
| Quantity:         | 2        | Units of Measure: | Items   |
| Cost:             | \$824    | Current Cost:     | \$1,648 |
| % Included:       | 100.0%   | Future Cost:      | \$1,689 |
| Replacement Year: | 2027     |                   |         |

**Summary:**

This is to replace the tot lot play toys.

2- Sand digger excavators

2020- The center pivot could use lubrication.

**270 - Picnic Tables**

4 - Kingwood E & W Picnic Tables

|                   |          |                   |         |
|-------------------|----------|-------------------|---------|
| Useful Life:      | 20-Years | Remaining Life:   | 2-Years |
| Quantity:         | 4        | Units of Measure: | Items   |
| Cost:             | \$1,648  | Current Cost:     | \$6,592 |
| % Included:       | 100.0%   | Future Cost:      | \$6,926 |
| Replacement Year: | 2028     |                   |         |

**Summary:**

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.

**320 - Benches**

45 - Park Benches

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 18-Years | Remaining Life:   | 2-Years  |
| Quantity:         | 45       | Units of Measure: | Items    |
| Cost:             | \$1,524  | Current Cost:     | \$68,598 |
| % Included:       | 100.0%   | Future Cost:      | \$72,071 |
| Replacement Year: | 2028     |                   |          |

**Summary:**

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.

**360 - Garbage Receptacles**

33 - Park Garbage Receptacles

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 20-Years | Remaining Life:   | 2-Years  |
| Quantity:         | 33       | Units of Measure: | Items    |
| Cost:             | \$901    | Current Cost:     | \$29,741 |
| % Included:       | 100.0%   | Future Cost:      | \$31,247 |
| Replacement Year: | 2028     |                   |          |

**Summary:**

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

---

**382 - Pet Stations**

20 - Park Pet Stations 25%

|                   |         |                   |          |
|-------------------|---------|-------------------|----------|
| Useful Life:      | 3-Years | Remaining Life:   | 1-Year   |
| Quantity:         | 20      | Units of Measure: | Items    |
| Cost:             | \$721   | Qty x \$/Itm:     | \$14,420 |
| % Included:       | 25.0%   | Current Cost:     | \$3,605  |
| Replacement Year: | 2027    | Future Cost:      | \$3,695  |

**Summary:**

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.

## Paseos Neighborhoods - Parks

### 02000 - Concrete

#### 210 - Walkways

5,700 SqFt - Parks & Breezeways 10%

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 25-Years | Remaining Life:   | 2-Years     |
| Quantity:         | 5,700    | Units of Measure: | Square Feet |
| Cost/SqFt:        | \$14     | Qty x \$/SqFt:    | \$79,669    |
| % Included:       | 10.0%    | Current Cost:     | \$7,967     |
| Replacement Year: | 2028     | Future Cost:      | \$8,370     |

#### Summary:

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

200 l.f. - Tierra Bella/Escala Railings

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 30-Years | Remaining Life:   | 7-Years     |
| Quantity:         | 200      | Units of Measure: | Linear Feet |
| Cost/l.f.:        | \$44     | Current Cost:     | \$8,858     |
| % Included:       | 100.0%   | Future Cost:      | \$10,529    |
| Replacement Year: | 2033     |                   |             |

#### Summary:

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

### 20000 - Lighting

#### 272 - Bollard Lights

4 - Tierra Bella Park Bollard Lights

|                   |          |                   |         |
|-------------------|----------|-------------------|---------|
| Useful Life:      | 20-Years | Remaining Life:   | 7-Years |
| Quantity:         | 4        | Units of Measure: | Items   |
| Cost:             | \$1,236  | Current Cost:     | \$4,944 |
| % Included:       | 100.0%   | Future Cost:      | \$5,877 |
| Replacement Year: | 2033     |                   |         |

#### Summary:

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

4 - Tierra Bella/Escala Play Toys

|                   |          |                   |         |
|-------------------|----------|-------------------|---------|
| Useful Life:      | 20-Years | Remaining Life:   | 1-Year  |
| Quantity:         | 4        | Units of Measure: | Items   |
| Cost:             | \$824    | Current Cost:     | \$3,296 |
| % Included:       | 100.0%   | Future Cost:      | \$3,378 |
| Replacement Year: | 2027     |                   |         |

**Summary:**

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.

**200 - Pedestal Grill BBQ**

Tierra Bella/Escala Park BBQ

|                   |          |                   |         |
|-------------------|----------|-------------------|---------|
| Useful Life:      | 20-Years | Remaining Life:   | 2-Years |
| Quantity:         | 1        | Units of Measure: | Items   |
| Cost:             | \$670    | Current Cost:     | \$670   |
| % Included:       | 100.0%   | Future Cost:      | \$703   |
| Replacement Year: | 2028     |                   |         |

**Summary:**

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

1- Tierra Bella/Escala

**250 - Picnic Tables**

2 - Tierra Bella/Escala Park Picnic Tables

|                   |          |                   |         |
|-------------------|----------|-------------------|---------|
| Useful Life:      | 20-Years | Remaining Life:   | 3-Years |
| Quantity:         | 2        | Units of Measure: | Items   |
| Cost:             | \$1,648  | Current Cost:     | \$3,296 |
| % Included:       | 100.0%   | Future Cost:      | \$3,549 |
| Replacement Year: | 2029     |                   |         |

**Summary:**

This is to replace the picnic tables.

2- Tierra Bella/Escala

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

**300 - Benches**

5 - Park Benches

|                   |          |                   |         |
|-------------------|----------|-------------------|---------|
| Useful Life:      | 18-Years | Remaining Life:   | 1-Year  |
| Quantity:         | 5        | Units of Measure: | Items   |
| Cost:             | \$1,524  | Current Cost:     | \$7,622 |
| % Included:       | 100.0%   | Future Cost:      | \$7,813 |
| Replacement Year: | 2027     |                   |         |

**Summary:**

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

5 - Park Garbage Receptacles

|                   |          |                   |         |
|-------------------|----------|-------------------|---------|
| Useful Life:      | 20-Years | Remaining Life:   | 1-Year  |
| Quantity:         | 5        | Units of Measure: | Items   |
| Cost:             | \$901    | Current Cost:     | \$4,506 |
| % Included:       | 100.0%   | Future Cost:      | \$4,619 |
| Replacement Year: | 2027     |                   |         |

#### Summary:

This is to replace the garbage containers.

1- Cordova  
4- Tierra Bella/Escala

2020- One Tierra Bella/Escala container is dented.

### 394 - Pet Stations

4 - Park Pet Stations 50%

|                   |         |                   |         |
|-------------------|---------|-------------------|---------|
| Useful Life:      | 6-Years | Remaining Life:   | 2-Years |
| Quantity:         | 4       | Units of Measure: | Items   |
| Cost:             | \$721   | Qty x \$/Itm:     | \$2,884 |
| % Included:       | 50.0%   | Current Cost:     | \$1,442 |
| Replacement Year: | 2028    | Future Cost:      | \$1,515 |

#### Summary:

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

Tierra Bella/Escala

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 30-Years | Remaining Life:   | 7-Years  |
| Quantity:         | 1        | Units of Measure: | Items    |
| Cost:             | \$14,377 | Current Cost:     | \$14,377 |
| % Included:       | 100.0%   | Future Cost:      | \$17,090 |
| Replacement Year: | 2033     |                   |          |

#### Summary:

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.

---

**810 - Shade Structure**

Cordova

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 30-Years | Remaining Life:   | 7-Years  |
| Quantity:         | 1        | Units of Measure: | Items    |
| Cost:             | \$10,064 | Current Cost:     | \$10,064 |
| % Included:       | 100.0%   | Future Cost:      | \$11,963 |
| Replacement Year: | 2033     |                   |          |

**Summary:**

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.

## Vistas Village - General

### 02000 - Concrete

#### 220 - Sidewalks, Curbs & Gutters

4,000 SqFt - Monument Entry Areas 10%

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 25-Years | Remaining Life:   | 2-Years     |
| Quantity:         | 4,000    | Units of Measure: | Square Feet |
| Cost/SqFt:        | \$14     | Qty x \$/SqFt:    | \$55,908    |
| % Included:       | 10.0%    | Current Cost:     | \$5,591     |
| Replacement Year: | 2028     | Future Cost:      | \$5,874     |

#### Summary:

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.

2026- \$12,266 was expended in 2025.

### 03000 - Painting: Exterior

#### 510 - Masonry Walls

311,760 SqFt - Wall Paint

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 10-Years | Remaining Life:   | 7-Years     |
| Quantity:         | 311,760  | Units of Measure: | Square Feet |
| Cost/SqFt:        | \$0.814  | Current Cost:     | \$253,679   |
| % Included:       | 100.0%   | Future Cost:      | \$301,545   |
| Replacement Year: | 2033     |                   |             |

#### Summary:

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.

### 04000 - Structural Repairs

#### 320 - Trellis

4 - Vistas Large Monument Structures

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 30-Years | Remaining Life:   | 7-Years  |
| Quantity:         | 4        | Units of Measure: | Items    |
| Cost:             | \$14,377 | Current Cost:     | \$57,508 |
| % Included:       | 100.0%   | Future Cost:      | \$68,359 |
| Replacement Year: | 2033     |                   |          |

#### Summary:

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

36 l.f. - Walkway Step Railings

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 30-Years | Remaining Life:   | 7-Years     |
| Quantity:         | 36       | Units of Measure: | Linear Feet |
| Cost/l.f.:        | \$44     | Current Cost:     | \$1,594     |
| % Included:       | 100.0%   | Future Cost:      | \$1,895     |
| Replacement Year: | 2033     |                   |             |

#### Summary:

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

#### 910 - Building Maintenance

2 - North & South Clock Towers

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 25-Years | Remaining Life:   | 2-Years  |
| Quantity:         | 2        | Units of Measure: | Items    |
| Cost:             | \$17,252 | Current Cost:     | \$34,505 |
| % Included:       | 100.0%   | Future Cost:      | \$36,252 |
| Replacement Year: | 2028     |                   |          |

#### Summary:

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

26 - Irrigation Controllers 25%

|                   |          |                   |           |
|-------------------|----------|-------------------|-----------|
| Useful Life:      | 12-Years | Remaining Life:   | 1-Year    |
| Quantity:         | 26       | Units of Measure: | Items     |
| Cost:             | \$3,914  | Qty x \$/Itm:     | \$101,764 |
| % Included:       | 25.0%    | Current Cost:     | \$25,441  |
| Replacement Year: | 2027     | Future Cost:      | \$26,077  |

#### Summary:

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.

#### 114 - Irrigation: Controllers

26 - Irrigation Controllers 75%

|                   |          |                   |           |
|-------------------|----------|-------------------|-----------|
| Useful Life:      | 12-Years | Remaining Life:   | 1-Year    |
| Quantity:         | 26       | Units of Measure: | Items     |
| Cost:             | \$3,914  | Qty x \$/Itm:     | \$101,764 |
| % Included:       | 75.0%    | Current Cost:     | \$76,323  |
| Replacement Year: | 2027     | Future Cost:      | \$78,231  |

**Summary:**

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.**

76,000 l.f. - Renovation 33%

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 20-Years | Remaining Life:   | 1-Year      |
| Quantity:         | 76,000   | Units of Measure: | Linear Feet |
| Cost/l.f.:        | \$1.93   | Qty x \$/l.f.:    | \$146,384   |
| % Included:       | 33.3%    | Current Cost:     | \$48,795    |
| Replacement Year: | 2027     | Future Cost:      | \$50,014    |

**Summary:**

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.

2026- \$50,732 was expended in 2025 and \$75,331 for Charleston in 2025.  
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.

**380 - Turf Renovation**

Park Vista Sod Strips

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 30-Years | Remaining Life:   | 1-Year   |
| Quantity:         | 1        | Units of Measure: | Lump Sum |
| Cost:             | \$95,304 | Current Cost:     | \$95,304 |
| % Included:       | 100.0%   | Future Cost:      | \$97,687 |
| Replacement Year: | 2027     |                   |          |

**Summary:**

This is for the sod strips.

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

**420 - Plant Replacement**

1,076,223 SqFt - Streets/Medians & Monuments 6% [SE-4]

|                   |           |                   |             |
|-------------------|-----------|-------------------|-------------|
| Useful Life:      | 5-Years   | Remaining Life:   | 2-Years     |
| Quantity:         | 1,076,223 | Units of Measure: | Square Feet |
| Cost/SqFt:        | \$6.36    | Qty x \$/SqFt:    | \$6,839,505 |
| % Included:       | 5.6%      | Current Cost:     | \$386,250   |
| Replacement Year: | 2028      | Future Cost:      | \$421,277   |

**Summary:**

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.

2026- \$81,130 was expended in 2025 and \$14,764 in 2026.

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.

#### 421 - Plant Replacement

Streets/Medians & Monuments (2026 Only) [NR-1]

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 1-Year   | Remaining Life:   | 0-Years  |
| Quantity:         | 1        | Units of Measure: | Lump Sum |
| Cost:             | \$14,764 | Current Cost:     | \$14,764 |
| % Included:       | 100.0%   | Future Cost:      | \$14,764 |
| Replacement Year: | 2028     |                   |          |

#### Summary:

This is for 2026 work.

2026- \$14,764 was expended in 2026.

#### 516 - Tree Maintenance

300 - Tree Replacements [SE-2]

|                   |          |                   |           |
|-------------------|----------|-------------------|-----------|
| Useful Life:      | 10-Years | Remaining Life:   | 3-Years   |
| Quantity:         | 300      | Units of Measure: | Items     |
| Cost:             | \$633    | Current Cost:     | \$190,035 |
| % Included:       | 100.0%   | Future Cost:      | \$207,205 |
| Replacement Year: | 2029     |                   |           |

#### Summary:

This is to replace dead trees.

2026- \$11,933 was expended in 2025.

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.

### 19500 - Retaining Wall

#### 990 - Rockery

9,390 l.f. - Stacked Stone Walls %

|                   |         |                   |             |
|-------------------|---------|-------------------|-------------|
| Useful Life:      | 5-Years | Remaining Life:   | 1-Year      |
| Quantity:         | 9,390   | Units of Measure: | Linear Feet |
| Cost/l.f.:        | \$503   | Qty x \$/l.f.:    | \$4,725,012 |
| % Included:       | 0.5%    | Current Cost:     | \$23,625    |
| Replacement Year: | 2027    | Future Cost:      | \$24,216    |

#### Summary:

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.

### 20000 - Lighting

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## 240 - Monument Lights

### 34 - Village Monument Light Fixtures

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 20-Years | Remaining Life:   | 1-Year   |
| Quantity:         | 34       | Units of Measure: | Items    |
| Cost:             | \$863    | Current Cost:     | \$29,329 |
| % Included:       | 100.0%   | Future Cost:      | \$30,062 |
| Replacement Year: | 2027     |                   |          |

#### Summary:

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.

---

## 250 - Landscape

### 56 - Landscape Large Accent Lights

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 20-Years | Remaining Life:   | 1-Year   |
| Quantity:         | 56       | Units of Measure: | Items    |
| Cost:             | \$1,148  | Current Cost:     | \$64,313 |
| % Included:       | 100.0%   | Future Cost:      | \$65,921 |
| Replacement Year: | 2027     |                   |          |

#### Summary:

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)

---

## 270 - Landscape

### 151 - Landscape Up-Lights

|                   |          |                   |           |
|-------------------|----------|-------------------|-----------|
| Useful Life:      | 20-Years | Remaining Life:   | 1-Year    |
| Quantity:         | 151      | Units of Measure: | Items     |
| Cost:             | \$1,148  | Current Cost:     | \$173,416 |
| % Included:       | 100.0%   | Future Cost:      | \$177,751 |
| Replacement Year: | 2027     |                   |           |

#### Summary:

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.

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## 21000 - Signage

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### 730 - Monument

- 12 - Vistas Village Monument Refurbish

|                   |         |                   |          |
|-------------------|---------|-------------------|----------|
| Useful Life:      | 7-Years | Remaining Life:   | 1-Year   |
| Quantity:         | 12      | Units of Measure: | Items    |
| Cost:             | \$2,987 | Current Cost:     | \$35,844 |
| % Included:       | 100.0%  | Future Cost:      | \$36,740 |
| Replacement Year: | 2027    |                   |          |

### Summary:

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.

---

## 26000 - Outdoor Equipment

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### 180 - Bike Rack

- 2 - Alta Bike Racks

|                   |          |                   |         |
|-------------------|----------|-------------------|---------|
| Useful Life:      | 30-Years | Remaining Life:   | 7-Years |
| Quantity:         | 2        | Units of Measure: | Items   |
| Cost:             | \$554    | Current Cost:     | \$1,107 |
| % Included:       | 100.0%   | Future Cost:      | \$1,316 |
| Replacement Year: | 2033     |                   |         |

**Summary:**

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

**260 - Picnic Tables**

Alta Picnic Table

|                   |          |                   |         |
|-------------------|----------|-------------------|---------|
| Useful Life:      | 20-Years | Remaining Life:   | 1-Year  |
| Quantity:         | 1        | Units of Measure: | Items   |
| Cost:             | \$1,648  | Current Cost:     | \$1,648 |
| % Included:       | 100.0%   | Future Cost:      | \$1,689 |
| Replacement Year: | 2027     |                   |         |

**Summary:**

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.

**310 - Benches**

4 - Alta Benches

|                   |          |                   |         |
|-------------------|----------|-------------------|---------|
| Useful Life:      | 18-Years | Remaining Life:   | 1-Year  |
| Quantity:         | 4        | Units of Measure: | Items   |
| Cost:             | \$1,524  | Current Cost:     | \$6,098 |
| % Included:       | 100.0%   | Future Cost:      | \$6,250 |
| Replacement Year: | 2027     |                   |         |

**Summary:**

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

**350 - Garbage Receptacles**

5 - Alta Garbage Receptacles

|                   |          |                   |         |
|-------------------|----------|-------------------|---------|
| Useful Life:      | 20-Years | Remaining Life:   | 1-Year  |
| Quantity:         | 5        | Units of Measure: | Items   |
| Cost:             | \$901    | Current Cost:     | \$4,506 |
| % Included:       | 100.0%   | Future Cost:      | \$4,619 |
| Replacement Year: | 2027     |                   |         |

**Summary:**

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

**378 - Pet Stations**

28 - Pet Stations 25%

|                   |         |                   |          |
|-------------------|---------|-------------------|----------|
| Useful Life:      | 3-Years | Remaining Life:   | 1-Year   |
| Quantity:         | 28      | Units of Measure: | Items    |
| Cost:             | \$721   | Qty x \$/Itm:     | \$20,188 |
| % Included:       | 25.0%   | Current Cost:     | \$5,047  |
| Replacement Year: | 2027    | Future Cost:      | \$5,173  |

**Summary:**

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**

Alta btwn Vista Run & Park Vista

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 30-Years | Remaining Life:   | 7-Years  |
| Quantity:         | 1        | Units of Measure: | Items    |
| Cost:             | \$12,939 | Current Cost:     | \$12,939 |
| % Included:       | 100.0%   | Future Cost:      | \$15,381 |
| Replacement Year: | 2033     |                   |          |

**Summary:**

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.

**900 - Miscellaneous**

8 - Tower Clocks

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 20-Years | Remaining Life:   | 3-Years  |
| Quantity:         | 8        | Units of Measure: | Items    |
| Cost:             | \$2,317  | Current Cost:     | \$18,540 |
| % Included:       | 100.0%   | Future Cost:      | \$19,966 |
| Replacement Year: | 2029     |                   |          |

**Summary:**

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

## Stonebridge Village - General

### 03000 - Painting: Exterior

#### 120 - Surface Restoration

896 SqFt - Charleston Summerlin Monument

|                   |         |                   |             |
|-------------------|---------|-------------------|-------------|
| Useful Life:      | 5-Years | Remaining Life:   | 2-Years     |
| Quantity:         | 896     | Units of Measure: | Square Feet |
| Cost/SqFt:        | \$1.74  | Current Cost:     | \$1,560     |
| % Included:       | 100.0%  | Future Cost:      | \$1,639     |
| Replacement Year: | 2028    |                   |             |

#### Summary:

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.

#### 408 - Wrought Iron

8,638 l.f. - Fence & Trellis Paint

|                   |         |                   |             |
|-------------------|---------|-------------------|-------------|
| Useful Life:      | 5-Years | Remaining Life:   | 0-Years     |
| Quantity:         | 8,638   | Units of Measure: | Linear Feet |
| Cost/l.f.:        | \$6.41  | Current Cost:     | \$55,337    |
| % Included:       | 100.0%  | Future Cost:      | \$55,337    |
| Replacement Year: | 2026    |                   |             |

#### Summary:

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 & Sun creek

2- 22' x 34' trellis structures on Crossbridge near Westcott

2026- \$55,337 was expended.

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.

#### 520 - Masonry Walls

130,860 SqFt - Wall Paint

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 10-Years | Remaining Life:   | 4-Years     |
| Quantity:         | 130,860  | Units of Measure: | Square Feet |
| Cost/SqFt:        | \$0.814  | Current Cost:     | \$106,481   |
| % Included:       | 100.0%   | Future Cost:      | \$117,535   |
| Replacement Year: | 2030     |                   |             |

#### Summary:

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

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## 04000 - Structural Repairs

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### 542 - Bridge Maintenance

Heritage Heights Dr Bridge

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 60-Years | Remaining Life:   | 54-Years |
| Quantity:         | 1        | Units of Measure: | Items    |
| Cost:             | \$20,600 | Current Cost:     | \$20,600 |
| % Included:       | 100.0%   | Future Cost:      | \$       |
| Replacement Year: |          |                   |          |

#### Summary:

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.

---

### 550 - Bridge Maintenance

3 - Stonebridge Wash Trail Bridges

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 60-Years | Remaining Life:   | 51-Years |
| Quantity:         | 3        | Units of Measure: | Items    |
| Cost:             | \$12,707 | Current Cost:     | \$38,122 |
| % Included:       | 100.0%   | Future Cost:      | \$       |
| Replacement Year: |          |                   |          |

#### Summary:

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.

---

### 656 - Metal Railings

292 l.f. - Walkway Railings

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 30-Years | Remaining Life:   | 24-Years    |
| Quantity:         | 292      | Units of Measure: | Linear Feet |
| Cost/l.f.:        | \$44     | Current Cost:     | \$12,933    |
| % Included:       | 100.0%   | Future Cost:      | \$23,392    |
| Replacement Year: | 2050     |                   |             |

#### Summary:

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.

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## 18000 - Landscaping

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### 122 - Irrigation: Controllers

#### 12 - Irrigation Controllers

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 12-Years | Remaining Life:   | 6-Years  |
| Quantity:         | 12       | Units of Measure: | Items    |
| Cost:             | \$3,914  | Current Cost:     | \$46,968 |
| % Included:       | 100.0%   | Future Cost:      | \$54,468 |
| Replacement Year: | 2032     |                   |          |

#### Summary:

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.

#### 160 - Irrigation: Misc.

35,670 l.f. - Renovation 33%

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 20-Years | Remaining Life:   | 13-Years    |
| Quantity:         | 35,670   | Units of Measure: | Linear Feet |
| Cost/l.f.:        | \$1.93   | Qty x \$/l.f.:    | \$68,719    |
| % Included:       | 33.3%    | Current Cost:     | \$22,906    |
| Replacement Year: | 2039     | Future Cost:      | \$31,577    |

#### Summary:

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

512,830 SqFt - Streets/Medians & Monuments 8%

|                   |         |                   |             |
|-------------------|---------|-------------------|-------------|
| Useful Life:      | 5-Years | Remaining Life:   | 6-Years     |
| Quantity:         | 512,830 | Units of Measure: | Square Feet |
| Cost/SqFt:        | \$6.36  | Qty x \$/SqFt:    | \$3,259,086 |
| % Included:       | 7.5%    | Current Cost:     | \$244,431   |
| Replacement Year: | 2032    | Future Cost:      | \$283,466   |

#### Summary:

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.

#### 470 - Pathways & Trails

75,120 SqFt - Wash & Southwest Perimeter

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 10-Years | Remaining Life:   | 4-Years     |
| Quantity:         | 75,120   | Units of Measure: | Square Feet |
| Cost/SqFt:        | \$0.989  | Current Cost:     | \$74,279    |
| % Included:       | 100.0%   | Future Cost:      | \$81,990    |
| Replacement Year: | 2030     |                   |             |

**Summary:**

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**

8 - Charleston Summerlin Monument Palms 13%

|                   |         |                   |          |
|-------------------|---------|-------------------|----------|
| Useful Life:      | 5-Years | Remaining Life:   | 29-Years |
| Quantity:         | 8       | Units of Measure: | Items    |
| Cost:             | \$7,158 | Qty x \$/Itm:     | \$57,268 |
| % Included:       | 12.5%   | Current Cost:     | \$7,158  |
| Replacement Year: | 2055    | Future Cost:      | \$14,649 |

**Summary:**

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.

**536 - Tree Maintenance**

150 - Tree Replacements [SE-2]

|                   |          |                   |           |
|-------------------|----------|-------------------|-----------|
| Useful Life:      | 10-Years | Remaining Life:   | 9-Years   |
| Quantity:         | 150      | Units of Measure: | Items     |
| Cost:             | \$633    | Current Cost:     | \$95,018  |
| % Included:       | 100.0%   | Future Cost:      | \$120,147 |
| Replacement Year: | 2035     |                   |           |

**Summary:**

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'**

1,202 l.f. - Access Fences

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 30-Years | Remaining Life:   | 24-Years    |
| Quantity:         | 1,202    | Units of Measure: | Linear Feet |
| Cost/l.f.:        | \$61     | Current Cost:     | \$73,046    |
| % Included:       | 100.0%   | Future Cost:      | \$132,119   |
| Replacement Year: | 2050     |                   |             |

**Summary:**

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.

**218 - Wrought Iron: 6'**

7,144 l.f. - View Fences

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 30-Years | Remaining Life:   | 24-Years    |
| Quantity:         | 7,144    | Units of Measure: | Linear Feet |
| Cost/l.f.:        | \$61     | Current Cost:     | \$434,141   |
| % Included:       | 100.0%   | Future Cost:      | \$785,242   |
| Replacement Year: | 2050     |                   |             |

**Summary:**

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.

**418 - Masonry Wall: On-going Maint.**

27,344 l.f. - Stucco Clad Wall Repair 2%

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 10-Years | Remaining Life:   | 4-Years     |
| Quantity:         | 27,344   | Units of Measure: | Linear Feet |
| Cost/l.f.:        | \$278    | Qty x \$/l.f.:    | \$7,604,366 |
| % Included:       | 2.0%     | Current Cost:     | \$152,087   |
| Replacement Year: | 2030     | Future Cost:      | \$167,876   |

**Summary:**

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.

**770 - Gates**

9 - Pedestrian & EVA Gates

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 30-Years | Remaining Life:   | 24-Years |
| Quantity:         | 9        | Units of Measure: | Items    |
| Cost:             | \$1,133  | Current Cost:     | \$10,197 |
| % Included:       | 100.0%   | Future Cost:      | \$18,444 |
| Replacement Year: | 2050     |                   |          |

**Summary:**

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**

4 - Charleston Summerlin 4' Fixtures

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 20-Years | Remaining Life:   | 13-Years |
| Quantity:         | 4        | Units of Measure: | Items    |
| Cost:             | \$1,030  | Current Cost:     | \$4,120  |
| % Included:       | 100.0%   | Future Cost:      | \$5,679  |
| Replacement Year: | 2039     |                   |          |

**Summary:**

This is to replace the monument lights.

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

---

**234 - Landscape**

19 - Charleston Summerlin Monument Up-Lights

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 20-Years | Remaining Life:   | 13-Years |
| Quantity:         | 19       | Units of Measure: | Items    |
| Cost:             | \$1,148  | Current Cost:     | \$21,821 |
| % Included:       | 100.0%   | Future Cost:      | \$30,080 |
| Replacement Year: | 2039     |                   |          |

**Summary:**

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

19- Charleston west of Sky Vista

---

**274 - Exterior: Misc. Fixtures**

29 - Shade Structure Lights

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 20-Years | Remaining Life:   | 14-Years |
| Quantity:         | 29       | Units of Measure: | Items    |
| Cost:             | \$1,148  | Current Cost:     | \$33,305 |
| % Included:       | 100.0%   | Future Cost:      | \$47,059 |
| Replacement Year: | 2040     |                   |          |

**Summary:**

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

---

**284 - Landscape**

137 - Landscape Up-Lights

|                   |          |                   |           |
|-------------------|----------|-------------------|-----------|
| Useful Life:      | 20-Years | Remaining Life:   | 13-Years  |
| Quantity:         | 137      | Units of Measure: | Items     |
| Cost:             | \$1,148  | Current Cost:     | \$157,338 |
| % Included:       | 100.0%   | Future Cost:      | \$216,892 |
| Replacement Year: | 2039     |                   |           |

**Summary:**

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.

---

## 21000 - Signage

---

### 788 - Monument

4 - Stonebridge Village Monuments

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 15-Years | Remaining Life:   | 9-Years  |
| Quantity:         | 4        | Units of Measure: | Items    |
| Cost:             | \$2,575  | Current Cost:     | \$10,300 |
| % Included:       | 100.0%   | Future Cost:      | \$12,863 |
| Replacement Year: | 2035     |                   |          |

#### Summary:

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 & Sun creek 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

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### 304 - Benches

3 - Benches

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 18-Years | Remaining Life:   | 14-Years |
| Quantity:         | 3        | Units of Measure: | Items    |
| Cost:             | \$1,524  | Current Cost:     | \$4,573  |
| % Included:       | 100.0%   | Future Cost:      | \$6,462  |
| Replacement Year: | 2040     |                   |          |

#### Summary:

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.

---

### 344 - Garbage Receptacles

2 - Trash Cans

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 20-Years | Remaining Life:   | 16-Years |
| Quantity:         | 2        | Units of Measure: | Items    |
| Cost:             | \$901    | Current Cost:     | \$1,803  |
| % Included:       | 100.0%   | Future Cost:      | \$2,676  |
| Replacement Year: | 2042     |                   |          |

#### Summary:

This is to replace the garbage containers.

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

### 374 - Pet Stations

14 - Pet Stations

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 12-Years | Remaining Life:   | 55-Years |
| Quantity:         | 14       | Units of Measure: | Items    |
| Cost:             | \$721    | Current Cost:     | \$10,094 |
| % Included:       | 100.0%   | Future Cost:      | \$       |
| Replacement Year: |          |                   |          |

#### Summary:

This is to replace the pet stations.

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

### 848 - Shade Structure

7,200 SqFt - [2] Crossbridge Large Structures

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 30-Years | Remaining Life:   | 23-Years    |
| Quantity:         | 7,200    | Units of Measure: | Square Feet |
| Cost/SqFt:        | \$15     | Current Cost:     | \$109,831   |
| % Included:       | 100.0%   | Future Cost:      | \$193,809   |
| Replacement Year: | 2049     |                   |             |

#### Summary:

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

2,496 SqFt - [4] Small Structures

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 30-Years | Remaining Life:   | 23-Years    |
| Quantity:         | 2,496    | Units of Measure: | Square Feet |
| Cost/SqFt:        | \$5.09   | Current Cost:     | \$12,700    |
| % Included:       | 100.0%   | Future Cost:      | \$22,411    |
| Replacement Year: | 2049     |                   |             |

#### Summary:

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.

## Stonebridge Neighborhoods - General

### 20000 - Lighting

#### 278 - Monument Lights

18 - Neighborhood Entry Lights

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 20-Years | Remaining Life:   | 14-Years |
| Quantity:         | 18       | Units of Measure: | Items    |
| Cost:             | \$572    | Current Cost:     | \$10,293 |
| % Included:       | 100.0%   | Future Cost:      | \$14,544 |
| Replacement Year: | 2040     |                   |          |

#### Summary:

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

2 - Neighborhood Monuments

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 20-Years | Remaining Life:   | 13-Years |
| Quantity:         | 2        | Units of Measure: | Items    |
| Cost:             | \$2,060  | Current Cost:     | \$4,120  |
| % Included:       | 100.0%   | Future Cost:      | \$5,679  |
| Replacement Year: | 2039     |                   |          |

#### Summary:

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)

### 29000 - Infrastructure

#### 412 - Electric

7 - Electrical Pedestals

|                   |          |                   |           |
|-------------------|----------|-------------------|-----------|
| Useful Life:      | 30-Years | Remaining Life:   | 24-Years  |
| Quantity:         | 7        | Units of Measure: | Items     |
| Cost:             | \$10,300 | Current Cost:     | \$72,100  |
| % Included:       | 100.0%   | Future Cost:      | \$130,409 |
| Replacement Year: | 2050     |                   |           |

#### Summary:

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.

## Stonebridge Neighborhoods - Parks

### 02000 - Concrete

#### 240 - Walkways

4,020 SqFt - Parks 2%

|                   |         |                   |             |
|-------------------|---------|-------------------|-------------|
| Useful Life:      | 5-Years | Remaining Life:   | 9-Years     |
| Quantity:         | 4,020   | Units of Measure: | Square Feet |
| Cost/SqFt:        | \$14    | Qty x \$/SqFt:    | \$56,188    |
| % Included:       | 2.0%    | Current Cost:     | \$1,124     |
| Replacement Year: | 2035    | Future Cost:      | \$1,403     |

#### Summary:

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.

### 04000 - Structural Repairs

#### 306 - Trellis

375 SqFt - Caledonia Mini-Park

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 30-Years | Remaining Life:   | 24-Years    |
| Quantity:         | 375      | Units of Measure: | Square Feet |
| Cost/SqFt:        | \$43     | Current Cost:     | \$16,176    |
| % Included:       | 100.0%   | Future Cost:      | \$29,258    |
| Replacement Year: | 2050     |                   |             |

#### Summary:

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

Irrigation Controllers

|                   |          |                   |         |
|-------------------|----------|-------------------|---------|
| Useful Life:      | 12-Years | Remaining Life:   | 6-Years |
| Quantity:         | 1        | Units of Measure: | Items   |
| Cost:             | \$2,033  | Current Cost:     | \$2,033 |
| % Included:       | 100.0%   | Future Cost:      | \$2,358 |
| Replacement Year: | 2032     |                   |         |

#### Summary:

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.

### 19000 - Fencing

---

### 510 - Post & Cable

185 l.f. - Skye Knoll

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 30-Years | Remaining Life:   | 24-Years    |
| Quantity:         | 185      | Units of Measure: | Linear Feet |
| Cost/l.f.:        | \$102    | Current Cost:     | \$18,807    |
| % Included:       | 100.0%   | Future Cost:      | \$34,017    |
| Replacement Year: | 2050     |                   |             |

#### Summary:

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

2020- One cable had come free.

---

## 20000 - Lighting

### 264 - Bollard Lights

4 - Caledonia Mini-Park

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 20-Years | Remaining Life:   | 14-Years |
| Quantity:         | 4        | Units of Measure: | Items    |
| Cost:             | \$1,236  | Current Cost:     | \$4,944  |
| % Included:       | 100.0%   | Future Cost:      | \$6,986  |
| Replacement Year: | 2040     |                   |          |

#### Summary:

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

---

### 268 - Exterior: Misc. Fixtures

2 - Caledonia Mini-Park

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 20-Years | Remaining Life:   | 14-Years |
| Quantity:         | 2        | Units of Measure: | Items    |
| Cost:             | \$1,148  | Current Cost:     | \$2,297  |
| % Included:       | 100.0%   | Future Cost:      | \$3,245  |
| Replacement Year: | 2040     |                   |          |

#### Summary:

This is to replace miscellaneous common area lighting fixtures.

2- park shade structure

---

## 26000 - Outdoor Equipment

### 278 - Picnic Tables

3 - Picnic Tables

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 20-Years | Remaining Life:   | 13-Years |
| Quantity:         | 3        | Units of Measure: | Items    |
| Cost:             | \$1,648  | Current Cost:     | \$4,944  |
| % Included:       | 100.0%   | Future Cost:      | \$6,815  |
| Replacement Year: | 2039     |                   |          |

#### Summary:

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

2- Caledonia

2- Skye Knoll

### 314 - Benches

5 - Park Benches

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 18-Years | Remaining Life:   | 11-Years |
| Quantity:         | 5        | Units of Measure: | Items    |
| Cost:             | \$1,524  | Current Cost:     | \$7,622  |
| % Included:       | 100.0%   | Future Cost:      | \$10,001 |
| Replacement Year: | 2037     |                   |          |

#### Summary:

This is to replace the metal benches.

2- Caledonia  
3- Skye Knoll

### 332 - Shade Structure

400 SqFt - Skye Knoll

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 25-Years | Remaining Life:   | 19-Years    |
| Quantity:         | 400      | Units of Measure: | Square Feet |
| Cost/SqFt:        | \$43     | Current Cost:     | \$17,255    |
| % Included:       | 100.0%   | Future Cost:      | \$27,584    |
| Replacement Year: | 2045     |                   |             |

#### Summary:

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.

### 356 - Garbage Receptacles

3 - Trash Receptacles

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 20-Years | Remaining Life:   | 13-Years |
| Quantity:         | 3        | Units of Measure: | Items    |
| Cost:             | \$901    | Current Cost:     | \$2,704  |
| % Included:       | 100.0%   | Future Cost:      | \$3,727  |
| Replacement Year: | 2039     |                   |          |

#### Summary:

This is to replace the garbage containers.

1- Skye Knoll  
2- Caledonia

### 398 - Pet Stations

3 - Park Pet Stations

|                   |          |                   |         |
|-------------------|----------|-------------------|---------|
| Useful Life:      | 12-Years | Remaining Life:   | 5-Years |
| Quantity:         | 3        | Units of Measure: | Items   |
| Cost:             | \$721    | Current Cost:     | \$2,163 |
| % Included:       | 100.0%   | Future Cost:      | \$2,447 |
| Replacement Year: | 2031     |                   |         |

**Summary:**

This is to replace the pet stations.

- 1- Skye Knoll
- 2- Caledonia

## Reverence Village - General

### 02000 - Concrete

#### 250 - Walkways

9,250 SqFt - [3] Easements 3%

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 25-Years | Remaining Life:   | 19-Years    |
| Quantity:         | 9,250    | Units of Measure: | Square Feet |
| Cost/SqFt:        | \$14     | Qty x \$/SqFt:    | \$129,288   |
| % Included:       | 3.0%     | Current Cost:     | \$3,879     |
| Replacement Year: | 2045     | Future Cost:      | \$6,201     |

#### Summary:

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

2,623 l.f. - Fence Paint

|                   |         |                   |             |
|-------------------|---------|-------------------|-------------|
| Useful Life:      | 5-Years | Remaining Life:   | 0-Years     |
| Quantity:         | 2,623   | Units of Measure: | Linear Feet |
| Cost/l.f.:        | \$6.41  | Current Cost:     | \$16,804    |
| % Included:       | 100.0%  | Future Cost:      | \$16,804    |
| Replacement Year: | 2026    |                   |             |

#### Summary:

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

2026- \$16,804 was expended.

2025- Railing at drainage swale needs paint.

#### 530 - Masonry Walls

8,500 SqFt - Drainage Basin East Wall

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 10-Years | Remaining Life:   | 4-Years     |
| Quantity:         | 8,500    | Units of Measure: | Square Feet |
| Cost/SqFt:        | \$0.814  | Current Cost:     | \$6,916     |
| % Included:       | 100.0%   | Future Cost:      | \$7,634     |
| Replacement Year: | 2030     |                   |             |

#### Summary:

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

### 18000 - Landscaping

#### 134 - Irrigation: Controllers

2 - Irrigation Controllers

|                   |          |                   |         |
|-------------------|----------|-------------------|---------|
| Useful Life:      | 12-Years | Remaining Life:   | 6-Years |
| Quantity:         | 2        | Units of Measure: | Items   |
| Cost:             | \$3,914  | Current Cost:     | \$7,828 |
| % Included:       | 100.0%   | Future Cost:      | \$9,078 |
| Replacement Year: | 2032     |                   |         |

**Summary:**

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.

**170 - Irrigation: Misc.**

18,997 l.f. - Renovation 33%

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 20-Years | Remaining Life:   | 13-Years    |
| Quantity:         | 18,997   | Units of Measure: | Linear Feet |
| Cost/l.f.:        | \$1.93   | Qty x \$/l.f.:    | \$36,590    |
| % Included:       | 33.3%    | Current Cost:     | \$12,197    |
| Replacement Year: | 2039     | Future Cost:      | \$16,813    |

**Summary:**

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**

353,280 SqFt - Street/Medians, Monuments, Esmnt 5%

|                   |         |                   |             |
|-------------------|---------|-------------------|-------------|
| Useful Life:      | 5-Years | Remaining Life:   | 7-Years     |
| Quantity:         | 353,280 | Units of Measure: | Square Feet |
| Cost/SqFt:        | \$6.36  | Qty x \$/SqFt:    | \$2,245,130 |
| % Included:       | 5.0%    | Current Cost:     | \$112,256   |
| Replacement Year: | 2033    | Future Cost:      | \$133,438   |

**Summary:**

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.

**550 - Tree Maintenance**

32 - Reverence & Easement Palms 7%

|                   |         |                   |           |
|-------------------|---------|-------------------|-----------|
| Useful Life:      | 5-Years | Remaining Life:   | 29-Years  |
| Quantity:         | 32      | Units of Measure: | Items     |
| Cost:             | \$7,158 | Qty x \$/Itm:     | \$229,072 |
| % Included:       | 6.9%    | Current Cost:     | \$15,798  |
| Replacement Year: | 2055    | Future Cost:      | \$32,329  |

**Summary:**

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

150 - Tree Replacements [SE-2]

|                   |          |                   |           |
|-------------------|----------|-------------------|-----------|
| Useful Life:      | 10-Years | Remaining Life:   | 11-Years  |
| Quantity:         | 150      | Units of Measure: | Items     |
| Cost:             | \$633    | Current Cost:     | \$95,018  |
| % Included:       | 100.0%   | Future Cost:      | \$126,230 |
| Replacement Year: | 2037     |                   |           |

#### Summary:

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

#### 244 - Wrought Iron: 6'

1,375 l.f. - View Fences

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 30-Years | Remaining Life:   | 24-Years    |
| Quantity:         | 1,375    | Units of Measure: | Linear Feet |
| Cost/l.f.:        | \$61     | Current Cost:     | \$83,559    |
| % Included:       | 100.0%   | Future Cost:      | \$151,135   |
| Replacement Year: | 2050     |                   |             |

#### Summary:

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'

1,248 l.f. - Access Fences

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 30-Years | Remaining Life:   | 24-Years    |
| Quantity:         | 1,248    | Units of Measure: | Linear Feet |
| Cost/l.f.:        | \$61     | Current Cost:     | \$75,841    |
| % Included:       | 100.0%   | Future Cost:      | \$137,176   |
| Replacement Year: | 2050     |                   |             |

#### Summary:

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

---

**426 - Masonry Wall: On-going Maint.**

6,400 l.f. - Reverence & Lake Mead Wall Repair 2%

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 10-Years | Remaining Life:   | 4-Years     |
| Quantity:         | 6,400    | Units of Measure: | Linear Feet |
| Cost/l.f.:        | \$247    | Qty x \$/l.f.:    | \$1,582,080 |
| % Included:       | 2.0%     | Current Cost:     | \$31,642    |
| Replacement Year: | 2030     | Future Cost:      | \$34,926    |

**Summary:**

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.**

820 l.f. - Drainage Basin East Wall 2%

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 10-Years | Remaining Life:   | 4-Years     |
| Quantity:         | 820      | Units of Measure: | Linear Feet |
| Cost/l.f.:        | \$247    | Qty x \$/l.f.:    | \$202,704   |
| % Included:       | 2.0%     | Current Cost:     | \$4,054     |
| Replacement Year: | 2030     | Future Cost:      | \$4,475     |

**Summary:**

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.

---

**19500 - Retaining Wall**

**982 - Rockery**

4,890 l.f. - Stacked Stone Walls %

|                   |         |                   |             |
|-------------------|---------|-------------------|-------------|
| Useful Life:      | 5-Years | Remaining Life:   | 9-Years     |
| Quantity:         | 4,890   | Units of Measure: | Linear Feet |
| Cost/l.f.:        | \$503   | Qty x \$/l.f.:    | \$2,460,629 |
| % Included:       | 0.5%    | Current Cost:     | \$12,303    |
| Replacement Year: | 2035    | Future Cost:      | \$15,365    |

**Summary:**

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**

28 - Monument Area Landscape Lights

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 20-Years | Remaining Life:   | 14-Years |
| Quantity:         | 28       | Units of Measure: | Items    |
| Cost:             | \$575    | Current Cost:     | \$16,102 |
| % Included:       | 100.0%   | Future Cost:      | \$22,752 |
| Replacement Year: | 2040     |                   |          |

**Summary:**

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

---

## 21000 - Signage

---

### 716 - Monument

2 - Reverence Village Monument Refurbish

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 10-Years | Remaining Life:   | 0-Years  |
| Quantity:         | 2        | Units of Measure: | Items    |
| Cost:             | \$5,689  | Current Cost:     | \$11,378 |
| % Included:       | 100.0%   | Future Cost:      | \$11,378 |
| Replacement Year: | 2026     |                   |          |

**Summary:**

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

2026- \$11,378 was expended.

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.

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## 26000 - Outdoor Equipment

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### 326 - Benches

Center Easement Bench

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 30-Years | Remaining Life:   | 24-Years |
| Quantity:         | 1        | Units of Measure: | Items    |
| Cost:             | \$1,524  | Current Cost:     | \$1,524  |
| % Included:       | 100.0%   | Future Cost:      | \$2,757  |
| Replacement Year: | 2050     |                   |          |

**Summary:**

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

---

### 390 - Pet Stations

Center Easement Pet Station

|                   |          |                   |         |
|-------------------|----------|-------------------|---------|
| Useful Life:      | 12-Years | Remaining Life:   | 4-Years |
| Quantity:         | 1        | Units of Measure: | Items   |
| Cost:             | \$721    | Current Cost:     | \$721   |
| % Included:       | 100.0%   | Future Cost:      | \$796   |
| Replacement Year: | 2030     |                   |         |

**Summary:**

This is to replace the pet station.

---

## 29000 - Infrastructure

---

### 420 - Electric

10 - Electrical Pedestals

|                   |          |                   |           |
|-------------------|----------|-------------------|-----------|
| Useful Life:      | 30-Years | Remaining Life:   | 19-Years  |
| Quantity:         | 10       | Units of Measure: | Items     |
| Cost:             | \$10,300 | Current Cost:     | \$103,000 |
| % Included:       | 100.0%   | Future Cost:      | \$164,661 |
| Replacement Year: | 2045     |                   |           |

### Summary:

This is to repair and replace electrical pedestals.

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

## Redpoint - General

### 02000 - Concrete

#### 224 - Walkways

25,155 SqFt - Paseo & Park Walkways 2%

|                   |         |                   |             |
|-------------------|---------|-------------------|-------------|
| Useful Life:      | 5-Years | Remaining Life:   | 8-Years     |
| Quantity:         | 25,155  | Units of Measure: | Square Feet |
| Cost/SqFt:        | \$14    | Qty x \$/SqFt:    | \$351,594   |
| % Included:       | 2.0%    | Current Cost:     | \$7,032     |
| Replacement Year: | 2034    | Future Cost:      | \$8,568     |

#### Summary:

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

1,074 l.f. - Paseo Walkway Railings

|                   |         |                   |             |
|-------------------|---------|-------------------|-------------|
| Useful Life:      | 5-Years | Remaining Life:   | 3-Years     |
| Quantity:         | 1,074   | Units of Measure: | Linear Feet |
| Cost/l.f.:        | \$11    | Current Cost:     | \$12,168    |
| % Included:       | 100.0%  | Future Cost:      | \$13,104    |
| Replacement Year: | 2029    |                   |             |

#### Summary:

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

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

#### 450 - Wrought Iron

4,340 l.f. - Perimeter Paseo & Paseo Park Fencing

|                   |         |                   |             |
|-------------------|---------|-------------------|-------------|
| Useful Life:      | 5-Years | Remaining Life:   | 3-Years     |
| Quantity:         | 4,340   | Units of Measure: | Linear Feet |
| Cost/l.f.:        | \$6.44  | Current Cost:     | \$27,939    |
| % Included:       | 100.0%  | Future Cost:      | \$30,087    |
| Replacement Year: | 2029    |                   |             |

#### Summary:

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

61 - Walkway Light Poles

|                   |         |                   |          |
|-------------------|---------|-------------------|----------|
| Useful Life:      | 5-Years | Remaining Life:   | 3-Years  |
| Quantity:         | 61      | Units of Measure: | Items    |
| Cost:             | \$206   | Current Cost:     | \$12,566 |
| % Included:       | 100.0%  | Future Cost:      | \$13,532 |
| Replacement Year: | 2029    |                   |          |

**Summary:**

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.

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## 04000 - Structural Repairs

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### 352 - Trellis

300 SqFt - Arroyo Edge

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 30-Years | Remaining Life:   | 28-Years    |
| Quantity:         | 300      | Units of Measure: | Square Feet |
| Cost/SqFt:        | \$43     | Current Cost:     | \$12,941    |
| % Included:       | 100.0%   | Future Cost:      | \$25,836    |
| Replacement Year: | 2054     |                   |             |

**Summary:**

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.

---

### 684 - Metal Railings

1,352 l.f. - Stair & Walkway Railings

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 30-Years | Remaining Life:   | 28-Years    |
| Quantity:         | 1,352    | Units of Measure: | Linear Feet |
| Cost/l.f.:        | \$44     | Current Cost:     | \$59,880    |
| % Included:       | 100.0%   | Future Cost:      | \$119,550   |
| Replacement Year: | 2054     |                   |             |

**Summary:**

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

---

## 18000 - Landscaping

---

### 136 - Irrigation: Controllers

30 - Paseo Irrigation Controllers

|                   |          |                   |           |
|-------------------|----------|-------------------|-----------|
| Useful Life:      | 12-Years | Remaining Life:   | 10-Years  |
| Quantity:         | 30       | Units of Measure: | Items     |
| Cost:             | \$3,914  | Current Cost:     | \$117,420 |
| % Included:       | 100.0%   | Future Cost:      | \$150,308 |
| Replacement Year: | 2036     |                   |           |

**Summary:**

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.**

17,478 l.f. - Renovation 33%

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 20-Years | Remaining Life:   | 18-Years    |
| Quantity:         | 17,478   | Units of Measure: | Linear Feet |
| Cost/l.f.:        | \$1.93   | Qty x \$/l.f.:    | \$33,664    |
| % Included:       | 33.3%    | Current Cost:     | \$11,221    |
| Replacement Year: | 2044     | Future Cost:      | \$17,502    |

**Summary:**

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

**340 - Irrigation: Pumps**

2 - Irrigation Pumps

|                   |         |                   |          |
|-------------------|---------|-------------------|----------|
| Useful Life:      | 5-Years | Remaining Life:   | 3-Years  |
| Quantity:         | 2       | Units of Measure: | Items    |
| Cost:             | \$5,150 | Current Cost:     | \$10,300 |
| % Included:       | 100.0%  | Future Cost:      | \$11,092 |
| Replacement Year: | 2029    |                   |          |

**Summary:**

This is to repair and replace the irrigation system pumps.

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

**388 - Turf Renovation**

970 SqFt - Arroyo Edge Synthetic Turf

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 10-Years | Remaining Life:   | 8-Years     |
| Quantity:         | 970      | Units of Measure: | Square Feet |
| Cost/SqFt:        | \$19     | Current Cost:     | \$17,984    |
| % Included:       | 100.0%   | Future Cost:      | \$21,912    |
| Replacement Year: | 2034     |                   |             |

**Summary:**

This is to renovate the common area synthetic turf.

Arroyo Edge Park- 520 sf, Parkette- 450 sf

#### 404 - Plant Replacement

227,214 SqFt - Streets/Medians & Monuments 8%

|                   |         |                   |             |
|-------------------|---------|-------------------|-------------|
| Useful Life:      | 5-Years | Remaining Life:   | 8-Years     |
| Quantity:         | 227,214 | Units of Measure: | Square Feet |
| Cost/SqFt:        | \$6.36  | Qty x \$/SqFt:    | \$1,443,968 |
| % Included:       | 7.5%    | Current Cost:     | \$108,298   |
| Replacement Year: | 2034    | Future Cost:      | \$131,950   |

##### Summary:

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

13,380 SqFt - Decomposed Granite Paths

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 10-Years | Remaining Life:   | 8-Years     |
| Quantity:         | 13,380   | Units of Measure: | Square Feet |
| Cost/SqFt:        | \$0.989  | Current Cost:     | \$13,230    |
| % Included:       | 100.0%   | Future Cost:      | \$16,120    |
| Replacement Year: | 2034     |                   |             |

##### Summary:

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

#### 572 - Tree Maintenance

150 - Tree Replacements [SE-2]

|                   |          |                   |           |
|-------------------|----------|-------------------|-----------|
| Useful Life:      | 10-Years | Remaining Life:   | 9-Years   |
| Quantity:         | 150      | Units of Measure: | Items     |
| Cost:             | \$633    | Current Cost:     | \$95,018  |
| % Included:       | 100.0%   | Future Cost:      | \$120,147 |
| Replacement Year: | 2035     |                   |           |

##### Summary:

This is to replace dead trees.

### 19000 - Fencing

#### 292 - Wrought Iron

27,365 l.f. - Perimeter Paseo & Paseo Park Fencing

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 30-Years | Remaining Life:   | 28-Years    |
| Quantity:         | 27,365   | Units of Measure: | Linear Feet |
| Cost/l.f.:        | \$61     | Current Cost:     | \$1,662,971 |
| % Included:       | 100.0%   | Future Cost:      | \$3,320,113 |
| Replacement Year: | 2054     |                   |             |

**Summary:**

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

---

**420 - Masonry Wall: On-going Maint.**

54,935 l.f. - Wall Repairs 2%

|                   |          |                   |              |
|-------------------|----------|-------------------|--------------|
| Useful Life:      | 10-Years | Remaining Life:   | 8-Years      |
| Quantity:         | 54,935   | Units of Measure: | Linear Feet  |
| Cost/l.f.:        | \$247    | Qty x \$/l.f.:    | \$13,579,932 |
| % Included:       | 2.0%     | Current Cost:     | \$271,599    |
| Replacement Year: | 2034     | Future Cost:      | \$330,917    |

**Summary:**

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

---

**784 - Gates**

6 - Pedestrian & EVA Gates

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 30-Years | Remaining Life:   | 28-Years |
| Quantity:         | 6        | Units of Measure: | Items    |
| Cost:             | \$1,133  | Current Cost:     | \$6,798  |
| % Included:       | 100.0%   | Future Cost:      | \$13,572 |
| Replacement Year: | 2054     |                   |          |

**Summary:**

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

---

**19500 - Retaining Wall**

**382 - Masonry Wall Maintenance**

1,569 l.f. - Street Corner & Monument Walls 10%

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 10-Years | Remaining Life:   | 8-Years     |
| Quantity:         | 1,569    | Units of Measure: | Linear Feet |
| Cost/l.f.:        | \$93     | Qty x \$/l.f.:    | \$145,446   |
| % Included:       | 10.0%    | Current Cost:     | \$14,545    |
| Replacement Year: | 2034     | Future Cost:      | \$17,721    |

**Summary:**

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

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## 20000 - Lighting

### 244 - Landscape

273 - Walkway & Monument Inground Up-Lights

|                   |          |                   |           |
|-------------------|----------|-------------------|-----------|
| Useful Life:      | 20-Years | Remaining Life:   | 18-Years  |
| Quantity:         | 273      | Units of Measure: | Items     |
| Cost:             | \$1,148  | Current Cost:     | \$313,527 |
| % Included:       | 100.0%   | Future Cost:      | \$488,995 |
| Replacement Year: | 2044     |                   |           |

**Summary:**

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

94- along walkways  
 179- at village monuments

---

### 276 - Bollard Lights

22 - Walkway Bollard Lights

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 20-Years | Remaining Life:   | 18-Years |
| Quantity:         | 22       | Units of Measure: | Items    |
| Cost:             | \$1,236  | Current Cost:     | \$27,192 |
| % Included:       | 100.0%   | Future Cost:      | \$42,410 |
| Replacement Year: | 2044     |                   |          |

**Summary:**

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

---

### 288 - Pole Lights

- 61 - Walkway Pole Lights

|                   |          |                   |           |
|-------------------|----------|-------------------|-----------|
| Useful Life:      | 30-Years | Remaining Life:   | 28-Years  |
| Quantity:         | 61       | Units of Measure: | Items     |
| Cost:             | \$3,605  | Current Cost:     | \$219,905 |
| % Included:       | 100.0%   | Future Cost:      | \$439,039 |
| Replacement Year: | 2054     |                   |           |

#### Summary:

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

---

### 21000 - Signage

#### 762 - Monument

- 13 - Redpoint Village Monument Refurbish

|                   |         |                   |          |
|-------------------|---------|-------------------|----------|
| Useful Life:      | 7-Years | Remaining Life:   | 5-Years  |
| Quantity:         | 13      | Units of Measure: | Items    |
| Cost:             | \$3,090 | Current Cost:     | \$40,170 |
| % Included:       | 100.0%  | Future Cost:      | \$45,449 |
| Replacement Year: | 2031    |                   |          |

#### Summary:

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.

---

### 900 - Miscellaneous

- 5 - Various Paseo Signs

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 15-Years | Remaining Life:   | 13-Years |
| Quantity:         | 5        | Units of Measure: | Items    |
| Cost:             | \$1,144  | Current Cost:     | \$5,718  |
| % Included:       | 100.0%   | Future Cost:      | \$7,883  |
| Replacement Year: | 2039     |                   |          |

**Summary:**

This is to replace miscellaneous signage.

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

---

## 26000 - Outdoor Equipment

---

### 152 - Tot Lot: Play Equipment

2 - Paseo Park Play Equipment

|                   |          |                   |           |
|-------------------|----------|-------------------|-----------|
| Useful Life:      | 20-Years | Remaining Life:   | 18-Years  |
| Quantity:         | 2        | Units of Measure: | Items     |
| Cost:             | \$65,000 | Current Cost:     | \$130,000 |
| % Included:       | 100.0%   | Future Cost:      | \$202,756 |
| Replacement Year: | 2044     |                   |           |

**Summary:**

This is to replace the tot lot play equipment.

---

### 160 - Tot Lot: Safety Surface

2,100 SqFt - Paseo Park Play Area Safety Surfaces

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 10-Years | Remaining Life:   | 8-Years     |
| Quantity:         | 2,100    | Units of Measure: | Square Feet |
| Cost/SqFt:        | \$15     | Current Cost:     | \$31,147    |
| % Included:       | 100.0%   | Future Cost:      | \$37,950    |
| Replacement Year: | 2034     |                   |             |

**Summary:**

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

---

### 188 - Bike Rack

3 - Bike Racks

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 30-Years | Remaining Life:   | 28-Years |
| Quantity:         | 3        | Units of Measure: | Items    |
| Cost:             | \$554    | Current Cost:     | \$1,661  |
| % Included:       | 100.0%   | Future Cost:      | \$3,315  |
| Replacement Year: | 2054     |                   |          |

**Summary:**

This is to replace the common area bike racks.

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

---

## 282 - Picnic Tables

2 - Neighborhood Park Picnic Tables

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 20-Years | Remaining Life:   | 18-Years |
| Quantity:         | 2        | Units of Measure: | Items    |
| Cost:             | \$1,648  | Current Cost:     | \$3,296  |
| % Included:       | 100.0%   | Future Cost:      | \$5,141  |
| Replacement Year: | 2044     |                   |          |

**Summary:**

This is to replace the picnic tables.

2- Arroyo Edge Park & Parkette

**318 - Benches**

15 - Benches

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 18-Years | Remaining Life:   | 16-Years |
| Quantity:         | 15       | Units of Measure: | Items    |
| Cost:             | \$1,524  | Current Cost:     | \$22,866 |
| % Included:       | 100.0%   | Future Cost:      | \$33,945 |
| Replacement Year: | 2042     |                   |          |

**Summary:**

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

**348 - Garbage Receptacles**

8 - Paseo & Park Trash Cans

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 20-Years | Remaining Life:   | 18-Years |
| Quantity:         | 8        | Units of Measure: | Items    |
| Cost:             | \$901    | Current Cost:     | \$7,210  |
| % Included:       | 100.0%   | Future Cost:      | \$11,245 |
| Replacement Year: | 2044     |                   |          |

**Summary:**

This is to replace the garbage containers.

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

**376 - Pet Stations**

51 - Paseo & Park Pet Stations

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 12-Years | Remaining Life:   | 10-Years |
| Quantity:         | 51       | Units of Measure: | Items    |
| Cost:             | \$721    | Current Cost:     | \$36,771 |
| % Included:       | 100.0%   | Future Cost:      | \$47,070 |
| Replacement Year: | 2036     |                   |          |

**Summary:**

This is to replace the pet stations.

- 2- Arroyo Edge Park & Parkette

5- Paseo & Paseo Park  
44- neighborhood perimeters

#### 490 - Drinking Fountain, Multi Station

Paseo Park Drinking Fountain

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 15-Years | Remaining Life:   | 13-Years |
| Quantity:         | 1        | Units of Measure: | Items    |
| Cost:             | \$7,725  | Current Cost:     | \$7,725  |
| % Included:       | 100.0%   | Future Cost:      | \$10,649 |
| Replacement Year: | 2039     |                   |          |

#### Summary:

This is for the multi-station drinking fountain.

#### 844 - Shade Structure

500 SqFt - Paseo Park Play Area Shade Sail

|                   |         |                   |             |
|-------------------|---------|-------------------|-------------|
| Useful Life:      | 5-Years | Remaining Life:   | 3-Years     |
| Quantity:         | 500     | Units of Measure: | Square Feet |
| Cost/SqFt:        | \$7.73  | Current Cost:     | \$3,863     |
| % Included:       | 100.0%  | Future Cost:      | \$4,159     |
| Replacement Year: | 2029    |                   |             |

#### Summary:

This is to repair and replace the shade structure canvas sail.

### 29000 - Infrastructure

#### 400 - Electric

34 - Electrical Pedestals

|                   |          |                   |           |
|-------------------|----------|-------------------|-----------|
| Useful Life:      | 30-Years | Remaining Life:   | 28-Years  |
| Quantity:         | 34       | Units of Measure: | Items     |
| Cost:             | \$10,300 | Current Cost:     | \$350,200 |
| % Included:       | 100.0%   | Future Cost:      | \$699,173 |
| Replacement Year: | 2054     |                   |           |

#### Summary:

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.

## Kestrel - General

### 02000 - Concrete

#### 270 - Walkways

15,650 SqFt - Kestrel 10%

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 25-Years | Remaining Life:   | 23-Years    |
| Quantity:         | 15,650   | Units of Measure: | Square Feet |
| Cost/SqFt:        | \$14     | Qty x \$/SqFt:    | \$218,742   |
| % Included:       | 10.0%    | Current Cost:     | \$21,874    |
| Replacement Year: | 2049     | Future Cost:      | \$38,599    |

#### Summary:

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.

### 03000 - Painting: Exterior

#### 460 - Wrought Iron

6,313 l.f. - View & Access Fences & Gates 2%

|                   |         |                   |             |
|-------------------|---------|-------------------|-------------|
| Useful Life:      | 5-Years | Remaining Life:   | 3-Years     |
| Quantity:         | 6,313   | Units of Measure: | Linear Feet |
| Cost/l.f.:        | \$6.44  | Qty x \$/l.f.:    | \$40,640    |
| % Included:       | 2.0%    | Current Cost:     | \$813       |
| Replacement Year: | 2029    | Future Cost:      | \$875       |

#### Summary:

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

86,502 SqFt - Stucco Walls

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 10-Years | Remaining Life:   | 8-Years     |
| Quantity:         | 86,502   | Units of Measure: | Square Feet |
| Cost/SqFt:        | \$0.814  | Current Cost:     | \$70,387    |
| % Included:       | 100.0%   | Future Cost:      | \$85,759    |
| Replacement Year: | 2034     |                   |             |

#### Summary:

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

#### 616 - Light Poles

29 - Walkway Light Poles

|                   |         |                   |         |
|-------------------|---------|-------------------|---------|
| Useful Life:      | 5-Years | Remaining Life:   | 3-Years |
| Quantity:         | 29      | Units of Measure: | Items   |
| Cost:             | \$206   | Current Cost:     | \$5,974 |
| % Included:       | 100.0%  | Future Cost:      | \$6,433 |
| Replacement Year: | 2029    |                   |         |

**Summary:**

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.

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## 04000 - Structural Repairs

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### 640 - Metal Railings

70 l.f. - Walkway / Step Railings

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 30-Years | Remaining Life:   | 28-Years    |
| Quantity:         | 70       | Units of Measure: | Linear Feet |
| Cost/l.f.:        | \$44     | Current Cost:     | \$3,100     |
| % Included:       | 100.0%   | Future Cost:      | \$6,190     |
| Replacement Year: | 2054     |                   |             |

**Summary:**

This is to replace the metal railings.

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

---

## 18000 - Landscaping

---

### 138 - Irrigation: Controllers

15 - Kestrel Controllers

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 10-Years | Remaining Life:   | 8-Years  |
| Quantity:         | 15       | Units of Measure: | Items    |
| Cost:             | \$3,914  | Current Cost:     | \$58,710 |
| % Included:       | 100.0%   | Future Cost:      | \$71,532 |
| Replacement Year: | 2034     |                   |          |

**Summary:**

This is to replace the irrigation controllers.

- 7- neighborhood perimeters

---

### 190 - Irrigation: Misc.

7,075 l.f. - Renovation 33%

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 20-Years | Remaining Life:   | 18-Years    |
| Quantity:         | 7,075    | Units of Measure: | Linear Feet |
| Cost/l.f.:        | \$1.93   | Qty x \$/l.f.:    | \$13,627    |
| % Included:       | 33.3%    | Current Cost:     | \$4,542     |
| Replacement Year: | 2044     | Future Cost:      | \$7,085     |

**Summary:**

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

**412 - Plant Replacement**

91,975 SqFt - Streets/Medians & Monuments 8%

|                   |         |                   |             |
|-------------------|---------|-------------------|-------------|
| Useful Life:      | 5-Years | Remaining Life:   | 8-Years     |
| Quantity:         | 91,975  | Units of Measure: | Square Feet |
| Cost/SqFt:        | \$6.36  | Qty x \$/SqFt:    | \$584,510   |
| % Included:       | 7.5%    | Current Cost:     | \$43,838    |
| Replacement Year: | 2034    | Future Cost:      | \$53,413    |

**Summary:**

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**

978 SqFt - Decomposed Granite Paths

|                   |         |                   |             |
|-------------------|---------|-------------------|-------------|
| Useful Life:      | 5-Years | Remaining Life:   | 3-Years     |
| Quantity:         | 978     | Units of Measure: | Square Feet |
| Cost/SqFt:        | \$0.989 | Current Cost:     | \$967       |
| % Included:       | 100.0%  | Future Cost:      | \$1,041     |
| Replacement Year: | 2029    |                   |             |

**Summary:**

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

**564 - Tree Maintenance**

150 - Tree Replacements [SE-2]

|                   |          |                   |           |
|-------------------|----------|-------------------|-----------|
| Useful Life:      | 10-Years | Remaining Life:   | 9-Years   |
| Quantity:         | 150      | Units of Measure: | Items     |
| Cost:             | \$633    | Current Cost:     | \$95,018  |
| % Included:       | 100.0%   | Future Cost:      | \$120,147 |
| Replacement Year: | 2035     |                   |           |

**Summary:**

This is to replace dead trees.

**19000 - Fencing**

**288 - Wrought Iron**

6,313 l.f. - View & Access Fences

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 30-Years | Remaining Life:   | 28-Years    |
| Quantity:         | 6,313    | Units of Measure: | Linear Feet |
| Cost/l.f.:        | \$61     | Current Cost:     | \$383,641   |
| % Included:       | 100.0%   | Future Cost:      | \$765,937   |
| Replacement Year: | 2054     |                   |             |

**Summary:**

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

**440 - Masonry Wall: On-going Maint.**

22,575 l.f. - Stucco Clad Wall Repairs 2%

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 10-Years | Remaining Life:   | 8-Years     |
| Quantity:         | 22,575   | Units of Measure: | Linear Feet |
| Cost/l.f.:        | \$278    | Qty x \$/l.f.:    | \$6,278,107 |
| % Included:       | 2.0%     | Current Cost:     | \$125,562   |
| Replacement Year: | 2034     | Future Cost:      | \$152,985   |

**Summary:**

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**

12 - Pedestrian & EVA Gates

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 30-Years | Remaining Life:   | 28-Years |
| Quantity:         | 12       | Units of Measure: | Items    |
| Cost:             | \$1,133  | Current Cost:     | \$13,596 |
| % Included:       | 100.0%   | Future Cost:      | \$27,144 |
| Replacement Year: | 2054     |                   |          |

**Summary:**

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

6- pedestrian gates  
6- EVA (crash) gates

**19500 - Retaining Wall**

**390 - Masonry Wall Maintenance**

368 l.f. - Kestrel Village Monument Walls 1%

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 10-Years | Remaining Life:   | 9-Years     |
| Quantity:         | 368      | Units of Measure: | Linear Feet |
| Cost/l.f.:        | \$206    | Qty x \$/l.f.:    | \$75,808    |
| % Included:       | 1.0%     | Current Cost:     | \$758       |
| Replacement Year: | 2035     | Future Cost:      | \$947       |

**Summary:**

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

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## 20000 - Lighting

### 254 - Monument Lights

12 - Village Inground Up-Lights

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 20-Years | Remaining Life:   | 18-Years |
| Quantity:         | 12       | Units of Measure: | Items    |
| Cost:             | \$1,148  | Current Cost:     | \$13,781 |
| % Included:       | 100.0%   | Future Cost:      | \$21,494 |
| Replacement Year: | 2044     |                   |          |

**Summary:**

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

12- Kestrel village

---

### 262 - Bollard Lights

21 - Walkway Bollard Lights

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 20-Years | Remaining Life:   | 18-Years |
| Quantity:         | 21       | Units of Measure: | Items    |
| Cost:             | \$1,236  | Current Cost:     | \$25,956 |
| % Included:       | 100.0%   | Future Cost:      | \$40,483 |
| Replacement Year: | 2044     |                   |          |

**Summary:**

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

29 - Walkway Pole Lights

|                   |          |                   |           |
|-------------------|----------|-------------------|-----------|
| Useful Life:      | 30-Years | Remaining Life:   | 28-Years  |
| Quantity:         | 29       | Units of Measure: | Items     |
| Cost:             | \$3,605  | Current Cost:     | \$104,545 |
| % Included:       | 100.0%   | Future Cost:      | \$208,724 |
| Replacement Year: | 2054     |                   |           |

**Summary:**

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

---

## 21000 - Signage

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### 774 - Monument

3 - Kestrel Village Monument Refurbish

|                   |         |                   |          |
|-------------------|---------|-------------------|----------|
| Useful Life:      | 7-Years | Remaining Life:   | 5-Years  |
| Quantity:         | 3       | Units of Measure: | Items    |
| Cost:             | \$3,090 | Current Cost:     | \$9,270  |
| % Included:       | 100.0%  | Future Cost:      | \$10,488 |
| Replacement Year: | 2031    |                   |          |

#### Summary:

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.

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## 26000 - Outdoor Equipment

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### 308 - Benches

Benches

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 18-Years | Remaining Life:   | 16-Years |
| Quantity:         | 1        | Units of Measure: | Items    |
| Cost:             | \$1,524  | Current Cost:     | \$1,524  |
| % Included:       | 100.0%   | Future Cost:      | \$2,263  |
| Replacement Year: | 2042     |                   |          |

#### Summary:

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

---

### 380 - Pet Stations

28 - Pet Stations

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 12-Years | Remaining Life:   | 10-Years |
| Quantity:         | 28       | Units of Measure: | Items    |
| Cost:             | \$721    | Current Cost:     | \$20,188 |
| % Included:       | 100.0%   | Future Cost:      | \$25,842 |
| Replacement Year: | 2036     |                   |          |

#### Summary:

This is to replace the pet stations.

- 26- neighborhood perimeters

---

## 29000 - Infrastructure

---

### 416 - Electric

10 - Electrical Pedestals

|                   |          |                   |           |
|-------------------|----------|-------------------|-----------|
| Useful Life:      | 30-Years | Remaining Life:   | 28-Years  |
| Quantity:         | 10       | Units of Measure: | Items     |
| Cost:             | \$10,300 | Current Cost:     | \$103,000 |
| % Included:       | 100.0%   | Future Cost:      | \$205,639 |
| Replacement Year: | 2054     |                   |           |

**Summary:**

This is to repair and replace electrical pedestals.

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

## Kestrel - Parks

### 03000 - Painting: Exterior

#### 560 - Light Poles

10 - Bluebird Park Light Standards

|                   |         |                   |          |
|-------------------|---------|-------------------|----------|
| Useful Life:      | 5-Years | Remaining Life:   | 10-Years |
| Quantity:         | 10      | Units of Measure: | Items    |
| Cost:             | \$206   | Current Cost:     | \$2,060  |
| % Included:       | 100.0%  | Future Cost:      | \$2,637  |
| Replacement Year: | 2036    |                   |          |

#### Summary:

This is to prepare and paint the light standards.

2026- This component provides for a delayed start, so remaining life is greater than useful life.

### 04000 - Structural Repairs

#### 664 - Metal Railings

40 - Bluebird Park Elevated Walkway Railings

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 30-Years | Remaining Life:   | 30-Years    |
| Quantity:         | 40       | Units of Measure: | Linear Feet |
| Cost:             | \$90     | Current Cost:     | \$3,600     |
| % Included:       | 100.0%   | Future Cost:      | \$7,551     |
| Replacement Year: | 2056     |                   |             |

#### Summary:

This is to replace the metal railings.

#### Component Images:



### 18000 - Landscaping

#### 144 - Irrigation: Misc.

56,200 - Bluebird Park 33%

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 20-Years | Remaining Life:   | 20-Years    |
| Quantity:         | 56,200   | Units of Measure: | Square Feet |
| Cost:             | \$1.92   | Qty x \$/LS:      | \$107,904   |
| % Included:       | 33.3%    | Current Cost:     | \$35,968    |
| Replacement Year: | 2046     | Future Cost:      | \$58,938    |

#### Summary:

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

**Component Images:**




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**154 - Irrigation: Controllers**

Bluebird Park

Useful Life: 10-Years  
Quantity: 1  
Cost: \$3,914  
% Included: 100.0%  
Replacement Year: 2036

Remaining Life: 10-Years  
Units of Measure: Items  
Current Cost: \$3,914  
Future Cost: \$5,010

**Summary:**

This is to replace the irrigation controllers.

**Component Images:**




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**424 - Turf Renovation**

23,800 - Bluebird Park 8%

Useful Life: 10-Years  
Quantity: 23,800  
Cost: \$2.10  
% Included: 7.5%  
Replacement Year: 2036

Remaining Life: 10-Years  
Units of Measure: Square Feet  
Qty x \$/LS: \$50,000  
Current Cost: \$3,750  
Future Cost: \$4,800

**Summary:**

This is to renovate the common area turf.

**Component Images:**




---

#### 540 - Plant Replacement

32,400 - Bluebird Park 8%

|                   |         |                   |             |
|-------------------|---------|-------------------|-------------|
| Useful Life:      | 5-Years | Remaining Life:   | 10-Years    |
| Quantity:         | 32,400  | Units of Measure: | Square Feet |
| Cost:             | \$6.36  | Qty x \$/LS:      | \$205,905   |
| % Included:       | 7.5%    | Current Cost:     | \$15,443    |
| Replacement Year: | 2036    | Future Cost:      | \$19,768    |

#### Summary:

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

2026- This component provides for a delayed start, so remaining life is greater than useful life.

#### Component Images:




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#### 19500 - Retaining Wall

#### 360 - Masonry Wall

750 l.f. - Bluebird Park Retaining Walls 10%

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 20-Years | Remaining Life:   | 20-Years    |
| Quantity:         | 750      | Units of Measure: | Linear Feet |
| Cost/l.f.:        | \$125    | Qty x \$/l.f.:    | \$93,750    |
| % Included:       | 10.0%    | Current Cost:     | \$9,375     |
| Replacement Year: | 2046     | Future Cost:      | \$15,362    |

#### Summary:

This is to periodically repair the rockery and masonry retaining walls.

masonry- 590 lf  
rockery- 160 lf

**Component Images:**




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## 20000 - Lighting

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### 100 - Exterior: Misc. Fixtures

2 - Bluebird Park Shade Structure LED Lights 750%

Useful Life: 9-Years  
Quantity: 2  
Cost: \$1,000  
% Included: 750.0%  
Replacement Year: 2031

Remaining Life: 5-Years  
Units of Measure: Items  
Current Cost: \$15,000  
Future Cost: \$16,971

**Summary:**

This is to replace the shade structure LED lighting fixtures.

Vista 1043

**Component Images:**




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### 218 - Landscape

16 - Bluebird Park Tree Up-Lights

Useful Life: 20-Years  
Quantity: 16  
Cost: \$1,148  
% Included: 100.0%  
Replacement Year: 2046

Remaining Life: 20-Years  
Units of Measure: Items  
Current Cost: \$18,375  
Future Cost: \$30,110

**Summary:**

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

Monaco 3002N LED  
**Component Images:**




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## 228 - Monument Lights

2 - Bluebird Park

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 12-Years | Remaining Life:   | 12-Years    |
| Quantity:         | 2        | Units of Measure: | Square Feet |
| Cost:             | \$950    | Current Cost:     | \$1,900     |
| % Included:       | 100.0%   | Future Cost:      | \$2,555     |
| Replacement Year: | 2038     |                   |             |

### Summary:

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

Vista 1041KM  
**Component Images:**




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## 292 - Pole Lights

10 - Bluebird Park

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 40-Years | Remaining Life:   | 40-Years |
| Quantity:         | 10       | Units of Measure: | Items    |
| Cost:             | \$6,000  | Current Cost:     | \$60,000 |
| % Included:       | 100.0%   | Future Cost:      | \$       |
| Replacement Year: |          |                   |          |

### Summary:

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

KIM Lighting L50 area lights with integrated pedestrian motion sensors.

**Component Images:**




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## 21000 - Signage

---

### 792 - Monument

Bluebird Park

Useful Life: 25-Years  
Quantity: 1  
Cost: \$8,000  
% Included: 100.0%  
Replacement Year: 2051

Remaining Life: 25-Years  
Units of Measure: Items  
Current Cost: \$8,000  
Future Cost: \$14,832

**Summary:**

This is to replace the custom identity monument sign.

**Component Images:**




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## 26000 - Outdoor Equipment

---

### 120 - Tot Lot: Play Equipment

Bluebird Park

Useful Life: 18-Years  
Quantity: 1  
Cost: \$500,000  
% Included: 100.0%  
Replacement Year: 2044

Remaining Life: 18-Years  
Units of Measure: Collection  
Current Cost: \$500,000  
Future Cost: \$779,829

**Summary:**

This is to replace the tot lot play equipment.

- 1- Kompan Stinger spring rider 2.5k
- 1- 5' balance beam 2k
- 1- Landscape Structures OmniSpin Spinner 10k
- 1- Landscape Structures SlideWinder custom curved slide 4.8k
- 1- Landscape Structures single bay swing w/ inclusive bucket seat & infant bucket seat \$8k
- 1- Landscape Structures seesaw 4.5k
- 1- Landscape Structures elevated PlayOdyssey platform w/ Look-Out mesh infill window, railings, ladder 30k
- 2- Landscape Structures welcome signs 2k
- 16- Landscape Structures cattail balance posts 22k

**Component Images:**




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**164 - Tot Lot: Safety Surface**

2,500 SqFt - Bluebird Park Play Area Safety Surface

|                   |          |                   |             |
|-------------------|----------|-------------------|-------------|
| Useful Life:      | 10-Years | Remaining Life:   | 10-Years    |
| Quantity:         | 2,500    | Units of Measure: | Square Feet |
| Cost/SqFt:        | \$15     | Current Cost:     | \$37,080    |
| % Included:       | 100.0%   | Future Cost:      | \$47,466    |
| Replacement Year: | 2036     |                   |             |

**Summary:**

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

**Component Images:**




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**184 - Bike Rack**

3 - Bluebird Park

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 20-Years | Remaining Life:   | 20-Years |
| Quantity:         | 3        | Units of Measure: | Items    |
| Cost:             | \$975    | Current Cost:     | \$2,925  |
| % Included:       | 100.0%   | Future Cost:      | \$4,793  |
| Replacement Year: | 2046     |                   |          |

**Summary:**

This is to replace the common area bike racks.

Landscape Forms Loop Bike Racks

**Component Images:**




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**280 - Picnic Tables**

3 - Bluebird Park

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 20-Years | Remaining Life:   | 20-Years |
| Quantity:         | 3        | Units of Measure: | Items    |
| Cost:             | \$6,400  | Current Cost:     | \$19,200 |
| % Included:       | 100.0%   | Future Cost:      | \$31,461 |
| Replacement Year: | 2046     |                   |          |

**Summary:**

This is to replace the picnic tables.

Landscape Forms harvest table

1- north play area

2- south play area

**Component Images:**



### 306 - Benches

5 - Bluebird Park

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 18-Years | Remaining Life:   | 18-Years |
| Quantity:         | 5        | Units of Measure: | Items    |
| Cost:             | \$3,800  | Current Cost:     | \$19,000 |
| % Included:       | 100.0%   | Future Cost:      | \$29,634 |
| Replacement Year: | 2044     |                   |          |

#### Summary:

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

Landscape Forms Santa & Cole Neoliviano backed bench, 69in, surface mount, Jarrah wood

#### Component Images:



### 372 - Pet Stations

4 - Bluebird Park

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 15-Years | Remaining Life:   | 15-Years |
| Quantity:         | 4        | Units of Measure: | Items    |
| Cost:             | \$721    | Current Cost:     | \$2,884  |
| % Included:       | 100.0%   | Future Cost:      | \$4,177  |
| Replacement Year: | 2041     |                   |          |

#### Summary:

This is to replace the pet stations.

#### Component Images:



### 384 - Garbage Receptacles

4 - Bluebird Park

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 20-Years | Remaining Life:   | 20-Years |
| Quantity:         | 4        | Units of Measure: | Items    |
| Cost:             | \$2,600  | Current Cost:     | \$10,400 |
| % Included:       | 100.0%   | Future Cost:      | \$17,042 |
| Replacement Year: | 2046     |                   |          |

#### Summary:

This is to replace the garbage containers.

Landscapeforms Chase Park w/ keyed door lock

#### Component Images:



### 480 - Drinking Fountain

Bluebird Park

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 20-Years | Remaining Life:   | 20-Years |
| Quantity:         | 1        | Units of Measure: | Items    |
| Cost:             | \$7,800  | Current Cost:     | \$7,800  |
| % Included:       | 100.0%   | Future Cost:      | \$12,781 |
| Replacement Year: | 2046     |                   |          |

#### Summary:

This is to replace the drinking fountain. The fountain(s) should be inspected, cleaned and sanitized frequently. Handle assemblies should be lubricated every six months.

Most Dependable Fountains (MDF), 10155SM, ADA-compliant hi-lo fountain, recessed water bottle filling station, and a ground-level pet bowl.

#### Component Images:



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**836 - Shade Structure**

2 - Bluebird Park Shade Sails

|                   |         |                   |         |
|-------------------|---------|-------------------|---------|
| Useful Life:      | 5-Years | Remaining Life:   | 5-Years |
| Quantity:         | 2       | Units of Measure: | Items   |
| Cost:             | \$3,000 | Current Cost:     | \$6,000 |
| % Included:       | 100.0%  | Future Cost:      | \$6,788 |
| Replacement Year: | 2031    |                   |         |

**Summary:**

This is to replace the shade sails.

**Component Images:**




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**912 - Miscellaneous**

6 - Bluebird Park Birdhouses

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 10-Years | Remaining Life:   | 10-Years |
| Quantity:         | 6        | Units of Measure: | Items    |
| Cost:             | \$175    | Current Cost:     | \$1,050  |
| % Included:       | 100.0%   | Future Cost:      | \$1,344  |
| Replacement Year: | 2036     |                   |          |

**Summary:**

This is to replace the birdhouses.

lolldesignes arbor house (HDPE)

**Component Images:**



## Reverence Village - General

### 21000 - Signage

#### 746 - Miscellaneous

42 - Assorted Signage

|                   |          |                   |          |
|-------------------|----------|-------------------|----------|
| Useful Life:      | 15-Years | Remaining Life:   | 9-Years  |
| Quantity:         | 42       | Units of Measure: | Items    |
| Cost:             | \$1,144  | Current Cost:     | \$48,033 |
| % Included:       | 100.0%   | Future Cost:      | \$       |
| Replacement Year: | 2035     |                   |          |

#### Summary:

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.

| <i>Reserve Component</i>                      | <i>Current<br/>Repl. Cost</i> | <i>Useful<br/>Life</i> | <i>Remaining<br/>Life</i> | <i>Quantity</i> | <i>Cost/<br/>U of M</i> | <i>Treatment</i> | <i>Location</i>                          |
|-----------------------------------------------|-------------------------------|------------------------|---------------------------|-----------------|-------------------------|------------------|------------------------------------------|
| <b>00020 - Paseos Village - General</b>       |                               |                        |                           |                 |                         |                  |                                          |
| <b>02000 - Concrete</b>                       |                               |                        |                           |                 |                         |                  |                                          |
| 200 - Walkways                                | 2,376                         | 25                     | 2                         | 1,700           | \$13.98/SqFt            | 10%              | Monument Entry Areas                     |
| 201 - Walkways                                | 14,326                        | 1                      | 0                         | 1               | \$14,326                | [NR-1]           | Monument Entry Areas (2026 Only)         |
| <b>03000 - Painting: Exterior</b>             |                               |                        |                           |                 |                         |                  |                                          |
| 400 - Wrought Iron                            | 85,020                        | 5                      | 1                         | 13,207          | \$6.44/l.f.             |                  | Fence Paint                              |
| 401 - Wrought Iron                            | 4,280                         | 1                      | 0                         | 1               | \$4,280                 |                  | Fence Paint (2026 Only)                  |
| 500 - Masonry Walls                           | 365,735                       | 10                     | 6                         | 449,472         | \$0.81/SqFt             |                  | Wall Paint                               |
| <b>04000 - Structural Repairs</b>             |                               |                        |                           |                 |                         |                  |                                          |
| 300 - Trellis                                 | 8,626                         | 30                     | 7                         | 4               | \$4,313                 |                  | Desert Foothills @ Desert Sunrise Arches |
| 660 - Metal Railings                          | 6,378                         | 30                     | 7                         | 144             | \$44.29/l.f.            |                  | Walkway Step Railings                    |
| <b>18000 - Landscaping</b>                    |                               |                        |                           |                 |                         |                  |                                          |
| 100 - Irrigation: Controllers                 | 18,591                        | 12                     | 1                         | 19              | \$3,914                 |                  | Irrigation Controllers                   |
| 104 - Irrigation: Controllers                 | 55,774                        | 12                     | 2                         | 19              | \$3,914                 |                  | Irrigation Controllers                   |
| 140 - Irrigation: Misc.                       | 59,067                        | 20                     | 1                         | 92,000          | \$1.93/l.f.             |                  | Renovation                               |
| 400 - Plant Replacement                       | 575,304                       | 5                      | 3                         | 1,207,017       | \$6.36/SqFt             |                  | Streets/Medians & Monuments              |
| 401 - Plant Replacement                       | 14,764                        | 1                      | 0                         | 1               | \$14,764                |                  | Streets/Medians & Monuments (2026 Only)  |
| 500 - Tree Maintenance                        | 7,159                         | 5                      | 12                        | 12              | \$7,158                 |                  | Roundabout Palms                         |
| 506 - Tree Maintenance                        | 126,690                       | 10                     | 3                         | 200             | \$633                   |                  | Tree Replacements                        |
| <b>19000 - Fencing</b>                        |                               |                        |                           |                 |                         |                  |                                          |
| 230 - Wrought Iron: 6'                        | 219,684                       | 30                     | 7                         | 3,615           | \$60.77/l.f.            |                  | Access Fences                            |
| 240 - Wrought Iron: 6'                        | 574,155                       | 30                     | 7                         | 9,448           | \$60.77/l.f.            |                  | View Fences                              |
| 400 - Masonry Wall: On-going                  | 416,661                       | 10                     | 6                         | 74,912          | \$278/l.f.              | 2%               | Stucco Clad Wall Repair                  |
| 780 - Gates                                   | 7,931                         | 30                     | 7                         | 7               | \$1,133                 |                  | Pedestrian & EVA Gates                   |
| <b>20000 - Lighting</b>                       |                               |                        |                           |                 |                         |                  |                                          |
| 200 - Landscape                               | 15,527                        | 20                     | 1                         | 27              | \$575                   |                  | Landscape Lights                         |
| 204 - Landscape                               | 111,400                       | 20                     | 13                        | 97              | \$1,148                 |                  | Monument Area Up-Lights                  |
| 208 - Monument Lights                         | 14,420                        | 20                     | 13                        | 14              | \$1,030                 |                  | Monument 4' Fixtures                     |
| 210 - Monument Lights                         | 12,077                        | 20                     | 1                         | 14              | \$863                   |                  | Village Monument Light Fixtures          |
| 280 - Pole Lights                             | 22,365                        | 30                     | 23                        | 8               | \$2,796                 |                  | Fox Hill Greenbelt Mini-Park             |
| <b>21000 - Signage</b>                        |                               |                        |                           |                 |                         |                  |                                          |
| 700 - Monument                                | 18,955                        | 30                     | 7                         | 461             | \$79.31                 |                  | Wall Metal Emblems                       |
| 710 - Monument                                | 41,818                        | 7                      | 2                         | 14              | \$2,987                 |                  | Paseos Village Monument Refurbish        |
| <b>26000 - Outdoor Equipment</b>              |                               |                        |                           |                 |                         |                  |                                          |
| 366 - Benches                                 | 24,390                        | 18                     | 11                        | 16              | \$1,524                 |                  | Benches                                  |
| 370 - Pet Stations                            | 7,210                         | 3                      | 1                         | 38              | \$721                   |                  | Pet Stations                             |
| 386 - Garbage Receptacles                     | 6,309                         | 20                     | 13                        | 7               | \$901                   |                  | Trash Receptacles                        |
| <b>00040 - Paseos Neighborhoods - General</b> |                               |                        |                           |                 |                         |                  |                                          |
| <b>04000 - Structural Repairs</b>             |                               |                        |                           |                 |                         |                  |                                          |
| 310 - Trellis                                 | 5,751                         | 30                     | 7                         | 4               | \$1,438                 |                  | Neighborhood Entry Arches                |
| <b>20000 - Lighting</b>                       |                               |                        |                           |                 |                         |                  |                                          |
| 220 - Monument Lights                         | 1,148                         | 20                     | 1                         | 1               | \$1,148                 |                  | Cordova Monument Light                   |
| 230 - Monument Lights                         | 1,438                         | 20                     | 1                         | 2               | \$719                   |                  | Tierra Bella/ Escala Monument Lights     |
| <b>21000 - Signage</b>                        |                               |                        |                           |                 |                         |                  |                                          |
| 720 - Monument                                | 4,017                         | 7                      | 1                         | 3               | \$1,339                 |                  | Neighborhood Sngl-Sided Monuments        |
| <b>29000 - Infrastructure</b>                 |                               |                        |                           |                 |                         |                  |                                          |
| 404 - Electric                                | 10,300                        | 7                      | 1                         | 6               | \$10,300                | 17%              | Electrical Pedestals                     |
| <b>00060 - Paseos Neighborhoods - Parks</b>   |                               |                        |                           |                 |                         |                  |                                          |
| <b>02000 - Concrete</b>                       |                               |                        |                           |                 |                         |                  |                                          |
| 210 - Walkways                                | 7,967                         | 25                     | 2                         | 5,700           | \$13.98/SqFt            | 10%              | Parks & Breezeways                       |
| <b>04000 - Structural Repairs</b>             |                               |                        |                           |                 |                         |                  |                                          |
| 670 - Metal Railings                          | 8,858                         | 30                     | 7                         | 200             | \$44.29/l.f.            |                  | Tierra Bella/Escala Railings             |

| <i>Reserve Component</i>                | <i>Current<br/>Repl. Cost</i> | <i>Useful<br/>Life</i> | <i>Remaining<br/>Life</i> | <i>Quantity</i> | <i>Cost/<br/>U of M</i> | <i>Treatment</i> | <i>Location</i>                         |
|-----------------------------------------|-------------------------------|------------------------|---------------------------|-----------------|-------------------------|------------------|-----------------------------------------|
| <b>20000 - Lighting</b>                 |                               |                        |                           |                 |                         |                  |                                         |
| 272 - Bollard Lights                    | 4,944                         | 20                     | 7                         | 4               | \$1,236                 |                  | Tierra Bella Park Bollard Lights        |
| <b>26000 - Outdoor Equipment</b>        |                               |                        |                           |                 |                         |                  |                                         |
| 100 - Tot Lot: Play Equipment           | 3,296                         | 20                     | 1                         | 4               | \$824                   |                  | Tierra Bella/Escala Play Toys           |
| 200 - Pedestal Grill BBQ                | 670                           | 20                     | 2                         | 1               | \$670                   |                  | Tierra Bella/Escala Park BBQ            |
| 250 - Picnic Tables                     | 3,296                         | 20                     | 3                         | 2               | \$1,648                 |                  | Tierra Bella/Escala Park Picnic Tables  |
| 300 - Benches                           | 7,622                         | 18                     | 1                         | 5               | \$1,524                 |                  | Park Benches                            |
| 340 - Garbage Receptacles               | 4,506                         | 20                     | 1                         | 5               | \$901                   |                  | Park Garbage Receptacles                |
| 394 - Pet Stations                      | 1,442                         | 6                      | 2                         | 4               | \$721                   |                  | Park Pet Stations                       |
| 800 - Shade Structure                   | 14,377                        | 30                     | 7                         | 1               | \$14,377                |                  | Tierra Bella/Escala                     |
| 810 - Shade Structure                   | 10,064                        | 30                     | 7                         | 1               | \$10,064                |                  | Cordova                                 |
| <b>00080 - Vistas Village - General</b> |                               |                        |                           |                 |                         |                  |                                         |
| <b>02000 - Concrete</b>                 |                               |                        |                           |                 |                         |                  |                                         |
| 220 - Sidewalks, Curbs & Gutt           | 5,591                         | 25                     | 2                         | 4,000           | \$13.98/SqFt            |                  | Monument Entry Areas                    |
| <b>03000 - Painting: Exterior</b>       |                               |                        |                           |                 |                         |                  |                                         |
| 510 - Masonry Walls                     | 253,679                       | 10                     | 7                         | 311,760         | \$0.81/SqFt             |                  | Wall Paint                              |
| <b>04000 - Structural Repairs</b>       |                               |                        |                           |                 |                         |                  |                                         |
| 320 - Trellis                           | 57,508                        | 30                     | 7                         | 4               | \$14,377                |                  | Vistas Large Monument Structures        |
| 680 - Metal Railings                    | 1,594                         | 30                     | 7                         | 36              | \$44.29/l.f.            |                  | Walkway Step Railings                   |
| 910 - Building Maintenance              | 34,505                        | 25                     | 2                         | 2               | \$17,252                |                  | North & South Clock Towers              |
| <b>18000 - Landscaping</b>              |                               |                        |                           |                 |                         |                  |                                         |
| 110 - Irrigation: Controllers           | 25,441                        | 12                     | 1                         | 26              | \$3,914                 |                  | Irrigation Controllers                  |
| 114 - Irrigation: Controllers           | 76,323                        | 12                     | 1                         | 26              | \$3,914                 |                  | Irrigation Controllers                  |
| 150 - Irrigation: Misc.                 | 48,795                        | 20                     | 1                         | 76,000          | \$1.93/l.f.             |                  | Renovation                              |
| 380 - Turf Renovation                   | 95,304                        | 30                     | 1                         | 1               | \$95,304                |                  | Park Vista Sod Strips                   |
| 420 - Plant Replacement                 | 386,250                       | 5                      | 2                         | 1,076,223       | \$6.36/SqFt             |                  | Streets/Medians & Monuments             |
| 421 - Plant Replacement                 | 14,764                        | 1                      | 0                         | 1               | \$14,764                |                  | Streets/Medians & Monuments (2026 Only) |
| 516 - Tree Maintenance                  | 190,035                       | 10                     | 3                         | 300             | \$633                   |                  | Tree Replacements                       |
| <b>19500 - Retaining Wall</b>           |                               |                        |                           |                 |                         |                  |                                         |
| 990 - Rockery                           | 23,625                        | 5                      | 1                         | 9,390           | \$503/l.f.              |                  | Stacked Stone Walls                     |
| <b>20000 - Lighting</b>                 |                               |                        |                           |                 |                         |                  |                                         |
| 240 - Monument Lights                   | 29,329                        | 20                     | 1                         | 34              | \$863                   |                  | Village Monument Light Fixtures         |
| 250 - Landscape                         | 64,313                        | 20                     | 1                         | 56              | \$1,148                 |                  | Landscape Large Accent Lights           |
| 270 - Landscape                         | 173,416                       | 20                     | 1                         | 151             | \$1,148                 |                  | Landscape Up-Lights                     |
| <b>21000 - Signage</b>                  |                               |                        |                           |                 |                         |                  |                                         |
| 730 - Monument                          | 35,844                        | 7                      | 1                         | 12              | \$2,987                 |                  | Vistas Village Monument Refurbish       |
| <b>26000 - Outdoor Equipment</b>        |                               |                        |                           |                 |                         |                  |                                         |
| 180 - Bike Rack                         | 1,107                         | 30                     | 7                         | 2               | \$554                   |                  | Alta Bike Racks                         |
| 260 - Picnic Tables                     | 1,648                         | 20                     | 1                         | 1               | \$1,648                 |                  | Alta Picnic Table                       |
| 310 - Benches                           | 6,098                         | 18                     | 1                         | 4               | \$1,524                 |                  | Alta Benches                            |
| 350 - Garbage Receptacles               | 4,506                         | 20                     | 1                         | 5               | \$901                   |                  | Alta Garbage Receptacles                |
| 378 - Pet Stations                      | 5,047                         | 3                      | 1                         | 28              | \$721                   |                  | Pet Stations                            |
| 840 - Shade Structure                   | 12,939                        | 30                     | 7                         | 1               | \$12,939                |                  | Alta btwn Vista Run & Park Vista        |
| 900 - Miscellaneous                     | 18,540                        | 20                     | 3                         | 8               | \$2,317                 |                  | Tower Clocks                            |
| <b>00100 - Vistas Village - Park</b>    |                               |                        |                           |                 |                         |                  |                                         |
| <b>04000 - Structural Repairs</b>       |                               |                        |                           |                 |                         |                  |                                         |
| 324 - Trellis                           | 9,706                         | 30                     | 7                         | 225             | \$43.14/SqFt            |                  | Vista Verde/ Miramonte                  |
| 328 - Trellis                           | 16,176                        | 30                     | 7                         | 375             | \$43.14/SqFt            |                  | Summerfield                             |
| 332 - Trellis                           | 9,706                         | 30                     | 7                         | 225             | \$43.14/SqFt            |                  | Encanto/ Santalina                      |
| 340 - Trellis                           | 9,706                         | 30                     | 7                         | 225             | \$43.14/SqFt            |                  | Miraleste                               |
| 344 - Trellis                           | 7,765                         | 30                     | 7                         | 180             | \$43.14/SqFt            |                  | Cara Vella                              |
| <b>26000 - Outdoor Equipment</b>        |                               |                        |                           |                 |                         |                  |                                         |
| 336 - Shade Structure                   | 6,180                         | 25                     | 24                        | 133             | \$46.47/SqFt            |                  | Sonesta                                 |

| Reserve Component                             | Current<br>Repl. Cost | Useful<br>Life | Remaining<br>Life | Quantity | Cost/<br>U of M | Treatment | Location                            |
|-----------------------------------------------|-----------------------|----------------|-------------------|----------|-----------------|-----------|-------------------------------------|
| <b>00120 - Vistas Neighborhoods - General</b> |                       |                |                   |          |                 |           |                                     |
| <b>03000 - Painting: Exterior</b>             |                       |                |                   |          |                 |           |                                     |
| 420 - Wrought Iron                            | 35,696                | 5              | 1                 | 5,545    | \$6.44/l.f.     |           | Fence Paint                         |
| <b>19000 - Fencing</b>                        |                       |                |                   |          |                 |           |                                     |
| 270 - Wrought Iron: 6'                        | 54,997                | 30             | 7                 | 905      | \$60.77/l.f.    |           | Access Fences                       |
| 280 - Wrought Iron: 6'                        | 276,382               | 30             | 7                 | 4,548    | \$60.77/l.f.    |           | View Fences                         |
| 410 - Masonry Wall: On-going                  | 290,631               | 10             | 1                 | 52,253   | \$278/l.f.      |           | Stucco Clad Wall Repair             |
| 790 - Gates                                   | 13,596                | 30             | 7                 | 12       | \$1,133         |           | Pedestrian & EVA Gates              |
| <b>20000 - Lighting</b>                       |                       |                |                   |          |                 |           |                                     |
| 260 - Monument Lights                         | 36,750                | 20             | 1                 | 32       | \$1,148         |           | Neighborhood Monument Lights        |
| <b>21000 - Signage</b>                        |                       |                |                   |          |                 |           |                                     |
| 740 - Monument                                | 29,355                | 7              | 1                 | 15       | \$1,957         |           | Neighborhood Dbl-Sided Monuments    |
| 750 - Monument                                | 5,356                 | 7              | 2                 | 4        | \$1,339         |           | Neighborhood Sngl-Sided Monuments   |
| <b>29000 - Infrastructure</b>                 |                       |                |                   |          |                 |           |                                     |
| 408 - Electric                                | 30,900                | 7              | 1                 | 30       | \$10,300        |           | Electrical Pedestals                |
| <b>00140 - Vistas Neighborhoods - Parks</b>   |                       |                |                   |          |                 |           |                                     |
| <b>02000 - Concrete</b>                       |                       |                |                   |          |                 |           |                                     |
| 230 - Walkways                                | 50,318                | 25             | 2                 | 36,000   | \$13.98/SqFt    |           | Parks & Breezeways                  |
| <b>04000 - Structural Repairs</b>             |                       |                |                   |          |                 |           |                                     |
| 674 - Metal Railings                          | 4,252                 | 30             | 7                 | 96       | \$44.29/l.f.    |           | Park Railings                       |
| <b>18000 - Landscaping</b>                    |                       |                |                   |          |                 |           |                                     |
| 116 - Irrigation: Controllers                 | 7,828                 | 12             | 1                 | 2        | \$3,914         |           | Kingwood E & W Park Controllers     |
| 118 - Irrigation: Time Clocks                 | 10,064                | 12             | 1                 | 14       | \$719           |           | Park Irrigation Clocks              |
| <b>26000 - Outdoor Equipment</b>              |                       |                |                   |          |                 |           |                                     |
| 110 - Tot Lot: Play Equipment                 | 120,000               | 20             | 18                | 2        | \$60,000        |           | Kingwood E & W Play Structures      |
| 140 - Tot Lot: Safety Surface                 | 37,525                | 10             | 5                 | 2,530    | \$14.83/SqFt    |           | [2] Kingwood E & W Surface Replace  |
| 144 - Tot Lot: Play Equipment                 | 2,575                 | 30             | 7                 | 10       | \$258           |           | Bella Vista Play Equipment          |
| 148 - Tot Lot: Play Equipment                 | 1,648                 | 12             | 1                 | 2        | \$824           |           | Talega Play Equipment               |
| 270 - Picnic Tables                           | 6,592                 | 20             | 2                 | 4        | \$1,648         |           | Kingwood E & W Picnic Tables        |
| 320 - Benches                                 | 68,598                | 18             | 2                 | 45       | \$1,524         |           | Park Benches                        |
| 360 - Garbage Receptacles                     | 29,741                | 20             | 2                 | 33       | \$901           |           | Park Garbage Receptacles            |
| 382 - Pet Stations                            | 3,605                 | 3              | 1                 | 20       | \$721           |           | Park Pet Stations                   |
| <b>00200 - Stonebridge Village - General</b>  |                       |                |                   |          |                 |           |                                     |
| <b>03000 - Painting: Exterior</b>             |                       |                |                   |          |                 |           |                                     |
| 120 - Surface Restoration                     | 1,560                 | 5              | 2                 | 896      | \$1.74/SqFt     |           | Charleston Summerlin Monument       |
| 408 - Wrought Iron                            | 55,337                | 5              | 0                 | 8,638    | \$6.41/l.f.     |           | Fence & Trellis Paint               |
| 520 - Masonry Walls                           | 106,481               | 10             | 4                 | 130,860  | \$0.81/SqFt     |           | Wall Paint                          |
| <b>04000 - Structural Repairs</b>             |                       |                |                   |          |                 |           |                                     |
| 542 - Bridge Maintenance                      | 20,600                | 60             | 54                | 1        | \$20,600        |           | Heritage Heights Dr Bridge          |
| 550 - Bridge Maintenance                      | 38,122                | 60             | 51                | 3        | \$12,707        |           | Stonebridge Wash Trail Bridges      |
| 656 - Metal Railings                          | 12,933                | 30             | 24                | 292      | \$44.29/l.f.    |           | Walkway Railings                    |
| <b>18000 - Landscaping</b>                    |                       |                |                   |          |                 |           |                                     |
| 122 - Irrigation: Controllers                 | 46,968                | 12             | 6                 | 12       | \$3,914         |           | Irrigation Controllers              |
| 160 - Irrigation: Misc.                       | 22,906                | 20             | 13                | 35,670   | \$1.93/l.f.     |           | Renovation                          |
| 440 - Plant Replacement                       | 244,431               | 5              | 6                 | 512,830  | \$6.36/SqFt     |           | Streets/Medians & Monuments         |
| 470 - Pathways & Trails                       | 74,279                | 10             | 4                 | 75,120   | \$0.99/SqFt     |           | Wash & Southwest Perimeter          |
| 530 - Tree Maintenance                        | 7,158                 | 5              | 29                | 8        | \$7,158         |           | Charleston Summerlin Monument Palms |
| 536 - Tree Maintenance                        | 95,017                | 10             | 9                 | 150      | \$633           |           | Tree Replacements                   |
| <b>19000 - Fencing</b>                        |                       |                |                   |          |                 |           |                                     |
| 210 - Wrought Iron: 6'                        | 73,046                | 30             | 24                | 1,202    | \$60.77/l.f.    |           | Access Fences                       |
| 218 - Wrought Iron: 6'                        | 434,141               | 30             | 24                | 7,144    | \$60.77/l.f.    |           | View Fences                         |
| 418 - Masonry Wall: On-going                  | 152,087               | 10             | 4                 | 27,344   | \$278/l.f.      |           | Stucco Clad Wall Repair             |

| <i>Reserve Component</i>                           | <i>Current<br/>Repl. Cost</i> | <i>Useful<br/>Life</i> | <i>Remaining<br/>Life</i> | <i>Quantity</i> | <i>Cost/<br/>U of M</i> | <i>Treatment</i> | <i>Location</i>                         |
|----------------------------------------------------|-------------------------------|------------------------|---------------------------|-----------------|-------------------------|------------------|-----------------------------------------|
| 770 - Gates                                        | 10,197                        | 30                     | 24                        | 9               | \$1,133                 |                  | Pedestrian & EVA Gates                  |
| <b>20000 - Lighting</b>                            |                               |                        |                           |                 |                         |                  |                                         |
| 224 - Monument Lights                              | 4,120                         | 20                     | 13                        | 4               | \$1,030                 |                  | Charleston Summerlin 4' Fixtures        |
| 234 - Landscape                                    | 21,821                        | 20                     | 13                        | 19              | \$1,148                 |                  | Charleston Summerlin Monument Up-Lights |
| 274 - Exterior: Misc. Fixtures                     | 33,305                        | 20                     | 14                        | 29              | \$1,148                 |                  | Shade Structure Lights                  |
| 284 - Landscape                                    | 157,338                       | 20                     | 13                        | 137             | \$1,148                 |                  | Landscape Up-Lights                     |
| <b>21000 - Signage</b>                             |                               |                        |                           |                 |                         |                  |                                         |
| 788 - Monument                                     | 10,300                        | 15                     | 9                         | 4               | \$2,575                 |                  | Stonebridge Village Monuments           |
| <b>26000 - Outdoor Equipment</b>                   |                               |                        |                           |                 |                         |                  |                                         |
| 304 - Benches                                      | 4,573                         | 18                     | 14                        | 3               | \$1,524                 |                  | Benches                                 |
| 344 - Garbage Receptacles                          | 1,802                         | 20                     | 16                        | 2               | \$901                   |                  | Trash Cans                              |
| 374 - Pet Stations                                 | 10,094                        | 12                     | 55                        | 14              | \$721                   |                  | Pet Stations                            |
| 848 - Shade Structure                              | 109,831                       | 30                     | 23                        | 7,200           | \$15.25/SqFt            |                  | [2] Crossbridge Large Structures        |
| 856 - Shade Structure                              | 12,700                        | 30                     | 23                        | 2,496           | \$5.09/SqFt             |                  | [4] Small Structures                    |
| <b>00220 - Stonebridge Neighborhoods - General</b> |                               |                        |                           |                 |                         |                  |                                         |
| <b>20000 - Lighting</b>                            |                               |                        |                           |                 |                         |                  |                                         |
| 278 - Monument Lights                              | 10,293                        | 20                     | 14                        | 18              | \$572                   |                  | Neighborhood Entry Lights               |
| <b>21000 - Signage</b>                             |                               |                        |                           |                 |                         |                  |                                         |
| 758 - Monument                                     | 4,120                         | 20                     | 13                        | 2               | \$2,060                 |                  | Neighborhood Monuments                  |
| <b>29000 - Infrastructure</b>                      |                               |                        |                           |                 |                         |                  |                                         |
| 412 - Electric                                     | 72,100                        | 30                     | 24                        | 7               | \$10,300                |                  | Electrical Pedestals                    |
| <b>00240 - Stonebridge Neighborhoods - Parks</b>   |                               |                        |                           |                 |                         |                  |                                         |
| <b>02000 - Concrete</b>                            |                               |                        |                           |                 |                         |                  |                                         |
| 240 - Walkways                                     | 1,124                         | 5                      | 9                         | 4,020           | \$13.98/SqFt            |                  | Parks                                   |
| <b>04000 - Structural Repairs</b>                  |                               |                        |                           |                 |                         |                  |                                         |
| 306 - Trellis                                      | 16,176                        | 30                     | 24                        | 375             | \$43.14/SqFt            |                  | Caledonia Mini-Park                     |
| <b>18000 - Landscaping</b>                         |                               |                        |                           |                 |                         |                  |                                         |
| 128 - Irrigation: Controllers                      | 2,033                         | 12                     | 6                         | 1               | \$2,033                 |                  | Irrigation Controllers                  |
| <b>19000 - Fencing</b>                             |                               |                        |                           |                 |                         |                  |                                         |
| 510 - Post & Cable                                 | 18,807                        | 30                     | 24                        | 185             | \$102/l.f.              |                  | Skye Knoll                              |
| <b>20000 - Lighting</b>                            |                               |                        |                           |                 |                         |                  |                                         |
| 264 - Bollard Lights                               | 4,944                         | 20                     | 14                        | 4               | \$1,236                 |                  | Caledonia Mini-Park                     |
| 268 - Exterior: Misc. Fixtures                     | 2,297                         | 20                     | 14                        | 2               | \$1,148                 |                  | Caledonia Mini-Park                     |
| <b>26000 - Outdoor Equipment</b>                   |                               |                        |                           |                 |                         |                  |                                         |
| 278 - Picnic Tables                                | 4,944                         | 20                     | 13                        | 3               | \$1,648                 |                  | Picnic Tables                           |
| 314 - Benches                                      | 7,622                         | 18                     | 11                        | 5               | \$1,524                 |                  | Park Benches                            |
| 332 - Shade Structure                              | 17,255                        | 25                     | 19                        | 400             | \$43.14/SqFt            |                  | Skye Knoll                              |
| 356 - Garbage Receptacles                          | 2,704                         | 20                     | 13                        | 3               | \$901                   |                  | Trash Receptacles                       |
| 398 - Pet Stations                                 | 2,163                         | 12                     | 5                         | 3               | \$721                   |                  | Park Pet Stations                       |
| <b>00400 - Reverence Village - General</b>         |                               |                        |                           |                 |                         |                  |                                         |
| <b>02000 - Concrete</b>                            |                               |                        |                           |                 |                         |                  |                                         |
| 250 - Walkways                                     | 3,879                         | 25                     | 19                        | 9,250           | \$13.98/SqFt            |                  | [3] Easements                           |
| <b>03000 - Painting: Exterior</b>                  |                               |                        |                           |                 |                         |                  |                                         |
| 414 - Wrought Iron                                 | 16,804                        | 5                      | 0                         | 2,623           | \$6.41/l.f.             |                  | Fence Paint                             |
| 530 - Masonry Walls                                | 6,916                         | 10                     | 4                         | 8,500           | \$0.81/SqFt             |                  | Drainage Basin East Wall                |
| <b>18000 - Landscaping</b>                         |                               |                        |                           |                 |                         |                  |                                         |
| 134 - Irrigation: Controllers                      | 7,828                         | 12                     | 6                         | 2               | \$3,914                 |                  | Irrigation Controllers                  |
| 170 - Irrigation: Misc.                            | 12,197                        | 20                     | 13                        | 18,997          | \$1.93/l.f.             |                  | Renovation                              |
| 460 - Plant Replacement                            | 112,256                       | 5                      | 7                         | 353,280         | \$6.36/SqFt             |                  | Street/Medians, Monuments, Esmnt        |
| 550 - Tree Maintenance                             | 15,798                        | 5                      | 29                        | 32              | \$7,158                 |                  | Reverence & Easement Palms              |

| <i>Reserve Component</i>          | <i>Current Repl. 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>                       |
|-----------------------------------|---------------------------|--------------------|-----------------------|-----------------|---------------------|------------------|---------------------------------------|
| 556 - Tree Maintenance            | 95,017                    | 10                 | 11                    | 150             | \$633               |                  | Tree Replacements                     |
| <b>19000 - Fencing</b>            |                           |                    |                       |                 |                     |                  |                                       |
| 244 - Wrought Iron: 6'            | 83,559                    | 30                 | 24                    | 1,375           | \$60.77/l.f.        |                  | View Fences                           |
| 252 - Wrought Iron: 6'            | 75,841                    | 30                 | 24                    | 1,248           | \$60.77/l.f.        |                  | Access Fences                         |
| 426 - Masonry Wall: On-going      | 31,642                    | 10                 | 4                     | 6,400           | \$247/l.f.          |                  | Reverence & Lake Mead Wall Repair     |
| 434 - Masonry Wall: On-going      | 4,054                     | 10                 | 4                     | 820             | \$247/l.f.          |                  | Drainage Basin East Wall              |
| <b>19500 - Retaining Wall</b>     |                           |                    |                       |                 |                     |                  |                                       |
| 982 - Rockery                     | 12,303                    | 5                  | 9                     | 4,890           | \$503/l.f.          |                  | Stacked Stone Walls                   |
| <b>20000 - Lighting</b>           |                           |                    |                       |                 |                     |                  |                                       |
| 214 - Landscape                   | 16,102                    | 20                 | 14                    | 28              | \$575               |                  | Monument Area Landscape Lights        |
| <b>21000 - Signage</b>            |                           |                    |                       |                 |                     |                  |                                       |
| 716 - Monument                    | 11,378                    | 10                 | 0                     | 2               | \$5,689             |                  | Reverence Village Monument Refurbish  |
| <b>26000 - Outdoor Equipment</b>  |                           |                    |                       |                 |                     |                  |                                       |
| 326 - Benches                     | 1,524                     | 30                 | 24                    | 1               | \$1,524             |                  | Center Easement Bench                 |
| 390 - Pet Stations                | 721                       | 12                 | 4                     | 1               | \$721               |                  | Center Easement Pet Station           |
| <b>29000 - Infrastructure</b>     |                           |                    |                       |                 |                     |                  |                                       |
| 420 - Electric                    | 103,000                   | 30                 | 19                    | 10              | \$10,300            |                  | Electrical Pedestals                  |
| <hr/>                             |                           |                    |                       |                 |                     |                  |                                       |
| <b>00460 - Redpoint - General</b> |                           |                    |                       |                 |                     |                  |                                       |
| <b>02000 - Concrete</b>           |                           |                    |                       |                 |                     |                  |                                       |
| 224 - Walkways                    | 7,032                     | 5                  | 8                     | 25,155          | \$13.98/SqFt        |                  | Paseo & Park Walkways                 |
| <b>03000 - Painting: Exterior</b> |                           |                    |                       |                 |                     |                  |                                       |
| 406 - Railings                    | 12,168                    | 5                  | 3                     | 1,074           | \$11.33/l.f.        |                  | Paseo Walkway Railings                |
| 450 - Wrought Iron                | 27,939                    | 5                  | 3                     | 4,340           | \$6.44/l.f.         |                  | Perimeter Paseo & Paseo Park Fencing  |
| 610 - Light Poles                 | 12,566                    | 5                  | 3                     | 61              | \$206               |                  | Walkway Light Poles                   |
| <b>04000 - Structural Repairs</b> |                           |                    |                       |                 |                     |                  |                                       |
| 352 - Trellis                     | 12,941                    | 30                 | 28                    | 300             | \$43.14/SqFt        |                  | Arroyo Edge                           |
| 684 - Metal Railings              | 59,880                    | 30                 | 28                    | 1,352           | \$44.29/l.f.        |                  | Stair & Walkway Railings              |
| <b>18000 - Landscaping</b>        |                           |                    |                       |                 |                     |                  |                                       |
| 136 - Irrigation: Controllers     | 117,420                   | 12                 | 10                    | 30              | \$3,914             |                  | Paseo Irrigation Controllers          |
| 180 - Irrigation: Misc.           | 11,221                    | 20                 | 18                    | 17,478          | \$1.93/l.f.         |                  | Renovation                            |
| 340 - Irrigation: Pumps           | 10,300                    | 5                  | 3                     | 2               | \$5,150             |                  | Irrigation Pumps                      |
| 388 - Turf Renovation             | 17,984                    | 10                 | 8                     | 970             | \$18.54/SqFt        |                  | Arroyo Edge Synthetic Turf            |
| 404 - Plant Replacement           | 108,298                   | 5                  | 8                     | 227,214         | \$6.36/SqFt         |                  | Streets/Medians & Monuments           |
| 478 - Pathways & Trails           | 13,230                    | 10                 | 8                     | 13,380          | \$0.99/SqFt         |                  | Decomposed Granite Paths              |
| 572 - Tree Maintenance            | 95,017                    | 10                 | 9                     | 150             | \$633               |                  | Tree Replacements                     |
| <b>19000 - Fencing</b>            |                           |                    |                       |                 |                     |                  |                                       |
| 292 - Wrought Iron                | 1,662,971                 | 30                 | 28                    | 27,365          | \$60.77/l.f.        |                  | Perimeter Paseo & Paseo Park Fencing  |
| 420 - Masonry Wall: On-going      | 271,599                   | 10                 | 8                     | 54,935          | \$247/l.f.          |                  | Wall Repairs                          |
| 784 - Gates                       | 6,798                     | 30                 | 28                    | 6               | \$1,133             |                  | Pedestrian & EVA Gates                |
| <b>19500 - Retaining Wall</b>     |                           |                    |                       |                 |                     |                  |                                       |
| 382 - Masonry Wall Maintenan      | 14,545                    | 10                 | 8                     | 1,569           | \$92.70/l.f.        |                  | Street Corner & Monument Walls        |
| <b>20000 - Lighting</b>           |                           |                    |                       |                 |                     |                  |                                       |
| 244 - Landscape                   | 313,527                   | 20                 | 18                    | 273             | \$1,148             |                  | Walkway & Monument Inground Up-Lights |
| 276 - Bollard Lights              | 27,192                    | 20                 | 18                    | 22              | \$1,236             |                  | Walkway Bollard Lights                |
| 288 - Pole Lights                 | 219,905                   | 30                 | 28                    | 61              | \$3,605             |                  | Walkway Pole Lights                   |
| <b>21000 - Signage</b>            |                           |                    |                       |                 |                     |                  |                                       |
| 762 - Monument                    | 40,170                    | 7                  | 5                     | 13              | \$3,090             |                  | Redpoint Village Monument Refurbish   |
| 900 - Miscellaneous               | 5,718                     | 15                 | 13                    | 5               | \$2,317             |                  | Tower Clocks                          |
| <b>26000 - Outdoor Equipment</b>  |                           |                    |                       |                 |                     |                  |                                       |
| 152 - Tot Lot: Play Equipment     | 130,000                   | 20                 | 18                    | 2               | \$65,000            |                  | Paseo Park Play Equipment             |

| <i>Reserve Component</i>          | <i>Current<br/>Repl. Cost</i> | <i>Useful<br/>Life</i> | <i>Remaining<br/>Life</i> | <i>Quantity</i> | <i>Cost/<br/>U of M</i> | <i>Treatment</i> | <i>Location</i>                         |
|-----------------------------------|-------------------------------|------------------------|---------------------------|-----------------|-------------------------|------------------|-----------------------------------------|
| 160 - Tot Lot: Safety Surface     | 31,147                        | 10                     | 8                         | 2,100           | \$14.83/SqFt            |                  | Paseo Park Play Area Safety Surfaces    |
| 188 - Bike Rack                   | 1,661                         | 30                     | 28                        | 3               | \$554                   |                  | Bike Racks                              |
| 282 - Picnic Tables               | 3,296                         | 20                     | 18                        | 2               | \$1,648                 |                  | Neighborhood Park Picnic Tables         |
| 318 - Benches                     | 22,866                        | 18                     | 16                        | 15              | \$1,524                 |                  | Benches                                 |
| 348 - Garbage Receptacles         | 7,210                         | 20                     | 18                        | 8               | \$901                   |                  | Paseo & Park Trash Cans                 |
| 376 - Pet Stations                | 36,771                        | 12                     | 10                        | 51              | \$721                   |                  | Paseo & Park Pet Stations               |
| 490 - Drinking Fountain, Multi    | 7,725                         | 15                     | 13                        | 1               | \$7,725                 |                  | Paseo Park Drinking Fountain            |
| 844 - Shade Structure             | 3,862                         | 5                      | 3                         | 500             | \$7.73/SqFt             |                  | Paseo Park Play Area Shade Sail         |
| <b>29000 - Infrastructure</b>     |                               |                        |                           |                 |                         |                  |                                         |
| 400 - Electric                    | 350,200                       | 30                     | 28                        | 34              | \$10,300                |                  | Electrical Pedestals                    |
| <b>00520 - Kestrel - General</b>  |                               |                        |                           |                 |                         |                  |                                         |
| <b>02000 - Concrete</b>           |                               |                        |                           |                 |                         |                  |                                         |
| 270 - Walkways                    | 21,874                        | 25                     | 23                        | 15,650          | \$13.98/SqFt            |                  | Kestrel                                 |
| <b>03000 - Painting: Exterior</b> |                               |                        |                           |                 |                         |                  |                                         |
| 460 - Wrought Iron                | 813                           | 5                      | 3                         | 6,313           | \$6.44/l.f.             |                  | View & Access Fences & Gates            |
| 560 - Masonry Walls               | 70,387                        | 10                     | 8                         | 86,502          | \$0.81/SqFt             |                  | Stucco Walls                            |
| 616 - Light Poles                 | 5,974                         | 5                      | 3                         | 29              | \$206                   |                  | Walkway Light Poles                     |
| <b>04000 - Structural Repairs</b> |                               |                        |                           |                 |                         |                  |                                         |
| 640 - Metal Railings              | 3,100                         | 30                     | 28                        | 70              | \$44.29/l.f.            |                  | Walkway / Step Railings                 |
| <b>18000 - Landscaping</b>        |                               |                        |                           |                 |                         |                  |                                         |
| 138 - Irrigation: Controllers     | 58,710                        | 10                     | 8                         | 15              | \$3,914                 |                  | Kestrel Controllers                     |
| 190 - Irrigation: Misc.           | 4,542                         | 20                     | 18                        | 7,075           | \$1.93/l.f.             |                  | Renovation                              |
| 412 - Plant Replacement           | 43,838                        | 5                      | 8                         | 91,975          | \$6.36/SqFt             |                  | Streets/Medians & Monuments             |
| 486 - Pathways & Trails           | 967                           | 5                      | 3                         | 978             | \$0.99/SqFt             |                  | Decomposed Granite Paths                |
| 564 - Tree Maintenance            | 95,017                        | 10                     | 9                         | 150             | \$633                   |                  | Tree Replacements                       |
| <b>19000 - Fencing</b>            |                               |                        |                           |                 |                         |                  |                                         |
| 288 - Wrought Iron                | 383,641                       | 30                     | 28                        | 6,313           | \$60.77/l.f.            |                  | View & Access Fences                    |
| 440 - Masonry Wall: On-going      | 125,562                       | 10                     | 8                         | 22,575          | \$278/l.f.              |                  | Stucco Clad Wall Repairs                |
| 794 - Gates                       | 13,596                        | 30                     | 28                        | 12              | \$1,133                 |                  | Pedestrian & EVA Gates                  |
| <b>19500 - Retaining Wall</b>     |                               |                        |                           |                 |                         |                  |                                         |
| 390 - Masonry Wall Maintenanc     | 758                           | 10                     | 9                         | 368             | \$206/l.f.              |                  | Kestrel Village Monument Walls          |
| <b>20000 - Lighting</b>           |                               |                        |                           |                 |                         |                  |                                         |
| 254 - Monument Lights             | 13,781                        | 20                     | 18                        | 12              | \$1,148                 |                  | Village Inground Up-Lights              |
| 262 - Bollard Lights              | 25,956                        | 20                     | 18                        | 21              | \$1,236                 |                  | Walkway Bollard Lights                  |
| 298 - Pole Lights                 | 104,545                       | 30                     | 28                        | 29              | \$3,605                 |                  | Walkway Pole Lights                     |
| <b>21000 - Signage</b>            |                               |                        |                           |                 |                         |                  |                                         |
| 774 - Monument                    | 9,270                         | 7                      | 5                         | 3               | \$3,090                 |                  | Kestrel Village Monument Refurbish      |
| <b>26000 - Outdoor Equipment</b>  |                               |                        |                           |                 |                         |                  |                                         |
| 308 - Benches                     | 1,524                         | 18                     | 16                        | 1               | \$1,524                 |                  | Benches                                 |
| 380 - Pet Stations                | 20,188                        | 12                     | 10                        | 28              | \$721                   |                  | Pet Stations                            |
| <b>29000 - Infrastructure</b>     |                               |                        |                           |                 |                         |                  |                                         |
| 416 - Electric                    | 103,000                       | 30                     | 28                        | 10              | \$10,300                |                  | Electrical Pedestals                    |
| <b>00540 - Kestrel - Parks</b>    |                               |                        |                           |                 |                         |                  |                                         |
| <b>03000 - Painting: Exterior</b> |                               |                        |                           |                 |                         |                  |                                         |
| 560 - Light Poles                 | 2,060                         | 5                      | 10                        | 10              | \$206                   |                  | Bluebird Park Light Standards           |
| <b>04000 - Structural Repairs</b> |                               |                        |                           |                 |                         |                  |                                         |
| 664 - Metal Railings              | 3,600                         | 30                     | 30                        | 40              | \$90.00                 |                  | Bluebird Park Elevated Walkway Railings |
| <b>18000 - Landscaping</b>        |                               |                        |                           |                 |                         |                  |                                         |
| 144 - Irrigation: Misc.           | 35,968                        | 20                     | 20                        | 56,200          | \$1.92                  |                  | Bluebird Park                           |
| 154 - Irrigation: Controllers     | 3,914                         | 10                     | 10                        | 1               | \$3,914                 |                  | Bluebird Park                           |
| 424 - Turf Renovation             | 3,750                         | 10                     | 10                        | 23,800          | \$2.10                  |                  | Bluebird Park                           |

| <i>Reserve Component</i>         | <i>Current<br/>Repl. Cost</i> | <i>Useful<br/>Life</i> | <i>Remaining<br/>Life</i> | <i>Quantity</i> | <i>Cost/<br/>U of M</i> | <i>Treatment</i> | <i>Location</i>                          |
|----------------------------------|-------------------------------|------------------------|---------------------------|-----------------|-------------------------|------------------|------------------------------------------|
| 540 - Plant Replacement          | 15,443                        | 5                      | 10                        | 32,400          | \$6.36                  |                  | Bluebird Park                            |
| <b>19500 - Retaining Wall</b>    |                               |                        |                           |                 |                         |                  |                                          |
| 360 - Masonry Wall               | 9,375                         | 20                     | 20                        | 750             | \$125/l.f.              |                  | Bluebird Park Retaining Walls            |
| <b>20000 - Lighting</b>          |                               |                        |                           |                 |                         |                  |                                          |
| 100 - Exterior: Misc. Fixtures   | 15,000                        | 9                      | 5                         | 2               | \$1,000                 |                  | Bluebird Park Shade Structure LED Lights |
| 218 - Landscape                  | 18,375                        | 20                     | 20                        | 16              | \$1,148                 |                  | Bluebird Park Tree Up-Lights             |
| 228 - Monument Lights            | 1,900                         | 12                     | 12                        | 2               | \$950                   |                  | Bluebird Park                            |
| 292 - Pole Lights                | 60,000                        | 40                     | 40                        | 10              | \$6,000                 |                  | Bluebird Park                            |
| <b>21000 - Signage</b>           |                               |                        |                           |                 |                         |                  |                                          |
| 792 - Monument                   | 8,000                         | 25                     | 25                        | 1               | \$8,000                 |                  | Bluebird Park                            |
| <b>26000 - Outdoor Equipment</b> |                               |                        |                           |                 |                         |                  |                                          |
| 120 - Tot Lot: Play Equipment    | 500,000                       | 18                     | 18                        | 1               | \$500,000               |                  | Bluebird Park                            |
| 164 - Tot Lot: Safety Surface    | 37,080                        | 10                     | 10                        | 2,500           | \$14.83/SqFt            |                  | Bluebird Park Play Area Safety Surface   |
| 184 - Bike Rack                  | 2,925                         | 20                     | 20                        | 3               | \$975                   |                  | Bluebird Park                            |
| 280 - Picnic Tables              | 19,200                        | 20                     | 20                        | 3               | \$6,400                 |                  | Bluebird Park                            |
| 306 - Benches                    | 19,000                        | 18                     | 18                        | 5               | \$3,800                 |                  | Bluebird Park                            |
| 372 - Pet Stations               | 2,884                         | 15                     | 15                        | 4               | \$721                   |                  | Bluebird Park                            |
| 384 - Garbage Receptacles        | 10,400                        | 20                     | 20                        | 4               | \$2,600                 |                  | Bluebird Park                            |
| 480 - Drinking Fountain          | 7,800                         | 20                     | 20                        | 1               | \$7,800                 |                  | Bluebird Park                            |
| 836 - Shade Structure            | 6,000                         | 5                      | 5                         | 2               | \$3,000                 |                  | Bluebird Park Shade Sails                |
| 912 - Miscellaneous              | 1,050                         | 10                     | 10                        | 6               | \$175                   |                  | Bluebird Park Birdhouses                 |
| <b>Grand Total</b>               | <b>13,761,012</b>             |                        |                           |                 |                         |                  |                                          |

Prepared for the 2027 Fiscal Year

| <i>Reserve Component</i>                       | <i>Useful<br/>Life</i> | <i>Current<br/>Replacement Cost</i> | <i>Forecast<br/>Inflated Cost @2.50%</i> |
|------------------------------------------------|------------------------|-------------------------------------|------------------------------------------|
| <b>2026</b>                                    |                        |                                     |                                          |
| <b>00020 - Paseos Village - General</b>        |                        |                                     |                                          |
| 02000 - Concrete                               |                        |                                     |                                          |
| <b>201 - Walkways</b>                          |                        |                                     |                                          |
| Monument Entry Areas (2026 Only) [NR-1]        | 1                      | 14,326                              | 14,326                                   |
| 02000 - Concrete Total                         |                        | 14,326                              | 14,326                                   |
| 03000 - Painting: Exterior                     |                        |                                     |                                          |
| <b>401 - Wrought Iron</b>                      |                        |                                     |                                          |
| Fence Paint (2026 Only) [NR-1]                 | 1                      | 4,280                               | 4,280                                    |
| 03000 - Painting: Exterior Total               |                        | 4,280                               | 4,280                                    |
| 18000 - Landscaping                            |                        |                                     |                                          |
| <b>401 - Plant Replacement</b>                 |                        |                                     |                                          |
| Streets/Medians & Monuments (2026 Only) [NR-1] | 1                      | 14,764                              | 14,764                                   |
| 18000 - Landscaping Total                      |                        | 14,764                              | 14,764                                   |
| 00020 - Paseos Village - General Total         |                        | 33,370                              | 33,370                                   |
| <b>00080 - Vistas Village - General</b>        |                        |                                     |                                          |
| 18000 - Landscaping                            |                        |                                     |                                          |
| <b>421 - Plant Replacement</b>                 |                        |                                     |                                          |
| Streets/Medians & Monuments (2026 Only) [NR-1] | 1                      | 14,764                              | 14,764                                   |
| 18000 - Landscaping Total                      |                        | 14,764                              | 14,764                                   |
| 00080 - Vistas Village - General Total         |                        | 14,764                              | 14,764                                   |
| <b>00200 - Stonebridge Village - General</b>   |                        |                                     |                                          |
| 03000 - Painting: Exterior                     |                        |                                     |                                          |
| <b>408 - Wrought Iron</b>                      |                        |                                     |                                          |
| 8,638 l.f. - Fence & Trellis Paint             | 5                      | 55,337                              | 55,337                                   |
| 03000 - Painting: Exterior Total               |                        | 55,337                              | 55,337                                   |
| 00200 - Stonebridge Village - General Total    |                        | 55,337                              | 55,337                                   |
| <b>00400 - Reverence Village - General</b>     |                        |                                     |                                          |
| 03000 - Painting: Exterior                     |                        |                                     |                                          |
| <b>414 - Wrought Iron</b>                      |                        |                                     |                                          |
| 2,623 l.f. - Fence Paint                       | 5                      | 16,804                              | 16,804                                   |
| 03000 - Painting: Exterior Total               |                        | 16,804                              | 16,804                                   |
| 21000 - Signage                                |                        |                                     |                                          |
| <b>716 - Monument</b>                          |                        |                                     |                                          |
| 2 - Reverence Village Monument Refurbish       | 10                     | 11,378                              | 11,378                                   |
| 21000 - Signage Total                          |                        | 11,378                              | 11,378                                   |
| 00400 - Reverence Village - General Total      |                        | 28,182                              | 28,182                                   |
| 2026 Total                                     |                        | 131,653                             | 131,653                                  |

## 2027

|                                         |    |        |        |
|-----------------------------------------|----|--------|--------|
| <b>00020 - Paseos Village - General</b> |    |        |        |
| 03000 - Painting: Exterior              |    |        |        |
| <b>400 - Wrought Iron</b>               |    |        |        |
| 13,207 l.f. - Fence Paint               | 5  | 87,146 | 85,020 |
| 03000 - Painting: Exterior Total        |    | 87,146 | 85,020 |
| 18000 - Landscaping                     |    |        |        |
| <b>100 - Irrigation: Controllors</b>    |    |        |        |
| 19 - Irrigation Controllors 25%         | 12 | 19,056 | 18,591 |

Prepared for the 2027 Fiscal Year

| <i>Reserve Component</i>                      | <i>Useful<br/>Life</i> | <i>Current<br/>Replacement Cost</i> | <i>Forecast<br/>Inflated Cost @2.50%</i> |
|-----------------------------------------------|------------------------|-------------------------------------|------------------------------------------|
| <b>140 - Irrigation: Misc.</b>                |                        |                                     |                                          |
| 92,000 l.f. - Renovation 33%                  | 20                     | 60,544                              | 59,067                                   |
| 18000 - Landscaping Total                     |                        | 79,600                              | 77,659                                   |
| 20000 - Lighting                              |                        |                                     |                                          |
| <b>200 - Landscape</b>                        |                        |                                     |                                          |
| 27 - Landscape Lights                         | 20                     | 15,915                              | 15,527                                   |
| <b>210 - Monument Lights</b>                  |                        |                                     |                                          |
| 14 - Village Monument Light Fixtures          | 20                     | 12,379                              | 12,077                                   |
| 20000 - Lighting Total                        |                        | 28,294                              | 27,604                                   |
| 26000 - Outdoor Equipment                     |                        |                                     |                                          |
| <b>370 - Pet Stations</b>                     |                        |                                     |                                          |
| 38 - Pet Stations 26%                         | 3                      | 7,390                               | 7,210                                    |
| 26000 - Outdoor Equipment Total               |                        | 7,390                               | 7,210                                    |
| 00020 - Paseos Village - General Total        |                        | 202,430                             | 197,493                                  |
| <b>00040 - Paseos Neighborhoods - General</b> |                        |                                     |                                          |
| 20000 - Lighting                              |                        |                                     |                                          |
| <b>220 - Monument Lights</b>                  |                        |                                     |                                          |
| Cordova Monument Light                        | 20                     | 1,177                               | 1,148                                    |
| <b>230 - Monument Lights</b>                  |                        |                                     |                                          |
| 2 - Tierra Bella/ Escala Monument Lights      | 20                     | 1,474                               | 1,438                                    |
| 20000 - Lighting Total                        |                        | 2,651                               | 2,586                                    |
| 21000 - Signage                               |                        |                                     |                                          |
| <b>720 - Monument</b>                         |                        |                                     |                                          |
| 3 - Neighborhood Sngl-Sided Monuments         | 7                      | 4,117                               | 4,017                                    |
| 21000 - Signage Total                         |                        | 4,117                               | 4,017                                    |
| 29000 - Infrastructure                        |                        |                                     |                                          |
| <b>404 - Electric</b>                         |                        |                                     |                                          |
| 6 - Electrical Pedestals 17%                  | 7                      | 10,558                              | 10,300                                   |
| 29000 - Infrastructure Total                  |                        | 10,558                              | 10,300                                   |
| 00040 - Paseos Neighborhoods - General Total  |                        | 17,326                              | 16,903                                   |
| <b>00060 - Paseos Neighborhoods - Parks</b>   |                        |                                     |                                          |
| 26000 - Outdoor Equipment                     |                        |                                     |                                          |
| <b>100 - Tot Lot: Play Equipment</b>          |                        |                                     |                                          |
| 4 - Tierra Bella/Escala Play Toys             | 20                     | 3,378                               | 3,296                                    |
| <b>300 - Benches</b>                          |                        |                                     |                                          |
| 5 - Park Benches                              | 18                     | 7,813                               | 7,622                                    |
| <b>340 - Garbage Receptacles</b>              |                        |                                     |                                          |
| 5 - Park Garbage Receptacles                  | 20                     | 4,619                               | 4,506                                    |
| 26000 - Outdoor Equipment Total               |                        | 15,810                              | 15,424                                   |
| 00060 - Paseos Neighborhoods - Parks Total    |                        | 15,810                              | 15,424                                   |
| <b>00080 - Vistas Village - General</b>       |                        |                                     |                                          |
| 18000 - Landscaping                           |                        |                                     |                                          |
| <b>110 - Irrigation: Controllers</b>          |                        |                                     |                                          |
| 26 - Irrigation Controllers 25%               | 12                     | 26,077                              | 25,441                                   |
| <b>114 - Irrigation: Controllers</b>          |                        |                                     |                                          |
| 26 - Irrigation Controllers 75%               | 12                     | 78,231                              | 76,323                                   |
| <b>150 - Irrigation: Misc.</b>                |                        |                                     |                                          |
| 76,000 l.f. - Renovation 33%                  | 20                     | 50,014                              | 48,795                                   |
| <b>380 - Turf Renovation</b>                  |                        |                                     |                                          |
| Park Vista Sod Strips                         | 30                     | 97,687                              | 95,304                                   |
| 18000 - Landscaping Total                     |                        | 252,009                             | 245,863                                  |

**Expenditures by Year - Next 3 Years**

2026 Update 3

Prepared for the 2027 Fiscal Year

| <i>Reserve Component</i>                      | <i>Useful<br/>Life</i> | <i>Current<br/>Replacement Cost</i> | <i>Forecast<br/>Inflated Cost @2.50%</i> |
|-----------------------------------------------|------------------------|-------------------------------------|------------------------------------------|
| 19500 - Retaining Wall                        |                        |                                     |                                          |
| <b>990 - Rockery</b>                          |                        |                                     |                                          |
| 9,390 l.f. - Stacked Stone Walls %            | 5                      | 24,216                              | 23,625                                   |
| 19500 - Retaining Wall Total                  |                        | 24,216                              | 23,625                                   |
| 20000 - Lighting                              |                        |                                     |                                          |
| <b>240 - Monument Lights</b>                  |                        |                                     |                                          |
| 34 - Village Monument Light Fixtures          | 20                     | 30,062                              | 29,329                                   |
| <b>250 - Landscape</b>                        |                        |                                     |                                          |
| 56 - Landscape Large Accent Lights            | 20                     | 65,921                              | 64,313                                   |
| <b>270 - Landscape</b>                        |                        |                                     |                                          |
| 151 - Landscape Up-Lights                     | 20                     | 177,751                             | 173,416                                  |
| 20000 - Lighting Total                        |                        | 273,735                             | 267,058                                  |
| 21000 - Signage                               |                        |                                     |                                          |
| <b>730 - Monument</b>                         |                        |                                     |                                          |
| 12 - Vistas Village Monument Refurbish        | 7                      | 36,740                              | 35,844                                   |
| 21000 - Signage Total                         |                        | 36,740                              | 35,844                                   |
| 26000 - Outdoor Equipment                     |                        |                                     |                                          |
| <b>260 - Picnic Tables</b>                    |                        |                                     |                                          |
| Alta Picnic Table                             | 20                     | 1,689                               | 1,648                                    |
| <b>310 - Benches</b>                          |                        |                                     |                                          |
| 4 - Alta Benches                              | 18                     | 6,250                               | 6,098                                    |
| <b>350 - Garbage Receptacles</b>              |                        |                                     |                                          |
| 5 - Alta Garbage Receptacles                  | 20                     | 4,619                               | 4,506                                    |
| <b>378 - Pet Stations</b>                     |                        |                                     |                                          |
| 28 - Pet Stations 25%                         | 3                      | 5,173                               | 5,047                                    |
| 26000 - Outdoor Equipment Total               |                        | 17,731                              | 17,299                                   |
| 00080 - Vistas Village - General Total        |                        | 604,431                             | 589,689                                  |
| <b>00120 - Vistas Neighborhoods - General</b> |                        |                                     |                                          |
| 03000 - Painting: Exterior                    |                        |                                     |                                          |
| <b>420 - Wrought Iron</b>                     |                        |                                     |                                          |
| 5,545 l.f. - Fence Paint                      | 5                      | 36,588                              | 35,696                                   |
| 03000 - Painting: Exterior Total              |                        | 36,588                              | 35,696                                   |
| 19000 - Fencing                               |                        |                                     |                                          |
| <b>410 - Masonry Wall: On-going Maint.</b>    |                        |                                     |                                          |
| 52,253 l.f. - Stucco Clad Wall Repair 2%      | 10                     | 297,897                             | 290,631                                  |
| 19000 - Fencing Total                         |                        | 297,897                             | 290,631                                  |
| 20000 - Lighting                              |                        |                                     |                                          |
| <b>260 - Monument Lights</b>                  |                        |                                     |                                          |
| 32 - Neighborhood Monument Lights             | 20                     | 37,669                              | 36,750                                   |
| 20000 - Lighting Total                        |                        | 37,669                              | 36,750                                   |
| 21000 - Signage                               |                        |                                     |                                          |
| <b>740 - Monument</b>                         |                        |                                     |                                          |
| 15 - Neighborhood DbI-Sided Monuments         | 7                      | 30,089                              | 29,355                                   |
| 21000 - Signage Total                         |                        | 30,089                              | 29,355                                   |
| 29000 - Infrastructure                        |                        |                                     |                                          |
| <b>408 - Electric</b>                         |                        |                                     |                                          |
| 30 - Electrical Pedestals 10%                 | 7                      | 31,673                              | 30,900                                   |
| 29000 - Infrastructure Total                  |                        | 31,673                              | 30,900                                   |
| 00120 - Vistas Neighborhoods - General Total  |                        | 433,916                             | 423,333                                  |

**Expenditures by Year - Next 3 Years**

2026 Update 3

Prepared for the 2027 Fiscal Year

| <i>Reserve Component</i>                    | <i>Useful<br/>Life</i> | <i>Current<br/>Replacement Cost</i> | <i>Forecast<br/>Inflated Cost @2.50%</i> |
|---------------------------------------------|------------------------|-------------------------------------|------------------------------------------|
| <b>00140 - Vistas Neighborhoods - Parks</b> |                        |                                     |                                          |
| 18000 - Landscaping                         |                        |                                     |                                          |
| <b>116 - Irrigation: Controllers</b>        |                        |                                     |                                          |
| 2 - Kingwood E & W Park Controllers         | 12                     | 8,024                               | 7,828                                    |
| <b>118 - Irrigation: Time Clocks</b>        |                        |                                     |                                          |
| 14 - Park Irrigation Clocks                 | 12                     | 10,316                              | 10,064                                   |
| 18000 - Landscaping Total                   |                        | 18,339                              | 17,892                                   |
| 26000 - Outdoor Equipment                   |                        |                                     |                                          |
| <b>148 - Tot Lot: Play Equipment</b>        |                        |                                     |                                          |
| 2 - Talega Play Equipment                   | 12                     | 1,689                               | 1,648                                    |
| <b>382 - Pet Stations</b>                   |                        |                                     |                                          |
| 20 - Park Pet Stations 25%                  | 3                      | 3,695                               | 3,605                                    |
| 26000 - Outdoor Equipment Total             |                        | 5,384                               | 5,253                                    |
| 00140 - Vistas Neighborhoods - Parks Total  |                        | 23,724                              | 23,145                                   |
| 2027 Total                                  |                        | 1,297,636                           | 1,265,986                                |

**2028**

|                                             |    |         |        |
|---------------------------------------------|----|---------|--------|
| <b>00020 - Paseos Village - General</b>     |    |         |        |
| 02000 - Concrete                            |    |         |        |
| <b>200 - Walkways</b>                       |    |         |        |
| 1,700 SqFt - Monument Entry Areas 10%       | 25 | 2,496   | 2,376  |
| 02000 - Concrete Total                      |    | 2,496   | 2,376  |
| 18000 - Landscaping                         |    |         |        |
| <b>104 - Irrigation: Controllers</b>        |    |         |        |
| 19 - Irrigation Controllers 75%             | 12 | 58,598  | 55,774 |
| 18000 - Landscaping Total                   |    | 58,598  | 55,774 |
| 21000 - Signage                             |    |         |        |
| <b>710 - Monument</b>                       |    |         |        |
| 14 - Paseos Village Monument Refurbish      | 7  | 43,935  | 41,818 |
| 21000 - Signage Total                       |    | 43,935  | 41,818 |
| 00020 - Paseos Village - General Total      |    | 105,030 | 99,969 |
| <b>00060 - Paseos Neighborhoods - Parks</b> |    |         |        |
| 02000 - Concrete                            |    |         |        |
| <b>210 - Walkways</b>                       |    |         |        |
| 5,700 SqFt - Parks & Breezeways 10%         | 25 | 8,370   | 7,967  |
| 02000 - Concrete Total                      |    | 8,370   | 7,967  |
| 26000 - Outdoor Equipment                   |    |         |        |
| <b>200 - Pedestal Grill BBQ</b>             |    |         |        |
| Tierra Bella/Escala Park BBQ                | 20 | 703     | 670    |
| <b>394 - Pet Stations</b>                   |    |         |        |
| 4 - Park Pet Stations 50%                   | 6  | 1,515   | 1,442  |
| 26000 - Outdoor Equipment Total             |    | 2,218   | 2,112  |
| 00060 - Paseos Neighborhoods - Parks Total  |    | 10,589  | 10,078 |
| <b>00080 - Vistas Village - General</b>     |    |         |        |
| 02000 - Concrete                            |    |         |        |
| <b>220 - Sidewalks, Curbs &amp; Gutters</b> |    |         |        |
| 4,000 SqFt - Monument Entry Areas 10%       | 25 | 5,874   | 5,591  |
| 02000 - Concrete Total                      |    | 5,874   | 5,591  |
| 04000 - Structural Repairs                  |    |         |        |
| <b>910 - Building Maintenance</b>           |    |         |        |

Prepared for the 2027 Fiscal Year

| <i>Reserve Component</i>                               | <i>Useful<br/>Life</i> | <i>Current<br/>Replacement Cost</i> | <i>Forecast<br/>Inflated Cost @2.50%</i> |
|--------------------------------------------------------|------------------------|-------------------------------------|------------------------------------------|
| 2 - North & South Clock Towers                         | 25                     | 36,252                              | 34,505                                   |
| 04000 - Structural Repairs Total                       |                        | 36,252                              | 34,505                                   |
| 18000 - Landscaping                                    |                        |                                     |                                          |
| <b>420 - Plant Replacement</b>                         |                        |                                     |                                          |
| 1,076,223 SqFt - Streets/Medians & Monuments 6% [SE-4] | 5                      | 421,277                             | 386,250                                  |
| 18000 - Landscaping Total                              |                        | 421,277                             | 386,250                                  |
| 00080 - Vistas Village - General Total                 |                        | 463,402                             | 426,346                                  |
| <b>00120 - Vistas Neighborhoods - General</b>          |                        |                                     |                                          |
| 21000 - Signage                                        |                        |                                     |                                          |
| <b>750 - Monument</b>                                  |                        |                                     |                                          |
| 4 - Neighborhood Sngl-Sided Monuments                  | 7                      | 5,627                               | 5,356                                    |
| 21000 - Signage Total                                  |                        | 5,627                               | 5,356                                    |
| 00120 - Vistas Neighborhoods - General Total           |                        | 5,627                               | 5,356                                    |
| <b>00140 - Vistas Neighborhoods - Parks</b>            |                        |                                     |                                          |
| 02000 - Concrete                                       |                        |                                     |                                          |
| <b>230 - Walkways</b>                                  |                        |                                     |                                          |
| 36,000 SqFt - Parks & Breezeways 10%                   | 25                     | 52,865                              | 50,318                                   |
| 02000 - Concrete Total                                 |                        | 52,865                              | 50,318                                   |
| 26000 - Outdoor Equipment                              |                        |                                     |                                          |
| <b>270 - Picnic Tables</b>                             |                        |                                     |                                          |
| 4 - Kingwood E & W Picnic Tables                       | 20                     | 6,926                               | 6,592                                    |
| <b>320 - Benches</b>                                   |                        |                                     |                                          |
| 45 - Park Benches                                      | 18                     | 72,071                              | 68,598                                   |
| <b>360 - Garbage Receptacles</b>                       |                        |                                     |                                          |
| 33 - Park Garbage Receptacles                          | 20                     | 31,247                              | 29,741                                   |
| 26000 - Outdoor Equipment Total                        |                        | 110,243                             | 104,931                                  |
| 00140 - Vistas Neighborhoods - Parks Total             |                        | 163,108                             | 155,249                                  |
| <b>00200 - Stonebridge Village - General</b>           |                        |                                     |                                          |
| 03000 - Painting: Exterior                             |                        |                                     |                                          |
| <b>120 - Surface Restoration</b>                       |                        |                                     |                                          |
| 896 SqFt - Charleston Summerlin Monument               | 5                      | 1,639                               | 1,560                                    |
| 03000 - Painting: Exterior Total                       |                        | 1,639                               | 1,560                                    |
| 00200 - Stonebridge Village - General Total            |                        | 1,639                               | 1,560                                    |
| 2028 Total                                             |                        | 749,395                             | 698,557                                  |
| <b>Grand Total</b>                                     |                        | <b>2,178,684</b>                    | <b>2,096,197</b>                         |

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 2026 fiscal year. This was done to help determine the Association's reserve contribution for the next fiscal year (2027) and future fiscal years. In addition, BRG prepared the proper statutory disclosures for distribution to the Association members.

This reserve study is An Update Without Site-Visit Review. An Update Without Site-Visit Review is an update with no on-site visual observation upon where the following tasks are performed:

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

Please note, as this study update did not require a site visit, and relied completely on the information provided, it is possible BRG has never visited 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 2026 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, 2025. You will notice in Section III, Reserve Fund Balance Forecast, a Beginning Reserve Balance of \$3,378,352 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 2026, and estimates an ending reserve fund balance. Again, see Section III and the 2026 ending reserve balance estimate of \$4,038,282.

"Re-building" the first year of the study as mentioned above simply means using the 2026 adopted budget for the 2026 reserve contribution. Finally, the 2026 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:

$$FFB = Year\ Cost \times Year\ Effective\ Age \div Useful\ Life$$

$$\% \text{ Funded} = Year\ Estimate\ Ending\ Reserve\ Balance \div Year\ FFB$$

*Browning Reserve Group, a division of Reserve Advisors, LLC*

| <i>Reserve Component</i>                               | <i>Current<br/>Repl. Cost</i> | <i>Useful<br/>Life</i> | <i>Remaining<br/>Life</i> | <i>2026 Fully<br/>Funded<br/>Balance</i> | <i>2027 Fully<br/>Funded<br/>Balance</i> | <i>2027 Line Item<br/>Contribution<br/>based on<br/>Cash Flow Method</i> |
|--------------------------------------------------------|-------------------------------|------------------------|---------------------------|------------------------------------------|------------------------------------------|--------------------------------------------------------------------------|
| <b>00020 - Paseos Village - General</b>                |                               |                        |                           |                                          |                                          |                                                                          |
| <b>02000 - Concrete</b>                                |                               |                        |                           |                                          |                                          |                                                                          |
| 200 - Walkways                                         |                               |                        |                           |                                          |                                          |                                                                          |
| 1,700 SqFt - Monument Entry Areas 10%                  | 2,376                         | 25                     | 2                         | 2,186                                    | 2,281                                    | 713                                                                      |
| 201 - Walkways                                         |                               |                        |                           |                                          |                                          |                                                                          |
| Monument Entry Areas (2026 Only) [NR-1]                | 14,326                        | 1                      | 0                         | 14,326                                   | 0                                        | 4,275                                                                    |
| 02000 - Concrete Total                                 | 16,702                        |                        |                           | 16,512                                   | 2,281                                    | 4,988                                                                    |
| <b>03000 - Painting: Exterior</b>                      |                               |                        |                           |                                          |                                          |                                                                          |
| 400 - Wrought Iron                                     |                               |                        |                           |                                          |                                          |                                                                          |
| 13,207 l.f. - Fence Paint                              | 85,020                        | 5                      | 1                         | 68,016                                   | 85,020                                   | 20,378                                                                   |
| 401 - Wrought Iron                                     |                               |                        |                           |                                          |                                          |                                                                          |
| Fence Paint (2026 Only) [NR-1]                         | 4,280                         | 1                      | 0                         | 4,280                                    | 0                                        | 1,283                                                                    |
| 500 - Masonry Walls                                    |                               |                        |                           |                                          |                                          |                                                                          |
| 449,472 SqFt - Wall Paint                              | 365,735                       | 10                     | 6                         | 146,294                                  | 182,868                                  | 43,748                                                                   |
| 03000 - Painting: Exterior Total                       | 455,035                       |                        |                           | 218,590                                  | 267,888                                  | 65,408                                                                   |
| <b>04000 - Structural Repairs</b>                      |                               |                        |                           |                                          |                                          |                                                                          |
| 300 - Trellis                                          |                               |                        |                           |                                          |                                          |                                                                          |
| 4 - Desert Foothills @ Desert Sunrise Arches 50%       | 8,626                         | 30                     | 7                         | 6,613                                    | 6,901                                    | 1,995                                                                    |
| 660 - Metal Railings                                   |                               |                        |                           |                                          |                                          |                                                                          |
| 144 l.f. - Walkway Step Railings                       | 6,378                         | 30                     | 7                         | 4,890                                    | 5,102                                    | 1,425                                                                    |
| 04000 - Structural Repairs Total                       | 15,004                        |                        |                           | 11,503                                   | 12,003                                   | 3,420                                                                    |
| <b>18000 - Landscaping</b>                             |                               |                        |                           |                                          |                                          |                                                                          |
| 100 - Irrigation: Controllers                          |                               |                        |                           |                                          |                                          |                                                                          |
| 19 - Irrigation Controllers 25%                        | 18,591                        | 12                     | 1                         | 17,042                                   | 18,591                                   | 5,130                                                                    |
| 104 - Irrigation: Controllers                          |                               |                        |                           |                                          |                                          |                                                                          |
| 19 - Irrigation Controllers 75%                        | 55,774                        | 12                     | 2                         | 46,479                                   | 51,127                                   | 13,965                                                                   |
| 140 - Irrigation: Misc.                                |                               |                        |                           |                                          |                                          |                                                                          |
| 92,000 l.f. - Renovation 33%                           | 59,067                        | 20                     | 1                         | 56,114                                   | 59,067                                   | 16,815                                                                   |
| 400 - Plant Replacement                                |                               |                        |                           |                                          |                                          |                                                                          |
| 1,207,017 SqFt - Streets/Medians & Monuments 8% [SE-4] | 575,304                       | 5                      | 3                         | 130,813                                  | 232,861                                  | 39,188                                                                   |
| 401 - Plant Replacement                                |                               |                        |                           |                                          |                                          |                                                                          |
| Streets/Medians & Monuments (2026 Only) [NR-1]         | 14,764                        | 1                      | 0                         | 14,764                                   | 0                                        | 4,418                                                                    |
| 500 - Tree Maintenance                                 |                               |                        |                           |                                          |                                          |                                                                          |
| 12 - Roundabout Palms 8%                               | 7,159                         | 5                      | 12                        | 551                                      | 1,101                                    | 143                                                                      |
| 506 - Tree Maintenance                                 |                               |                        |                           |                                          |                                          |                                                                          |
| 200 - Tree Replacements [SE-2]                         | 126,690                       | 10                     | 3                         | 82,348                                   | 95,017                                   | 24,653                                                                   |
| 18000 - Landscaping Total                              | 857,349                       |                        |                           | 348,111                                  | 457,765                                  | 104,310                                                                  |
| <b>19000 - Fencing</b>                                 |                               |                        |                           |                                          |                                          |                                                                          |
| 230 - Wrought Iron: 6'                                 |                               |                        |                           |                                          |                                          |                                                                          |
| 3,615 l.f. - Access Fences                             | 219,684                       | 30                     | 7                         | 168,424                                  | 175,747                                  | 50,445                                                                   |
| 240 - Wrought Iron: 6'                                 |                               |                        |                           |                                          |                                          |                                                                          |
| 9,448 l.f. - View Fences                               | 574,155                       | 30                     | 7                         | 440,185                                  | 459,324                                  | 131,670                                                                  |
| 400 - Masonry Wall: On-going Maint.                    |                               |                        |                           |                                          |                                          |                                                                          |
| 74,912 l.f. - Stucco Clad Wall Repair 2%               | 416,661                       | 10                     | 6                         | 166,664                                  | 208,330                                  | 49,875                                                                   |
| 780 - Gates                                            |                               |                        |                           |                                          |                                          |                                                                          |
| 7 - Pedestrian & EVA Gates                             | 7,931                         | 30                     | 7                         | 6,080                                    | 6,345                                    | 1,853                                                                    |
| 19000 - Fencing Total                                  | 1,218,430                     |                        |                           | 781,354                                  | 849,746                                  | 233,843                                                                  |
| <b>20000 - Lighting</b>                                |                               |                        |                           |                                          |                                          |                                                                          |
| 200 - Landscape                                        |                               |                        |                           |                                          |                                          |                                                                          |
| 27 - Landscape Lights                                  | 15,527                        | 20                     | 1                         | 14,751                                   | 15,527                                   | 4,418                                                                    |

| <i>Reserve Component</i>                      | <i>Current<br/>Repl. Cost</i> | <i>Useful<br/>Life</i> | <i>Remaining<br/>Life</i> | <i>2026 Fully<br/>Funded<br/>Balance</i> | <i>2027 Fully<br/>Funded<br/>Balance</i> | <i>2027 Line Item<br/>Contribution<br/>based on<br/>Cash Flow Method</i> |
|-----------------------------------------------|-------------------------------|------------------------|---------------------------|------------------------------------------|------------------------------------------|--------------------------------------------------------------------------|
| 204 - Landscape                               |                               |                        |                           |                                          |                                          |                                                                          |
| 97 - Monument Area Up-Lights                  | 111,400                       | 20                     | 13                        | 38,990                                   | 44,560                                   | 11,685                                                                   |
| 208 - Monument Lights                         |                               |                        |                           |                                          |                                          |                                                                          |
| 14 - Monument 4' Fixtures                     | 14,420                        | 20                     | 13                        | 5,047                                    | 5,768                                    | 1,568                                                                    |
| 210 - Monument Lights                         |                               |                        |                           |                                          |                                          |                                                                          |
| 14 - Village Monument Light Fixtures          | 12,077                        | 20                     | 1                         | 11,473                                   | 12,077                                   | 3,420                                                                    |
| 280 - Pole Lights                             |                               |                        |                           |                                          |                                          |                                                                          |
| 8 - Fox Hill Greenbelt Mini-Park              | 22,365                        | 30                     | 23                        | 5,218                                    | 5,964                                    | 1,568                                                                    |
| 20000 - Lighting Total                        | 175,788                       |                        |                           | 75,479                                   | 83,896                                   | 22,658                                                                   |
| <b>21000 - Signage</b>                        |                               |                        |                           |                                          |                                          |                                                                          |
| 700 - Monument                                |                               |                        |                           |                                          |                                          |                                                                          |
| 461 - Wall Metal Emblems 52%                  | 18,955                        | 30                     | 7                         | 14,532                                   | 15,164                                   | 4,418                                                                    |
| 710 - Monument                                |                               |                        |                           |                                          |                                          |                                                                          |
| 14 - Paseos Village Monument Refurbish        | 41,818                        | 7                      | 2                         | 29,870                                   | 35,844                                   | 8,978                                                                    |
| 21000 - Signage Total                         | 60,773                        |                        |                           | 44,402                                   | 51,008                                   | 13,395                                                                   |
| <b>26000 - Outdoor Equipment</b>              |                               |                        |                           |                                          |                                          |                                                                          |
| 366 - Benches                                 |                               |                        |                           |                                          |                                          |                                                                          |
| 16 - Benches                                  | 24,390                        | 18                     | 11                        | 9,485                                    | 10,840                                   | 2,850                                                                    |
| 370 - Pet Stations                            |                               |                        |                           |                                          |                                          |                                                                          |
| 38 - Pet Stations 26%                         | 7,210                         | 3                      | 1                         | 4,807                                    | 7,210                                    | 1,425                                                                    |
| 386 - Garbage Receptacles                     |                               |                        |                           |                                          |                                          |                                                                          |
| 7 - Trash Receptacles                         | 6,309                         | 20                     | 13                        | 2,208                                    | 2,523                                    | 713                                                                      |
| 26000 - Outdoor Equipment Total               | 37,909                        |                        |                           | 16,500                                   | 20,574                                   | 4,988                                                                    |
| 00020 - Paseos Village - General Total        | 2,836,991                     |                        |                           | 1,512,451                                | 1,745,160                                | 453,008                                                                  |
| <b>00040 - Paseos Neighborhoods - General</b> |                               |                        |                           |                                          |                                          |                                                                          |
| <b>04000 - Structural Repairs</b>             |                               |                        |                           |                                          |                                          |                                                                          |
| 310 - Trellis                                 |                               |                        |                           |                                          |                                          |                                                                          |
| 4 - Neighborhood Entry Arches                 | 5,751                         | 30                     | 7                         | 4,409                                    | 4,601                                    | 1,283                                                                    |
| 04000 - Structural Repairs Total              | 5,751                         |                        |                           | 4,409                                    | 4,601                                    | 1,283                                                                    |
| <b>20000 - Lighting</b>                       |                               |                        |                           |                                          |                                          |                                                                          |
| 220 - Monument Lights                         |                               |                        |                           |                                          |                                          |                                                                          |
| Cordova Monument Light                        | 1,148                         | 20                     | 1                         | 1,091                                    | 1,148                                    | 285                                                                      |
| 230 - Monument Lights                         |                               |                        |                           |                                          |                                          |                                                                          |
| 2 - Tierra Bella/ Escala Monument Lights      | 1,438                         | 20                     | 1                         | 1,366                                    | 1,438                                    | 428                                                                      |
| 20000 - Lighting Total                        | 2,586                         |                        |                           | 2,457                                    | 2,586                                    | 713                                                                      |
| <b>21000 - Signage</b>                        |                               |                        |                           |                                          |                                          |                                                                          |
| 720 - Monument                                |                               |                        |                           |                                          |                                          |                                                                          |
| 3 - Neighborhood Sngl-Sided Monuments         | 4,017                         | 7                      | 1                         | 3,443                                    | 4,017                                    | 998                                                                      |
| 21000 - Signage Total                         | 4,017                         |                        |                           | 3,443                                    | 4,017                                    | 998                                                                      |
| <b>29000 - Infrastructure</b>                 |                               |                        |                           |                                          |                                          |                                                                          |
| 404 - Electric                                |                               |                        |                           |                                          |                                          |                                                                          |
| 6 - Electrical Pedestals 17%                  | 10,300                        | 7                      | 1                         | 8,829                                    | 10,300                                   | 2,708                                                                    |
| 29000 - Infrastructure Total                  | 10,300                        |                        |                           | 8,829                                    | 10,300                                   | 2,708                                                                    |
| 00040 - Paseos Neighborhoods - General Total  | 22,654                        |                        |                           | 19,138                                   | 21,504                                   | 5,700                                                                    |
| <b>00060 - Paseos Neighborhoods - Parks</b>   |                               |                        |                           |                                          |                                          |                                                                          |
| <b>02000 - Concrete</b>                       |                               |                        |                           |                                          |                                          |                                                                          |

| <i>Reserve Component</i>                   | <i>Current<br/>Repl. Cost</i> | <i>Useful<br/>Life</i> | <i>Remaining<br/>Life</i> | <i>2026 Fully<br/>Funded<br/>Balance</i> | <i>2027 Fully<br/>Funded<br/>Balance</i> | <i>2027 Line Item<br/>Contribution<br/>based on<br/>Cash Flow Method</i> |
|--------------------------------------------|-------------------------------|------------------------|---------------------------|------------------------------------------|------------------------------------------|--------------------------------------------------------------------------|
| 210 - Walkways                             |                               |                        |                           |                                          |                                          |                                                                          |
| 5,700 SqFt - Parks & Breezeways 10%        | 7,967                         | 25                     | 2                         | 7,330                                    | 7,648                                    | 2,138                                                                    |
| 02000 - Concrete Total                     | 7,967                         |                        |                           | 7,330                                    | 7,648                                    | 2,138                                                                    |
| <b>04000 - Structural Repairs</b>          |                               |                        |                           |                                          |                                          |                                                                          |
| 670 - Metal Railings                       |                               |                        |                           |                                          |                                          |                                                                          |
| 200 l.f. - Tierra Bella/Escala Railings    | 8,858                         | 30                     | 7                         | 6,791                                    | 7,086                                    | 1,995                                                                    |
| 04000 - Structural Repairs Total           | 8,858                         |                        |                           | 6,791                                    | 7,086                                    | 1,995                                                                    |
| <b>20000 - Lighting</b>                    |                               |                        |                           |                                          |                                          |                                                                          |
| 272 - Bollard Lights                       |                               |                        |                           |                                          |                                          |                                                                          |
| 4 - Tierra Bella Park Bollard Lights       | 4,944                         | 20                     | 7                         | 3,214                                    | 3,461                                    | 998                                                                      |
| 20000 - Lighting Total                     | 4,944                         |                        |                           | 3,214                                    | 3,461                                    | 998                                                                      |
| <b>26000 - Outdoor Equipment</b>           |                               |                        |                           |                                          |                                          |                                                                          |
| 100 - Tot Lot: Play Equipment              |                               |                        |                           |                                          |                                          |                                                                          |
| 4 - Tierra Bella/Escala Play Toys          | 3,296                         | 20                     | 1                         | 3,131                                    | 3,296                                    | 998                                                                      |
| 200 - Pedestal Grill BBQ                   |                               |                        |                           |                                          |                                          |                                                                          |
| Tierra Bella/Escala Park BBQ               | 670                           | 20                     | 2                         | 603                                      | 636                                      | 143                                                                      |
| 250 - Picnic Tables                        |                               |                        |                           |                                          |                                          |                                                                          |
| 2 - Tierra Bella/Escala Park Picnic Tables | 3,296                         | 20                     | 3                         | 2,802                                    | 2,966                                    | 855                                                                      |
| 300 - Benches                              |                               |                        |                           |                                          |                                          |                                                                          |
| 5 - Park Benches                           | 7,622                         | 18                     | 1                         | 7,199                                    | 7,622                                    | 2,138                                                                    |
| 340 - Garbage Receptacles                  |                               |                        |                           |                                          |                                          |                                                                          |
| 5 - Park Garbage Receptacles               | 4,506                         | 20                     | 1                         | 4,281                                    | 4,506                                    | 1,283                                                                    |
| 394 - Pet Stations                         |                               |                        |                           |                                          |                                          |                                                                          |
| 4 - Park Pet Stations 50%                  | 1,442                         | 6                      | 2                         | 961                                      | 1,202                                    | 285                                                                      |
| 800 - Shade Structure                      |                               |                        |                           |                                          |                                          |                                                                          |
| Tierra Bella/Escala                        | 14,377                        | 30                     | 7                         | 11,022                                   | 11,502                                   | 3,278                                                                    |
| 810 - Shade Structure                      |                               |                        |                           |                                          |                                          |                                                                          |
| Cordova                                    | 10,064                        | 30                     | 7                         | 7,716                                    | 8,051                                    | 2,280                                                                    |
| 26000 - Outdoor Equipment Total            | 45,273                        |                        |                           | 37,714                                   | 39,781                                   | 11,258                                                                   |
| 00060 - Paseos Neighborhoods - Parks Total | 67,042                        |                        |                           | 55,049                                   | 57,977                                   | 16,388                                                                   |
| <b>00080 - Vistas Village - General</b>    |                               |                        |                           |                                          |                                          |                                                                          |
| <b>02000 - Concrete</b>                    |                               |                        |                           |                                          |                                          |                                                                          |
| 220 - Sidewalks, Curbs & Gutters           |                               |                        |                           |                                          |                                          |                                                                          |
| 4,000 SqFt - Monument Entry Areas 10%      | 5,591                         | 25                     | 2                         | 5,144                                    | 5,367                                    | 1,568                                                                    |
| 02000 - Concrete Total                     | 5,591                         |                        |                           | 5,144                                    | 5,367                                    | 1,568                                                                    |
| <b>03000 - Painting: Exterior</b>          |                               |                        |                           |                                          |                                          |                                                                          |
| 510 - Masonry Walls                        |                               |                        |                           |                                          |                                          |                                                                          |
| 311,760 SqFt - Wall Paint                  | 253,679                       | 10                     | 7                         | 76,104                                   | 101,472                                  | 22,800                                                                   |
| 03000 - Painting: Exterior Total           | 253,679                       |                        |                           | 76,104                                   | 101,472                                  | 22,800                                                                   |
| <b>04000 - Structural Repairs</b>          |                               |                        |                           |                                          |                                          |                                                                          |
| 320 - Trellis                              |                               |                        |                           |                                          |                                          |                                                                          |
| 4 - Vistas Large Monument Structures       | 57,508                        | 30                     | 7                         | 44,090                                   | 46,007                                   | 13,253                                                                   |
| 680 - Metal Railings                       |                               |                        |                           |                                          |                                          |                                                                          |
| 36 l.f. - Walkway Step Railings            | 1,594                         | 30                     | 7                         | 1,222                                    | 1,276                                    | 428                                                                      |
| 910 - Building Maintenance                 |                               |                        |                           |                                          |                                          |                                                                          |
| 2 - North & South Clock Towers             | 34,505                        | 25                     | 2                         | 31,745                                   | 33,125                                   | 9,548                                                                    |
| 04000 - Structural Repairs Total           | 93,608                        |                        |                           | 77,057                                   | 80,407                                   | 23,228                                                                   |

| <i>Reserve Component</i>                               | <i>Current<br/>Repl. Cost</i> | <i>Useful<br/>Life</i> | <i>Remaining<br/>Life</i> | <i>2026 Fully<br/>Funded<br/>Balance</i> | <i>2027 Fully<br/>Funded<br/>Balance</i> | <i>2027 Line Item<br/>Contribution<br/>based on<br/>Cash Flow Method</i> |
|--------------------------------------------------------|-------------------------------|------------------------|---------------------------|------------------------------------------|------------------------------------------|--------------------------------------------------------------------------|
| <b>18000 - Landscaping</b>                             |                               |                        |                           |                                          |                                          |                                                                          |
| 110 - Irrigation: Controllers                          |                               |                        |                           |                                          |                                          |                                                                          |
| 26 - Irrigation Controllers 25%                        | 25,441                        | 12                     | 1                         | 23,321                                   | 25,441                                   | 6,983                                                                    |
| 114 - Irrigation: Controllers                          |                               |                        |                           |                                          |                                          |                                                                          |
| 26 - Irrigation Controllers 75%                        | 76,323                        | 12                     | 1                         | 69,963                                   | 76,323                                   | 20,948                                                                   |
| 150 - Irrigation: Misc.                                |                               |                        |                           |                                          |                                          |                                                                          |
| 76,000 l.f. - Renovation 33%                           | 48,795                        | 20                     | 1                         | 46,355                                   | 48,795                                   | 13,823                                                                   |
| 380 - Turf Renovation                                  |                               |                        |                           |                                          |                                          |                                                                          |
| Park Vista Sod Strips                                  | 95,304                        | 30                     | 1                         | 92,127                                   | 95,304                                   | 27,503                                                                   |
| 420 - Plant Replacement                                |                               |                        |                           |                                          |                                          |                                                                          |
| 1,076,223 SqFt - Streets/Medians & Monuments 6% [SE-4] | 386,250                       | 5                      | 2                         | 131,969                                  | 206,000                                  | 39,473                                                                   |
| 421 - Plant Replacement                                |                               |                        |                           |                                          |                                          |                                                                          |
| Streets/Medians & Monuments (2026 Only) [NR-1]         | 14,764                        | 1                      | 0                         | 14,764                                   | 0                                        | 4,418                                                                    |
| 516 - Tree Maintenance                                 |                               |                        |                           |                                          |                                          |                                                                          |
| 300 - Tree Replacements [SE-2]                         | 190,035                       | 10                     | 3                         | 123,523                                  | 142,526                                  | 36,908                                                                   |
| 18000 - Landscaping Total                              | 836,912                       |                        |                           | 502,021                                  | 594,389                                  | 150,053                                                                  |
| <b>19500 - Retaining Wall</b>                          |                               |                        |                           |                                          |                                          |                                                                          |
| 990 - Rockery                                          |                               |                        |                           |                                          |                                          |                                                                          |
| 9,390 l.f. - Stacked Stone Walls %                     | 23,625                        | 5                      | 1                         | 18,900                                   | 23,625                                   | 5,700                                                                    |
| 19500 - Retaining Wall Total                           | 23,625                        |                        |                           | 18,900                                   | 23,625                                   | 5,700                                                                    |
| <b>20000 - Lighting</b>                                |                               |                        |                           |                                          |                                          |                                                                          |
| 240 - Monument Lights                                  |                               |                        |                           |                                          |                                          |                                                                          |
| 34 - Village Monument Light Fixtures                   | 29,329                        | 20                     | 1                         | 27,863                                   | 29,329                                   | 8,408                                                                    |
| 250 - Landscape                                        |                               |                        |                           |                                          |                                          |                                                                          |
| 56 - Landscape Large Accent Lights                     | 64,313                        | 20                     | 1                         | 61,098                                   | 64,313                                   | 18,240                                                                   |
| 270 - Landscape                                        |                               |                        |                           |                                          |                                          |                                                                          |
| 151 - Landscape Up-Lights                              | 173,416                       | 20                     | 1                         | 164,745                                  | 173,416                                  | 49,305                                                                   |
| 20000 - Lighting Total                                 | 267,058                       |                        |                           | 253,705                                  | 267,058                                  | 75,953                                                                   |
| <b>21000 - Signage</b>                                 |                               |                        |                           |                                          |                                          |                                                                          |
| 730 - Monument                                         |                               |                        |                           |                                          |                                          |                                                                          |
| 12 - Vistas Village Monument Refurbish                 | 35,844                        | 7                      | 1                         | 30,723                                   | 35,844                                   | 9,263                                                                    |
| 21000 - Signage Total                                  | 35,844                        |                        |                           | 30,723                                   | 35,844                                   | 9,263                                                                    |
| <b>26000 - Outdoor Equipment</b>                       |                               |                        |                           |                                          |                                          |                                                                          |
| 180 - Bike Rack                                        |                               |                        |                           |                                          |                                          |                                                                          |
| 2 - Alta Bike Racks                                    | 1,107                         | 30                     | 7                         | 849                                      | 886                                      | 285                                                                      |
| 260 - Picnic Tables                                    |                               |                        |                           |                                          |                                          |                                                                          |
| Alta Picnic Table                                      | 1,648                         | 20                     | 1                         | 1,566                                    | 1,648                                    | 428                                                                      |
| 310 - Benches                                          |                               |                        |                           |                                          |                                          |                                                                          |
| 4 - Alta Benches                                       | 6,098                         | 18                     | 1                         | 5,759                                    | 6,098                                    | 1,710                                                                    |
| 350 - Garbage Receptacles                              |                               |                        |                           |                                          |                                          |                                                                          |
| 5 - Alta Garbage Receptacles                           | 4,506                         | 20                     | 1                         | 4,281                                    | 4,506                                    | 1,283                                                                    |
| 378 - Pet Stations                                     |                               |                        |                           |                                          |                                          |                                                                          |
| 28 - Pet Stations 25%                                  | 5,047                         | 3                      | 1                         | 3,365                                    | 5,047                                    | 998                                                                      |
| 840 - Shade Structure                                  |                               |                        |                           |                                          |                                          |                                                                          |
| Alta btwn Vista Run & Park Vista                       | 12,939                        | 30                     | 7                         | 9,920                                    | 10,351                                   | 2,993                                                                    |
| 900 - Miscellaneous                                    |                               |                        |                           |                                          |                                          |                                                                          |
| 8 - Tower Clocks                                       | 18,540                        | 20                     | 3                         | 15,759                                   | 16,686                                   | 4,703                                                                    |
| 26000 - Outdoor Equipment Total                        | 49,885                        |                        |                           | 41,498                                   | 45,222                                   | 12,398                                                                   |
| 00080 - Vistas Village - General Total                 | 1,566,202                     |                        |                           | 1,005,152                                | 1,153,384                                | 300,960                                                                  |

| <i>Reserve Component</i>                      | <i>Current<br/>Repl. Cost</i> | <i>Useful<br/>Life</i> | <i>Remaining<br/>Life</i> | <i>2026 Fully<br/>Funded<br/>Balance</i> | <i>2027 Fully<br/>Funded<br/>Balance</i> | <i>2027 Line Item<br/>Contribution<br/>based on<br/>Cash Flow Method</i> |
|-----------------------------------------------|-------------------------------|------------------------|---------------------------|------------------------------------------|------------------------------------------|--------------------------------------------------------------------------|
| <b>00100 - Vistas Village - Park</b>          |                               |                        |                           |                                          |                                          |                                                                          |
| <b>04000 - Structural Repairs</b>             |                               |                        |                           |                                          |                                          |                                                                          |
| 324 - Trellis                                 |                               |                        |                           |                                          |                                          |                                                                          |
| 225 SqFt - Vista Verde/ Miramonte             | 9,706                         | 30                     | 7                         | 7,441                                    | 7,765                                    | 2,280                                                                    |
| 328 - Trellis                                 |                               |                        |                           |                                          |                                          |                                                                          |
| 375 SqFt - Summerfield                        | 16,176                        | 30                     | 7                         | 12,402                                   | 12,941                                   | 3,705                                                                    |
| 332 - Trellis                                 |                               |                        |                           |                                          |                                          |                                                                          |
| 225 SqFt - Encanto/ Santalina                 | 9,706                         | 30                     | 7                         | 7,441                                    | 7,765                                    | 2,280                                                                    |
| 340 - Trellis                                 |                               |                        |                           |                                          |                                          |                                                                          |
| 225 SqFt - Miraleste                          | 9,706                         | 30                     | 7                         | 7,441                                    | 7,765                                    | 2,280                                                                    |
| 344 - Trellis                                 |                               |                        |                           |                                          |                                          |                                                                          |
| 180 SqFt - Cara Vella                         | 7,765                         | 30                     | 7                         | 5,953                                    | 6,212                                    | 1,853                                                                    |
| 04000 - Structural Repairs Total              | 53,058                        |                        |                           | 40,678                                   | 42,446                                   | 12,398                                                                   |
| <b>26000 - Outdoor Equipment</b>              |                               |                        |                           |                                          |                                          |                                                                          |
| 336 - Shade Structure                         |                               |                        |                           |                                          |                                          |                                                                          |
| 133 SqFt - Sonesta                            | 6,180                         | 25                     | 24                        | 247                                      | 494                                      | 143                                                                      |
| 26000 - Outdoor Equipment Total               | 6,180                         |                        |                           | 247                                      | 494                                      | 143                                                                      |
| 00100 - Vistas Village - Park Total           | 59,238                        |                        |                           | 40,925                                   | 42,941                                   | 12,540                                                                   |
| <b>00120 - Vistas Neighborhoods - General</b> |                               |                        |                           |                                          |                                          |                                                                          |
| <b>03000 - Painting: Exterior</b>             |                               |                        |                           |                                          |                                          |                                                                          |
| 420 - Wrought Iron                            |                               |                        |                           |                                          |                                          |                                                                          |
| 5,545 l.f. - Fence Paint                      | 35,696                        | 5                      | 1                         | 28,557                                   | 35,696                                   | 8,550                                                                    |
| 03000 - Painting: Exterior Total              | 35,696                        |                        |                           | 28,557                                   | 35,696                                   | 8,550                                                                    |
| <b>19000 - Fencing</b>                        |                               |                        |                           |                                          |                                          |                                                                          |
| 270 - Wrought Iron: 6'                        |                               |                        |                           |                                          |                                          |                                                                          |
| 905 l.f. - Access Fences                      | 54,997                        | 30                     | 7                         | 42,164                                   | 43,997                                   | 12,683                                                                   |
| 280 - Wrought Iron: 6'                        |                               |                        |                           |                                          |                                          |                                                                          |
| 4,548 l.f. - View Fences                      | 276,382                       | 30                     | 7                         | 211,893                                  | 221,106                                  | 63,413                                                                   |
| 410 - Masonry Wall: On-going Maint.           |                               |                        |                           |                                          |                                          |                                                                          |
| 52,253 l.f. - Stucco Clad Wall Repair 2%      | 290,631                       | 10                     | 1                         | 261,568                                  | 290,631                                  | 78,233                                                                   |
| 790 - Gates                                   |                               |                        |                           |                                          |                                          |                                                                          |
| 12 - Pedestrian & EVA Gates                   | 13,596                        | 30                     | 7                         | 10,424                                   | 10,877                                   | 3,135                                                                    |
| 19000 - Fencing Total                         | 635,606                       |                        |                           | 526,049                                  | 566,611                                  | 157,463                                                                  |
| <b>20000 - Lighting</b>                       |                               |                        |                           |                                          |                                          |                                                                          |
| 260 - Monument Lights                         |                               |                        |                           |                                          |                                          |                                                                          |
| 32 - Neighborhood Monument Lights             | 36,750                        | 20                     | 1                         | 34,913                                   | 36,750                                   | 10,403                                                                   |
| 20000 - Lighting Total                        | 36,750                        |                        |                           | 34,913                                   | 36,750                                   | 10,403                                                                   |
| <b>21000 - Signage</b>                        |                               |                        |                           |                                          |                                          |                                                                          |
| 740 - Monument                                |                               |                        |                           |                                          |                                          |                                                                          |
| 15 - Neighborhood DbI-Sided Monuments         | 29,355                        | 7                      | 1                         | 25,161                                   | 29,355                                   | 7,553                                                                    |
| 750 - Monument                                |                               |                        |                           |                                          |                                          |                                                                          |
| 4 - Neighborhood SngI-Sided Monuments         | 5,356                         | 7                      | 2                         | 3,826                                    | 4,591                                    | 1,140                                                                    |
| 21000 - Signage Total                         | 34,711                        |                        |                           | 28,987                                   | 33,946                                   | 8,693                                                                    |
| <b>29000 - Infrastructure</b>                 |                               |                        |                           |                                          |                                          |                                                                          |
| 408 - Electric                                |                               |                        |                           |                                          |                                          |                                                                          |
| 30 - Electrical Pedestals 10%                 | 30,900                        | 7                      | 1                         | 26,486                                   | 30,900                                   | 7,980                                                                    |
| 29000 - Infrastructure Total                  | 30,900                        |                        |                           | 26,486                                   | 30,900                                   | 7,980                                                                    |

| <i>Reserve Component</i>                        | <i>Current<br/>Repl. Cost</i> | <i>Useful<br/>Life</i> | <i>Remaining<br/>Life</i> | <i>2026 Fully<br/>Funded<br/>Balance</i> | <i>2027 Fully<br/>Funded<br/>Balance</i> | <i>2027 Line Item<br/>Contribution<br/>based on<br/>Cash Flow Method</i> |
|-------------------------------------------------|-------------------------------|------------------------|---------------------------|------------------------------------------|------------------------------------------|--------------------------------------------------------------------------|
| 00120 - Vistas Neighborhoods - General Total    | 773,663                       |                        |                           | 644,991                                  | 703,903                                  | 193,088                                                                  |
| <b>00140 - Vistas Neighborhoods - Parks</b>     |                               |                        |                           |                                          |                                          |                                                                          |
| <b>02000 - Concrete</b>                         |                               |                        |                           |                                          |                                          |                                                                          |
| 230 - Walkways                                  |                               |                        |                           |                                          |                                          |                                                                          |
| 36,000 SqFt - Parks & Breezeways 10%            | 50,318                        | 25                     | 2                         | 46,292                                   | 48,305                                   | 13,823                                                                   |
| 02000 - Concrete Total                          | 50,318                        |                        |                           | 46,292                                   | 48,305                                   | 13,823                                                                   |
| <b>04000 - Structural Repairs</b>               |                               |                        |                           |                                          |                                          |                                                                          |
| 674 - Metal Railings                            |                               |                        |                           |                                          |                                          |                                                                          |
| 96 l.f. - Park Railings                         | 4,252                         | 30                     | 7                         | 3,260                                    | 3,401                                    | 998                                                                      |
| 04000 - Structural Repairs Total                | 4,252                         |                        |                           | 3,260                                    | 3,401                                    | 998                                                                      |
| <b>18000 - Landscaping</b>                      |                               |                        |                           |                                          |                                          |                                                                          |
| 116 - Irrigation: Controllers                   |                               |                        |                           |                                          |                                          |                                                                          |
| 2 - Kingwood E & W Park Controllers             | 7,828                         | 12                     | 1                         | 7,176                                    | 7,828                                    | 2,138                                                                    |
| 118 - Irrigation: Time Clocks                   |                               |                        |                           |                                          |                                          |                                                                          |
| 14 - Park Irrigation Clocks                     | 10,064                        | 12                     | 1                         | 9,225                                    | 10,064                                   | 2,708                                                                    |
| 18000 - Landscaping Total                       | 17,892                        |                        |                           | 16,401                                   | 17,892                                   | 4,845                                                                    |
| <b>26000 - Outdoor Equipment</b>                |                               |                        |                           |                                          |                                          |                                                                          |
| 110 - Tot Lot: Play Equipment                   |                               |                        |                           |                                          |                                          |                                                                          |
| 2 - Kingwood E & W Play Structures              | 120,000                       | 20                     | 18                        | 12,000                                   | 18,000                                   | 3,563                                                                    |
| 140 - Tot Lot: Safety Surface                   |                               |                        |                           |                                          |                                          |                                                                          |
| 2,530 SqFt - [2] Kingwood E & W Surface Replace | 37,525                        | 10                     | 5                         | 18,762                                   | 22,515                                   | 5,558                                                                    |
| 144 - Tot Lot: Play Equipment                   |                               |                        |                           |                                          |                                          |                                                                          |
| 10 - Bella Vista Play Equipment                 | 2,575                         | 30                     | 7                         | 1,974                                    | 2,060                                    | 570                                                                      |
| 148 - Tot Lot: Play Equipment                   |                               |                        |                           |                                          |                                          |                                                                          |
| 2 - Talega Play Equipment                       | 1,648                         | 12                     | 1                         | 1,511                                    | 1,648                                    | 428                                                                      |
| 270 - Picnic Tables                             |                               |                        |                           |                                          |                                          |                                                                          |
| 4 - Kingwood E & W Picnic Tables                | 6,592                         | 20                     | 2                         | 5,933                                    | 6,262                                    | 1,710                                                                    |
| 320 - Benches                                   |                               |                        |                           |                                          |                                          |                                                                          |
| 45 - Park Benches                               | 68,598                        | 18                     | 2                         | 60,976                                   | 64,787                                   | 18,240                                                                   |
| 360 - Garbage Receptacles                       |                               |                        |                           |                                          |                                          |                                                                          |
| 33 - Park Garbage Receptacles                   | 29,741                        | 20                     | 2                         | 26,767                                   | 28,254                                   | 7,980                                                                    |
| 382 - Pet Stations                              |                               |                        |                           |                                          |                                          |                                                                          |
| 20 - Park Pet Stations 25%                      | 3,605                         | 3                      | 1                         | 2,403                                    | 3,605                                    | 713                                                                      |
| 26000 - Outdoor Equipment Total                 | 270,284                       |                        |                           | 130,327                                  | 147,132                                  | 38,760                                                                   |
| 00140 - Vistas Neighborhoods - Parks Total      | 342,746                       |                        |                           | 196,279                                  | 216,730                                  | 58,425                                                                   |
| <b>00200 - Stonebridge Village - General</b>    |                               |                        |                           |                                          |                                          |                                                                          |
| <b>03000 - Painting: Exterior</b>               |                               |                        |                           |                                          |                                          |                                                                          |
| 120 - Surface Restoration                       |                               |                        |                           |                                          |                                          |                                                                          |
| 896 SqFt - Charleston Summerlin Monument        | 1,560                         | 5                      | 2                         | 936                                      | 1,248                                    | 285                                                                      |
| 408 - Wrought Iron                              |                               |                        |                           |                                          |                                          |                                                                          |
| 8,638 l.f. - Fence & Trellis Paint              | 55,337                        | 5                      | 0                         | 55,337                                   | 11,067                                   | 16,530                                                                   |
| 520 - Masonry Walls                             |                               |                        |                           |                                          |                                          |                                                                          |
| 130,860 SqFt - Wall Paint                       | 106,481                       | 10                     | 4                         | 63,888                                   | 74,537                                   | 19,095                                                                   |
| 03000 - Painting: Exterior Total                | 163,377                       |                        |                           | 120,161                                  | 86,852                                   | 35,910                                                                   |
| <b>04000 - Structural Repairs</b>               |                               |                        |                           |                                          |                                          |                                                                          |
| 542 - Bridge Maintenance                        |                               |                        |                           |                                          |                                          |                                                                          |
| Heritage Heights Dr Bridge                      | 20,600                        | 60                     | 54                        | 2,060                                    | 2,403                                    | 570                                                                      |
| 550 - Bridge Maintenance                        |                               |                        |                           |                                          |                                          |                                                                          |

| <i>Reserve Component</i>                      | <i>Current<br/>Repl. Cost</i> | <i>Useful<br/>Life</i> | <i>Remaining<br/>Life</i> | <i>2026 Fully<br/>Funded<br/>Balance</i> | <i>2027 Fully<br/>Funded<br/>Balance</i> | <i>2027 Line Item<br/>Contribution<br/>based on<br/>Cash Flow Method</i> |
|-----------------------------------------------|-------------------------------|------------------------|---------------------------|------------------------------------------|------------------------------------------|--------------------------------------------------------------------------|
| 3 - Stonebridge Wash Trail Bridges            | 38,122                        | 60                     | 51                        | 5,718                                    | 6,354                                    | 1,710                                                                    |
| 656 - Metal Railings                          |                               |                        |                           |                                          |                                          |                                                                          |
| 292 l.f. - Walkway Railings                   | 12,933                        | 30                     | 24                        | 2,587                                    | 3,018                                    | 713                                                                      |
| 04000 - Structural Repairs Total              | 71,654                        |                        |                           | 10,365                                   | 11,775                                   | 2,993                                                                    |
| <b>18000 - Landscaping</b>                    |                               |                        |                           |                                          |                                          |                                                                          |
| 122 - Irrigation: Controllers                 |                               |                        |                           |                                          |                                          |                                                                          |
| 12 - Irrigation Controllers                   | 46,968                        | 12                     | 6                         | 23,484                                   | 27,398                                   | 6,983                                                                    |
| 160 - Irrigation: Misc.                       |                               |                        |                           |                                          |                                          |                                                                          |
| 35,670 l.f. - Renovation 33%                  | 22,906                        | 20                     | 13                        | 8,017                                    | 9,163                                    | 2,423                                                                    |
| 440 - Plant Replacement                       |                               |                        |                           |                                          |                                          |                                                                          |
| 512,830 SqFt - Streets/Medians & Monuments 8% | 244,431                       | 5                      | 6                         | 34,919                                   | 69,838                                   | 10,403                                                                   |
| 470 - Pathways & Trails                       |                               |                        |                           |                                          |                                          |                                                                          |
| 75,120 SqFt - Wash & Southwest Perimeter      | 74,279                        | 10                     | 4                         | 44,567                                   | 51,995                                   | 13,395                                                                   |
| 530 - Tree Maintenance                        |                               |                        |                           |                                          |                                          |                                                                          |
| 8 - Charleston Summerlin Monument Palms 13%   | 7,158                         | 5                      | 29                        | 239                                      | 477                                      | 143                                                                      |
| 536 - Tree Maintenance                        |                               |                        |                           |                                          |                                          |                                                                          |
| 150 - Tree Replacements [SE-2]                | 95,017                        | 10                     | 9                         | 9,070                                    | 18,140                                   | 2,708                                                                    |
| 18000 - Landscaping Total                     | 490,760                       |                        |                           | 120,296                                  | 177,010                                  | 36,053                                                                   |
| <b>19000 - Fencing</b>                        |                               |                        |                           |                                          |                                          |                                                                          |
| 210 - Wrought Iron: 6'                        |                               |                        |                           |                                          |                                          |                                                                          |
| 1,202 l.f. - Access Fences                    | 73,046                        | 30                     | 24                        | 14,609                                   | 17,044                                   | 4,418                                                                    |
| 218 - Wrought Iron: 6'                        |                               |                        |                           |                                          |                                          |                                                                          |
| 7,144 l.f. - View Fences                      | 434,141                       | 30                     | 24                        | 86,828                                   | 101,300                                  | 25,935                                                                   |
| 418 - Masonry Wall: On-going Maint.           |                               |                        |                           |                                          |                                          |                                                                          |
| 27,344 l.f. - Stucco Clad Wall Repair 2%      | 152,087                       | 10                     | 4                         | 91,252                                   | 106,461                                  | 27,360                                                                   |
| 770 - Gates                                   |                               |                        |                           |                                          |                                          |                                                                          |
| 9 - Pedestrian & EVA Gates                    | 10,197                        | 30                     | 24                        | 2,039                                    | 2,379                                    | 570                                                                      |
| 19000 - Fencing Total                         | 669,471                       |                        |                           | 194,729                                  | 227,184                                  | 58,283                                                                   |
| <b>20000 - Lighting</b>                       |                               |                        |                           |                                          |                                          |                                                                          |
| 224 - Monument Lights                         |                               |                        |                           |                                          |                                          |                                                                          |
| 4 - Charleston Summerlin 4' Fixtures          | 4,120                         | 20                     | 13                        | 1,442                                    | 1,648                                    | 428                                                                      |
| 234 - Landscape                               |                               |                        |                           |                                          |                                          |                                                                          |
| 19 - Charleston Summerlin Monument Up-Lights  | 21,821                        | 20                     | 13                        | 7,637                                    | 8,728                                    | 2,280                                                                    |
| 274 - Exterior: Misc. Fixtures                |                               |                        |                           |                                          |                                          |                                                                          |
| 29 - Shade Structure Lights                   | 33,305                        | 20                     | 14                        | 9,992                                    | 11,657                                   | 2,993                                                                    |
| 284 - Landscape                               |                               |                        |                           |                                          |                                          |                                                                          |
| 137 - Landscape Up-Lights                     | 157,338                       | 20                     | 13                        | 55,068                                   | 62,935                                   | 16,530                                                                   |
| 20000 - Lighting Total                        | 216,583                       |                        |                           | 74,139                                   | 84,968                                   | 22,230                                                                   |
| <b>21000 - Signage</b>                        |                               |                        |                           |                                          |                                          |                                                                          |
| 788 - Monument                                |                               |                        |                           |                                          |                                          |                                                                          |
| 4 - Stonebridge Village Monuments             | 10,300                        | 15                     | 9                         | 4,120                                    | 4,807                                    | 1,283                                                                    |
| 21000 - Signage Total                         | 10,300                        |                        |                           | 4,120                                    | 4,807                                    | 1,283                                                                    |
| <b>26000 - Outdoor Equipment</b>              |                               |                        |                           |                                          |                                          |                                                                          |
| 304 - Benches                                 |                               |                        |                           |                                          |                                          |                                                                          |
| 3 - Benches                                   | 4,573                         | 18                     | 14                        | 1,016                                    | 1,270                                    | 285                                                                      |
| 344 - Garbage Receptacles                     |                               |                        |                           |                                          |                                          |                                                                          |
| 2 - Trash Cans                                | 1,802                         | 20                     | 16                        | 360                                      | 451                                      | 143                                                                      |
| 374 - Pet Stations                            |                               |                        |                           |                                          |                                          |                                                                          |
| 14 - Pet Stations                             | 10,094                        | 12                     | 55                        | 180                                      | 360                                      | 0                                                                        |
| 848 - Shade Structure                         |                               |                        |                           |                                          |                                          |                                                                          |

| <i>Reserve Component</i>                           | <i>Current<br/>Repl. Cost</i> | <i>Useful<br/>Life</i> | <i>Remaining<br/>Life</i> | <i>2026 Fully<br/>Funded<br/>Balance</i> | <i>2027 Fully<br/>Funded<br/>Balance</i> | <i>2027 Line Item<br/>Contribution<br/>based on<br/>Cash Flow Method</i> |
|----------------------------------------------------|-------------------------------|------------------------|---------------------------|------------------------------------------|------------------------------------------|--------------------------------------------------------------------------|
| 7,200 SqFt - [2] Crossbridge Large Structures      | 109,831                       | 30                     | 23                        | 25,627                                   | 29,288                                   | 7,695                                                                    |
| 856 - Shade Structure                              |                               |                        |                           |                                          |                                          |                                                                          |
| 2,496 SqFt - [4] Small Structures                  | 12,700                        | 30                     | 23                        | 2,963                                    | 3,387                                    | 855                                                                      |
| 26000 - Outdoor Equipment Total                    | 139,001                       |                        |                           | 30,148                                   | 34,756                                   | 8,978                                                                    |
| 00200 - Stonebridge Village - General Total        | 1,761,147                     |                        |                           | 553,957                                  | 627,351                                  | 165,728                                                                  |
| <b>00220 - Stonebridge Neighborhoods - General</b> |                               |                        |                           |                                          |                                          |                                                                          |
| <b>20000 - Lighting</b>                            |                               |                        |                           |                                          |                                          |                                                                          |
| 278 - Monument Lights                              |                               |                        |                           |                                          |                                          |                                                                          |
| 18 - Neighborhood Entry Lights                     | 10,293                        | 20                     | 14                        | 3,088                                    | 3,602                                    | 855                                                                      |
| 20000 - Lighting Total                             | 10,293                        |                        |                           | 3,088                                    | 3,602                                    | 855                                                                      |
| <b>21000 - Signage</b>                             |                               |                        |                           |                                          |                                          |                                                                          |
| 758 - Monument                                     |                               |                        |                           |                                          |                                          |                                                                          |
| 2 - Neighborhood Monuments                         | 4,120                         | 20                     | 13                        | 1,442                                    | 1,648                                    | 428                                                                      |
| 21000 - Signage Total                              | 4,120                         |                        |                           | 1,442                                    | 1,648                                    | 428                                                                      |
| <b>29000 - Infrastructure</b>                      |                               |                        |                           |                                          |                                          |                                                                          |
| 412 - Electric                                     |                               |                        |                           |                                          |                                          |                                                                          |
| 7 - Electrical Pedestals                           | 72,100                        | 30                     | 24                        | 14,420                                   | 16,823                                   | 4,275                                                                    |
| 29000 - Infrastructure Total                       | 72,100                        |                        |                           | 14,420                                   | 16,823                                   | 4,275                                                                    |
| 00220 - Stonebridge Neighborhoods - General Total  | 86,513                        |                        |                           | 18,950                                   | 22,074                                   | 5,558                                                                    |
| <b>00240 - Stonebridge Neighborhoods - Parks</b>   |                               |                        |                           |                                          |                                          |                                                                          |
| <b>02000 - Concrete</b>                            |                               |                        |                           |                                          |                                          |                                                                          |
| 240 - Walkways                                     |                               |                        |                           |                                          |                                          |                                                                          |
| 4,020 SqFt - Parks 2%                              | 1,124                         | 5                      | 9                         | 112                                      | 225                                      | 0                                                                        |
| 02000 - Concrete Total                             | 1,124                         |                        |                           | 112                                      | 225                                      | 0                                                                        |
| <b>04000 - Structural Repairs</b>                  |                               |                        |                           |                                          |                                          |                                                                          |
| 306 - Trellis                                      |                               |                        |                           |                                          |                                          |                                                                          |
| 375 SqFt - Caledonia Mini-Park                     | 16,176                        | 30                     | 24                        | 3,235                                    | 3,774                                    | 998                                                                      |
| 04000 - Structural Repairs Total                   | 16,176                        |                        |                           | 3,235                                    | 3,774                                    | 998                                                                      |
| <b>18000 - Landscaping</b>                         |                               |                        |                           |                                          |                                          |                                                                          |
| 128 - Irrigation: Controllers                      |                               |                        |                           |                                          |                                          |                                                                          |
| Irrigation Controllers                             | 2,033                         | 12                     | 6                         | 1,017                                    | 1,186                                    | 285                                                                      |
| 18000 - Landscaping Total                          | 2,033                         |                        |                           | 1,017                                    | 1,186                                    | 285                                                                      |
| <b>19000 - Fencing</b>                             |                               |                        |                           |                                          |                                          |                                                                          |
| 510 - Post & Cable                                 |                               |                        |                           |                                          |                                          |                                                                          |
| 185 l.f. - Skye Knoll                              | 18,807                        | 30                     | 24                        | 3,761                                    | 4,388                                    | 1,140                                                                    |
| 19000 - Fencing Total                              | 18,807                        |                        |                           | 3,761                                    | 4,388                                    | 1,140                                                                    |
| <b>20000 - Lighting</b>                            |                               |                        |                           |                                          |                                          |                                                                          |
| 264 - Bollard Lights                               |                               |                        |                           |                                          |                                          |                                                                          |
| 4 - Caledonia Mini-Park                            | 4,944                         | 20                     | 14                        | 1,483                                    | 1,730                                    | 428                                                                      |
| 268 - Exterior: Misc. Fixtures                     |                               |                        |                           |                                          |                                          |                                                                          |
| 2 - Caledonia Mini-Park                            | 2,297                         | 20                     | 14                        | 689                                      | 804                                      | 143                                                                      |
| 20000 - Lighting Total                             | 7,241                         |                        |                           | 2,172                                    | 2,534                                    | 570                                                                      |
| <b>26000 - Outdoor Equipment</b>                   |                               |                        |                           |                                          |                                          |                                                                          |
| 278 - Picnic Tables                                |                               |                        |                           |                                          |                                          |                                                                          |

| <i>Reserve Component</i>                           | <i>Current<br/>Repl. Cost</i> | <i>Useful<br/>Life</i> | <i>Remaining<br/>Life</i> | <i>2026 Fully<br/>Funded<br/>Balance</i> | <i>2027 Fully<br/>Funded<br/>Balance</i> | <i>2027 Line Item<br/>Contribution<br/>based on<br/>Cash Flow Method</i> |
|----------------------------------------------------|-------------------------------|------------------------|---------------------------|------------------------------------------|------------------------------------------|--------------------------------------------------------------------------|
| 3 - Picnic Tables                                  | 4,944                         | 20                     | 13                        | 1,730                                    | 1,978                                    | 570                                                                      |
| 314 - Benches                                      |                               |                        |                           |                                          |                                          |                                                                          |
| 5 - Park Benches                                   | 7,622                         | 18                     | 11                        | 2,964                                    | 3,388                                    | 855                                                                      |
| 332 - Shade Structure                              |                               |                        |                           |                                          |                                          |                                                                          |
| 400 SqFt - Skye Knoll                              | 17,255                        | 25                     | 19                        | 4,141                                    | 4,831                                    | 1,283                                                                    |
| 356 - Garbage Receptacles                          |                               |                        |                           |                                          |                                          |                                                                          |
| 3 - Trash Receptacles                              | 2,704                         | 20                     | 13                        | 946                                      | 1,081                                    | 285                                                                      |
| 398 - Pet Stations                                 |                               |                        |                           |                                          |                                          |                                                                          |
| 3 - Park Pet Stations                              | 2,163                         | 12                     | 5                         | 1,262                                    | 1,442                                    | 428                                                                      |
| 26000 - Outdoor Equipment Total                    | 34,687                        |                        |                           | 11,044                                   | 12,720                                   | 3,420                                                                    |
| 00240 - Stonebridge Neighborhoods - Parks Total    | 80,069                        |                        |                           | 21,342                                   | 24,828                                   | 6,413                                                                    |
| <b>00400 - Reverence Village - General</b>         |                               |                        |                           |                                          |                                          |                                                                          |
| <b>02000 - Concrete</b>                            |                               |                        |                           |                                          |                                          |                                                                          |
| 250 - Walkways                                     |                               |                        |                           |                                          |                                          |                                                                          |
| 9,250 SqFt - [3] Easements 3%                      | 3,879                         | 25                     | 19                        | 931                                      | 1,086                                    | 285                                                                      |
| 02000 - Concrete Total                             | 3,879                         |                        |                           | 931                                      | 1,086                                    | 285                                                                      |
| <b>03000 - Painting: Exterior</b>                  |                               |                        |                           |                                          |                                          |                                                                          |
| 414 - Wrought Iron                                 |                               |                        |                           |                                          |                                          |                                                                          |
| 2,623 l.f. - Fence Paint                           | 16,804                        | 5                      | 0                         | 16,804                                   | 3,361                                    | 4,988                                                                    |
| 530 - Masonry Walls                                |                               |                        |                           |                                          |                                          |                                                                          |
| 8,500 SqFt - Drainage Basin East Wall              | 6,916                         | 10                     | 4                         | 4,150                                    | 4,842                                    | 1,283                                                                    |
| 03000 - Painting: Exterior Total                   | 23,720                        |                        |                           | 20,954                                   | 8,202                                    | 6,270                                                                    |
| <b>18000 - Landscaping</b>                         |                               |                        |                           |                                          |                                          |                                                                          |
| 134 - Irrigation: Controllers                      |                               |                        |                           |                                          |                                          |                                                                          |
| 2 - Irrigation Controllers                         | 7,828                         | 12                     | 6                         | 3,914                                    | 4,566                                    | 1,140                                                                    |
| 170 - Irrigation: Misc.                            |                               |                        |                           |                                          |                                          |                                                                          |
| 18,997 l.f. - Renovation 33%                       | 12,197                        | 20                     | 13                        | 4,269                                    | 4,879                                    | 1,283                                                                    |
| 460 - Plant Replacement                            |                               |                        |                           |                                          |                                          |                                                                          |
| 353,280 SqFt - Street/Medians, Monuments, Esmnt 5% | 112,256                       | 5                      | 7                         | 14,032                                   | 28,064                                   | 4,133                                                                    |
| 550 - Tree Maintenance                             |                               |                        |                           |                                          |                                          |                                                                          |
| 32 - Reverence & Easement Palms 7%                 | 15,798                        | 5                      | 29                        | 527                                      | 1,053                                    | 143                                                                      |
| 556 - Tree Maintenance                             |                               |                        |                           |                                          |                                          |                                                                          |
| 150 - Tree Replacements [SE-2]                     | 95,017                        | 10                     | 11                        | 7,614                                    | 15,227                                   | 2,280                                                                    |
| 18000 - Landscaping Total                          | 243,097                       |                        |                           | 30,355                                   | 53,790                                   | 8,978                                                                    |
| <b>19000 - Fencing</b>                             |                               |                        |                           |                                          |                                          |                                                                          |
| 244 - Wrought Iron: 6'                             |                               |                        |                           |                                          |                                          |                                                                          |
| 1,375 l.f. - View Fences                           | 83,559                        | 30                     | 24                        | 16,712                                   | 19,497                                   | 4,988                                                                    |
| 252 - Wrought Iron: 6'                             |                               |                        |                           |                                          |                                          |                                                                          |
| 1,248 l.f. - Access Fences                         | 75,841                        | 30                     | 24                        | 15,168                                   | 17,696                                   | 4,560                                                                    |
| 426 - Masonry Wall: On-going Maint.                |                               |                        |                           |                                          |                                          |                                                                          |
| 6,400 l.f. - Reverence & Lake Mead Wall Repair 2%  | 31,642                        | 10                     | 4                         | 18,985                                   | 22,149                                   | 5,700                                                                    |
| 434 - Masonry Wall: On-going Maint.                |                               |                        |                           |                                          |                                          |                                                                          |
| 820 l.f. - Drainage Basin East Wall 2%             | 4,054                         | 10                     | 4                         | 2,432                                    | 2,838                                    | 713                                                                      |
| 19000 - Fencing Total                              | 195,095                       |                        |                           | 53,297                                   | 62,180                                   | 15,960                                                                   |
| <b>19500 - Retaining Wall</b>                      |                               |                        |                           |                                          |                                          |                                                                          |
| 982 - Rockery                                      |                               |                        |                           |                                          |                                          |                                                                          |
| 4,890 l.f. - Stacked Stone Walls %                 | 12,303                        | 5                      | 9                         | 1,230                                    | 2,461                                    | 428                                                                      |
| 19500 - Retaining Wall Total                       | 12,303                        |                        |                           | 1,230                                    | 2,461                                    | 428                                                                      |

| <i>Reserve Component</i>                          | <i>Current<br/>Repl. Cost</i> | <i>Useful<br/>Life</i> | <i>Remaining<br/>Life</i> | <i>2026 Fully<br/>Funded<br/>Balance</i> | <i>2027 Fully<br/>Funded<br/>Balance</i> | <i>2027 Line Item<br/>Contribution<br/>based on<br/>Cash Flow Method</i> |
|---------------------------------------------------|-------------------------------|------------------------|---------------------------|------------------------------------------|------------------------------------------|--------------------------------------------------------------------------|
| <b>20000 - Lighting</b>                           |                               |                        |                           |                                          |                                          |                                                                          |
| 214 - Landscape                                   |                               |                        |                           |                                          |                                          |                                                                          |
| 28 - Monument Area Landscape Lights               | 16,102                        | 20                     | 14                        | 4,831                                    | 5,636                                    | 1,425                                                                    |
| 20000 - Lighting Total                            | 16,102                        |                        |                           | 4,831                                    | 5,636                                    | 1,425                                                                    |
| <b>21000 - Signage</b>                            |                               |                        |                           |                                          |                                          |                                                                          |
| 716 - Monument                                    |                               |                        |                           |                                          |                                          |                                                                          |
| 2 - Reverence Village Monument Refurbish          | 11,378                        | 10                     | 0                         | 11,378                                   | 1,138                                    | 3,420                                                                    |
| 21000 - Signage Total                             | 11,378                        |                        |                           | 11,378                                   | 1,138                                    | 3,420                                                                    |
| <b>26000 - Outdoor Equipment</b>                  |                               |                        |                           |                                          |                                          |                                                                          |
| 326 - Benches                                     |                               |                        |                           |                                          |                                          |                                                                          |
| Center Easement Bench                             | 1,524                         | 30                     | 24                        | 305                                      | 356                                      | 143                                                                      |
| 390 - Pet Stations                                |                               |                        |                           |                                          |                                          |                                                                          |
| Center Easement Pet Station                       | 721                           | 12                     | 4                         | 481                                      | 541                                      | 143                                                                      |
| 26000 - Outdoor Equipment Total                   | 2,245                         |                        |                           | 786                                      | 896                                      | 285                                                                      |
| <b>29000 - Infrastructure</b>                     |                               |                        |                           |                                          |                                          |                                                                          |
| 420 - Electric                                    |                               |                        |                           |                                          |                                          |                                                                          |
| 10 - Electrical Pedestals                         | 103,000                       | 30                     | 19                        | 37,767                                   | 41,200                                   | 11,258                                                                   |
| 29000 - Infrastructure Total                      | 103,000                       |                        |                           | 37,767                                   | 41,200                                   | 11,258                                                                   |
| 00400 - Reverence Village - General Total         | 610,820                       |                        |                           | 161,528                                  | 176,589                                  | 48,308                                                                   |
| <b>00460 - Redpoint - General</b>                 |                               |                        |                           |                                          |                                          |                                                                          |
| <b>02000 - Concrete</b>                           |                               |                        |                           |                                          |                                          |                                                                          |
| 224 - Walkways                                    |                               |                        |                           |                                          |                                          |                                                                          |
| 25,155 SqFt - Paseo & Park Walkways 2%            | 7,032                         | 5                      | 8                         | 781                                      | 1,563                                    | 285                                                                      |
| 02000 - Concrete Total                            | 7,032                         |                        |                           | 781                                      | 1,563                                    | 285                                                                      |
| <b>03000 - Painting: Exterior</b>                 |                               |                        |                           |                                          |                                          |                                                                          |
| 406 - Railings                                    |                               |                        |                           |                                          |                                          |                                                                          |
| 1,074 l.f. - Paseo Walkway Railings               | 12,168                        | 5                      | 3                         | 4,867                                    | 7,301                                    | 1,425                                                                    |
| 450 - Wrought Iron                                |                               |                        |                           |                                          |                                          |                                                                          |
| 4,340 l.f. - Perimeter Paseo & Paseo Park Fencing | 27,939                        | 5                      | 3                         | 11,175                                   | 16,763                                   | 3,278                                                                    |
| 610 - Light Poles                                 |                               |                        |                           |                                          |                                          |                                                                          |
| 61 - Walkway Light Poles                          | 12,566                        | 5                      | 3                         | 5,026                                    | 7,540                                    | 1,568                                                                    |
| 03000 - Painting: Exterior Total                  | 52,673                        |                        |                           | 21,069                                   | 31,604                                   | 6,270                                                                    |
| <b>04000 - Structural Repairs</b>                 |                               |                        |                           |                                          |                                          |                                                                          |
| 352 - Trellis                                     |                               |                        |                           |                                          |                                          |                                                                          |
| 300 SqFt - Arroyo Edge                            | 12,941                        | 30                     | 28                        | 863                                      | 1,294                                    | 285                                                                      |
| 684 - Metal Railings                              |                               |                        |                           |                                          |                                          |                                                                          |
| 1,352 l.f. - Stair & Walkway Railings             | 59,880                        | 30                     | 28                        | 3,992                                    | 5,988                                    | 1,140                                                                    |
| 04000 - Structural Repairs Total                  | 72,821                        |                        |                           | 4,855                                    | 7,282                                    | 1,425                                                                    |
| <b>18000 - Landscaping</b>                        |                               |                        |                           |                                          |                                          |                                                                          |
| 136 - Irrigation: Controllers                     |                               |                        |                           |                                          |                                          |                                                                          |
| 30 - Paseo Irrigation Controllers                 | 117,420                       | 12                     | 10                        | 19,570                                   | 29,355                                   | 5,843                                                                    |
| 180 - Irrigation: Misc.                           |                               |                        |                           |                                          |                                          |                                                                          |
| 17,478 l.f. - Renovation 33%                      | 11,221                        | 20                     | 18                        | 1,122                                    | 1,683                                    | 285                                                                      |
| 340 - Irrigation: Pumps                           |                               |                        |                           |                                          |                                          |                                                                          |
| 2 - Irrigation Pumps                              | 10,300                        | 5                      | 3                         | 4,120                                    | 6,180                                    | 1,283                                                                    |
| 388 - Turf Renovation                             |                               |                        |                           |                                          |                                          |                                                                          |
| 970 SqFt - Arroyo Edge Synthetic Turf             | 17,984                        | 10                     | 8                         | 3,597                                    | 5,395                                    | 1,140                                                                    |

| <i>Reserve Component</i>                           | <i>Current<br/>Repl. Cost</i> | <i>Useful<br/>Life</i> | <i>Remaining<br/>Life</i> | <i>2026 Fully<br/>Funded<br/>Balance</i> | <i>2027 Fully<br/>Funded<br/>Balance</i> | <i>2027 Line Item<br/>Contribution<br/>based on<br/>Cash Flow Method</i> |
|----------------------------------------------------|-------------------------------|------------------------|---------------------------|------------------------------------------|------------------------------------------|--------------------------------------------------------------------------|
| 404 - Plant Replacement                            |                               |                        |                           |                                          |                                          |                                                                          |
| 227,214 SqFt - Streets/Medians & Monuments 8%      | 108,298                       | 5                      | 8                         | 12,033                                   | 24,066                                   | 3,563                                                                    |
| 478 - Pathways & Trails                            |                               |                        |                           |                                          |                                          |                                                                          |
| 13,380 SqFt - Decomposed Granite Paths             | 13,230                        | 10                     | 8                         | 2,646                                    | 3,969                                    | 855                                                                      |
| 572 - Tree Maintenance                             |                               |                        |                           |                                          |                                          |                                                                          |
| 150 - Tree Replacements [SE-2]                     | 95,017                        | 10                     | 9                         | 9,070                                    | 18,140                                   | 2,708                                                                    |
| 18000 - Landscaping Total                          | 373,470                       |                        |                           | 52,158                                   | 88,788                                   | 15,675                                                                   |
| <b>19000 - Fencing</b>                             |                               |                        |                           |                                          |                                          |                                                                          |
| 292 - Wrought Iron                                 |                               |                        |                           |                                          |                                          |                                                                          |
| 27,365 l.f. - Perimeter Paseo & Paseo Park Fencing | 1,662,971                     | 30                     | 28                        | 110,865                                  | 166,297                                  | 33,203                                                                   |
| 420 - Masonry Wall: On-going Maint.                |                               |                        |                           |                                          |                                          |                                                                          |
| 54,935 l.f. - Wall Repairs 2%                      | 271,599                       | 10                     | 8                         | 54,320                                   | 81,480                                   | 16,245                                                                   |
| 784 - Gates                                        |                               |                        |                           |                                          |                                          |                                                                          |
| 6 - Pedestrian & EVA Gates                         | 6,798                         | 30                     | 28                        | 453                                      | 680                                      | 143                                                                      |
| 19000 - Fencing Total                              | 1,941,368                     |                        |                           | 165,638                                  | 248,456                                  | 49,590                                                                   |
| <b>19500 - Retaining Wall</b>                      |                               |                        |                           |                                          |                                          |                                                                          |
| 382 - Masonry Wall Maintenance                     |                               |                        |                           |                                          |                                          |                                                                          |
| 1,569 l.f. - Street Corner & Monument Walls 10%    | 14,545                        | 10                     | 8                         | 2,909                                    | 4,363                                    | 855                                                                      |
| 19500 - Retaining Wall Total                       | 14,545                        |                        |                           | 2,909                                    | 4,363                                    | 855                                                                      |
| <b>20000 - Lighting</b>                            |                               |                        |                           |                                          |                                          |                                                                          |
| 244 - Landscape                                    |                               |                        |                           |                                          |                                          |                                                                          |
| 273 - Walkway & Monument Inground Up-Lights        | 313,527                       | 20                     | 18                        | 31,353                                   | 47,029                                   | 9,405                                                                    |
| 276 - Bollard Lights                               |                               |                        |                           |                                          |                                          |                                                                          |
| 22 - Walkway Bollard Lights                        | 27,192                        | 20                     | 18                        | 2,719                                    | 4,079                                    | 855                                                                      |
| 288 - Pole Lights                                  |                               |                        |                           |                                          |                                          |                                                                          |
| 61 - Walkway Pole Lights                           | 219,905                       | 30                     | 28                        | 14,660                                   | 21,990                                   | 4,418                                                                    |
| 20000 - Lighting Total                             | 560,624                       |                        |                           | 48,732                                   | 73,098                                   | 14,678                                                                   |
| <b>21000 - Signage</b>                             |                               |                        |                           |                                          |                                          |                                                                          |
| 762 - Monument                                     |                               |                        |                           |                                          |                                          |                                                                          |
| 13 - Redpoint Village Monument Refurbish           | 40,170                        | 7                      | 5                         | 11,477                                   | 17,216                                   | 3,420                                                                    |
| 900 - Miscellaneous                                |                               |                        |                           |                                          |                                          |                                                                          |
| 5 - Various Paseo Signs                            | 5,718                         | 15                     | 13                        | 762                                      | 1,144                                    | 285                                                                      |
| 21000 - Signage Total                              | 45,888                        |                        |                           | 12,240                                   | 18,359                                   | 3,705                                                                    |
| <b>26000 - Outdoor Equipment</b>                   |                               |                        |                           |                                          |                                          |                                                                          |
| 152 - Tot Lot: Play Equipment                      |                               |                        |                           |                                          |                                          |                                                                          |
| 2 - Paseo Park Play Equipment                      | 130,000                       | 20                     | 18                        | 13,000                                   | 19,500                                   | 3,848                                                                    |
| 160 - Tot Lot: Safety Surface                      |                               |                        |                           |                                          |                                          |                                                                          |
| 2,100 SqFt - Paseo Park Play Area Safety Surfaces  | 31,147                        | 10                     | 8                         | 6,229                                    | 9,344                                    | 1,853                                                                    |
| 188 - Bike Rack                                    |                               |                        |                           |                                          |                                          |                                                                          |
| 3 - Bike Racks                                     | 1,661                         | 30                     | 28                        | 111                                      | 166                                      | 0                                                                        |
| 282 - Picnic Tables                                |                               |                        |                           |                                          |                                          |                                                                          |
| 2 - Neighborhood Park Picnic Tables                | 3,296                         | 20                     | 18                        | 330                                      | 494                                      | 143                                                                      |
| 318 - Benches                                      |                               |                        |                           |                                          |                                          |                                                                          |
| 15 - Benches                                       | 22,866                        | 18                     | 16                        | 2,541                                    | 3,811                                    | 713                                                                      |
| 348 - Garbage Receptacles                          |                               |                        |                           |                                          |                                          |                                                                          |
| 8 - Paseo & Park Trash Cans                        | 7,210                         | 20                     | 18                        | 721                                      | 1,081                                    | 285                                                                      |
| 376 - Pet Stations                                 |                               |                        |                           |                                          |                                          |                                                                          |
| 51 - Paseo & Park Pet Stations                     | 36,771                        | 12                     | 10                        | 6,128                                    | 9,193                                    | 1,853                                                                    |
| 490 - Drinking Fountain, Multi Station             |                               |                        |                           |                                          |                                          |                                                                          |
| Paseo Park Drinking Fountain                       | 7,725                         | 15                     | 13                        | 1,030                                    | 1,545                                    | 285                                                                      |

| <i>Reserve Component</i>                     | <i>Current<br/>Repl. Cost</i> | <i>Useful<br/>Life</i> | <i>Remaining<br/>Life</i> | <i>2026 Fully<br/>Funded<br/>Balance</i> | <i>2027 Fully<br/>Funded<br/>Balance</i> | <i>2027 Line Item<br/>Contribution<br/>based on<br/>Cash Flow Method</i> |
|----------------------------------------------|-------------------------------|------------------------|---------------------------|------------------------------------------|------------------------------------------|--------------------------------------------------------------------------|
| 844 - Shade Structure                        |                               |                        |                           |                                          |                                          |                                                                          |
| 500 SqFt - Paseo Park Play Area Shade Sail   | 3,862                         | 5                      | 3                         | 1,545                                    | 2,317                                    | 428                                                                      |
| 26000 - Outdoor Equipment Total              | 244,538                       |                        |                           | 31,635                                   | 47,452                                   | 9,405                                                                    |
| <b>29000 - Infrastructure</b>                |                               |                        |                           |                                          |                                          |                                                                          |
| 400 - Electric                               |                               |                        |                           |                                          |                                          |                                                                          |
| 34 - Electrical Pedestals                    | 350,200                       | 30                     | 28                        | 23,347                                   | 35,020                                   | 6,983                                                                    |
| 29000 - Infrastructure Total                 | 350,200                       |                        |                           | 23,347                                   | 35,020                                   | 6,983                                                                    |
| 00460 - Redpoint - General Total             | 3,663,159                     |                        |                           | 363,363                                  | 555,987                                  | 108,870                                                                  |
| <b>00520 - Kestrel - General</b>             |                               |                        |                           |                                          |                                          |                                                                          |
| <b>02000 - Concrete</b>                      |                               |                        |                           |                                          |                                          |                                                                          |
| 270 - Walkways                               |                               |                        |                           |                                          |                                          |                                                                          |
| 15,650 SqFt - Kestrel 10%                    | 21,874                        | 25                     | 23                        | 1,750                                    | 2,625                                    | 570                                                                      |
| 02000 - Concrete Total                       | 21,874                        |                        |                           | 1,750                                    | 2,625                                    | 570                                                                      |
| <b>03000 - Painting: Exterior</b>            |                               |                        |                           |                                          |                                          |                                                                          |
| 460 - Wrought Iron                           |                               |                        |                           |                                          |                                          |                                                                          |
| 6,313 l.f. - View & Access Fences & Gates 2% | 813                           | 5                      | 3                         | 325                                      | 488                                      | 143                                                                      |
| 560 - Masonry Walls                          |                               |                        |                           |                                          |                                          |                                                                          |
| 86,502 SqFt - Stucco Walls                   | 70,387                        | 10                     | 8                         | 14,077                                   | 21,116                                   | 4,275                                                                    |
| 616 - Light Poles                            |                               |                        |                           |                                          |                                          |                                                                          |
| 29 - Walkway Light Poles                     | 5,974                         | 5                      | 3                         | 2,390                                    | 3,584                                    | 713                                                                      |
| 03000 - Painting: Exterior Total             | 77,173                        |                        |                           | 16,792                                   | 25,188                                   | 5,130                                                                    |
| <b>04000 - Structural Repairs</b>            |                               |                        |                           |                                          |                                          |                                                                          |
| 640 - Metal Railings                         |                               |                        |                           |                                          |                                          |                                                                          |
| 70 l.f. - Walkway / Step Railings            | 3,100                         | 30                     | 28                        | 207                                      | 310                                      | 0                                                                        |
| 04000 - Structural Repairs Total             | 3,100                         |                        |                           | 207                                      | 310                                      | 0                                                                        |
| <b>18000 - Landscaping</b>                   |                               |                        |                           |                                          |                                          |                                                                          |
| 138 - Irrigation: Controllers                |                               |                        |                           |                                          |                                          |                                                                          |
| 15 - Kestrel Controllers                     | 58,710                        | 10                     | 8                         | 11,742                                   | 17,613                                   | 3,563                                                                    |
| 190 - Irrigation: Misc.                      |                               |                        |                           |                                          |                                          |                                                                          |
| 7,075 l.f. - Renovation 33%                  | 4,542                         | 20                     | 18                        | 454                                      | 681                                      | 143                                                                      |
| 412 - Plant Replacement                      |                               |                        |                           |                                          |                                          |                                                                          |
| 91,975 SqFt - Streets/Medians & Monuments 8% | 43,838                        | 5                      | 8                         | 4,871                                    | 9,742                                    | 1,425                                                                    |
| 486 - Pathways & Trails                      |                               |                        |                           |                                          |                                          |                                                                          |
| 978 SqFt - Decomposed Granite Paths          | 967                           | 5                      | 3                         | 387                                      | 580                                      | 143                                                                      |
| 564 - Tree Maintenance                       |                               |                        |                           |                                          |                                          |                                                                          |
| 150 - Tree Replacements [SE-2]               | 95,017                        | 10                     | 9                         | 9,070                                    | 18,140                                   | 2,708                                                                    |
| 18000 - Landscaping Total                    | 203,075                       |                        |                           | 26,524                                   | 46,756                                   | 7,980                                                                    |
| <b>19000 - Fencing</b>                       |                               |                        |                           |                                          |                                          |                                                                          |
| 288 - Wrought Iron                           |                               |                        |                           |                                          |                                          |                                                                          |
| 6,313 l.f. - View & Access Fences            | 383,641                       | 30                     | 28                        | 25,576                                   | 38,364                                   | 7,695                                                                    |
| 440 - Masonry Wall: On-going Maint.          |                               |                        |                           |                                          |                                          |                                                                          |
| 22,575 l.f. - Stucco Clad Wall Repairs 2%    | 125,562                       | 10                     | 8                         | 25,112                                   | 37,669                                   | 7,553                                                                    |
| 794 - Gates                                  |                               |                        |                           |                                          |                                          |                                                                          |
| 12 - Pedestrian & EVA Gates                  | 13,596                        | 30                     | 28                        | 906                                      | 1,360                                    | 285                                                                      |
| 19000 - Fencing Total                        | 522,799                       |                        |                           | 51,595                                   | 77,392                                   | 15,533                                                                   |
| <b>19500 - Retaining Wall</b>                |                               |                        |                           |                                          |                                          |                                                                          |
| 390 - Masonry Wall Maintenance               |                               |                        |                           |                                          |                                          |                                                                          |

| <i>Reserve Component</i>                     | <i>Current<br/>Repl. Cost</i> | <i>Useful<br/>Life</i> | <i>Remaining<br/>Life</i> | <i>2026 Fully<br/>Funded<br/>Balance</i> | <i>2027 Fully<br/>Funded<br/>Balance</i> | <i>2027 Line Item<br/>Contribution<br/>based on<br/>Cash Flow Method</i> |
|----------------------------------------------|-------------------------------|------------------------|---------------------------|------------------------------------------|------------------------------------------|--------------------------------------------------------------------------|
| 368 I.f. - Kestrel Village Monument Walls 1% | 758                           | 10                     | 9                         | 76                                       | 152                                      | 0                                                                        |
| 19500 - Retaining Wall Total                 | 758                           |                        |                           | 76                                       | 152                                      | 0                                                                        |
| <b>20000 - Lighting</b>                      |                               |                        |                           |                                          |                                          |                                                                          |
| 254 - Monument Lights                        |                               |                        |                           |                                          |                                          |                                                                          |
| 12 - Village Inground Up-Lights              | 13,781                        | 20                     | 18                        | 1,378                                    | 2,067                                    | 428                                                                      |
| 262 - Bollard Lights                         |                               |                        |                           |                                          |                                          |                                                                          |
| 21 - Walkway Bollard Lights                  | 25,956                        | 20                     | 18                        | 2,596                                    | 3,893                                    | 713                                                                      |
| 298 - Pole Lights                            |                               |                        |                           |                                          |                                          |                                                                          |
| 29 - Walkway Pole Lights                     | 104,545                       | 30                     | 28                        | 6,970                                    | 10,454                                   | 2,138                                                                    |
| 20000 - Lighting Total                       | 144,282                       |                        |                           | 10,943                                   | 16,415                                   | 3,278                                                                    |
| <b>21000 - Signage</b>                       |                               |                        |                           |                                          |                                          |                                                                          |
| 774 - Monument                               |                               |                        |                           |                                          |                                          |                                                                          |
| 3 - Kestrel Village Monument Refurbish       | 9,270                         | 7                      | 5                         | 2,649                                    | 3,973                                    | 855                                                                      |
| 21000 - Signage Total                        | 9,270                         |                        |                           | 2,649                                    | 3,973                                    | 855                                                                      |
| <b>26000 - Outdoor Equipment</b>             |                               |                        |                           |                                          |                                          |                                                                          |
| 308 - Benches                                |                               |                        |                           |                                          |                                          |                                                                          |
| Benches                                      | 1,524                         | 18                     | 16                        | 169                                      | 254                                      | 0                                                                        |
| 380 - Pet Stations                           |                               |                        |                           |                                          |                                          |                                                                          |
| 28 - Pet Stations                            | 20,188                        | 12                     | 10                        | 3,365                                    | 5,047                                    | 998                                                                      |
| 26000 - Outdoor Equipment Total              | 21,712                        |                        |                           | 3,534                                    | 5,301                                    | 998                                                                      |
| <b>29000 - Infrastructure</b>                |                               |                        |                           |                                          |                                          |                                                                          |
| 416 - Electric                               |                               |                        |                           |                                          |                                          |                                                                          |
| 10 - Electrical Pedestals                    | 103,000                       | 30                     | 28                        | 6,867                                    | 10,300                                   | 1,995                                                                    |
| 29000 - Infrastructure Total                 | 103,000                       |                        |                           | 6,867                                    | 10,300                                   | 1,995                                                                    |
| 00520 - Kestrel - General Total              | 1,107,045                     |                        |                           | 120,936                                  | 188,412                                  | 36,338                                                                   |
| <b>00540 - Kestrel - Parks</b>               |                               |                        |                           |                                          |                                          |                                                                          |
| <b>03000 - Painting: Exterior</b>            |                               |                        |                           |                                          |                                          |                                                                          |
| 560 - Light Poles                            |                               |                        |                           |                                          |                                          |                                                                          |
| 10 - Bluebird Park Light Standards           | 2,060                         | 5                      | 10                        | 187                                      | 375                                      | 0                                                                        |
| 03000 - Painting: Exterior Total             | 2,060                         |                        |                           | 187                                      | 375                                      | 0                                                                        |
| <b>04000 - Structural Repairs</b>            |                               |                        |                           |                                          |                                          |                                                                          |
| 664 - Metal Railings                         |                               |                        |                           |                                          |                                          |                                                                          |
| 40 - Bluebird Park Elevated Walkway Railings | 3,600                         | 30                     | 30                        | 116                                      | 232                                      | 0                                                                        |
| 04000 - Structural Repairs Total             | 3,600                         |                        |                           | 116                                      | 232                                      | 0                                                                        |
| <b>18000 - Landscaping</b>                   |                               |                        |                           |                                          |                                          |                                                                          |
| 144 - Irrigation: Misc.                      |                               |                        |                           |                                          |                                          |                                                                          |
| 56,200 - Bluebird Park 33%                   | 35,968                        | 20                     | 20                        | 1,713                                    | 3,426                                    | 570                                                                      |
| 154 - Irrigation: Controllers                |                               |                        |                           |                                          |                                          |                                                                          |
| Bluebird Park                                | 3,914                         | 10                     | 10                        | 356                                      | 712                                      | 143                                                                      |
| 424 - Turf Renovation                        |                               |                        |                           |                                          |                                          |                                                                          |
| 23,800 - Bluebird Park 8%                    | 3,750                         | 10                     | 10                        | 341                                      | 682                                      | 143                                                                      |
| 540 - Plant Replacement                      |                               |                        |                           |                                          |                                          |                                                                          |
| 32,400 - Bluebird Park 8%                    | 15,443                        | 5                      | 10                        | 1,404                                    | 2,808                                    | 428                                                                      |
| 18000 - Landscaping Total                    | 59,075                        |                        |                           | 3,813                                    | 7,627                                    | 1,283                                                                    |
| <b>19500 - Retaining Wall</b>                |                               |                        |                           |                                          |                                          |                                                                          |
| 360 - Masonry Wall                           |                               |                        |                           |                                          |                                          |                                                                          |

| <i>Reserve Component</i>                            | <i>Current<br/>Repl. Cost</i> | <i>Useful<br/>Life</i> | <i>Remaining<br/>Life</i> | <i>2026 Fully<br/>Funded<br/>Balance</i> | <i>2027 Fully<br/>Funded<br/>Balance</i> | <i>2027 Line Item<br/>Contribution<br/>based on<br/>Cash Flow Method</i> |
|-----------------------------------------------------|-------------------------------|------------------------|---------------------------|------------------------------------------|------------------------------------------|--------------------------------------------------------------------------|
| 750 l.f. - Bluebird Park Retaining Walls 10%        | 9,375                         | 20                     | 20                        | 446                                      | 893                                      | 143                                                                      |
| 19500 - Retaining Wall Total                        | 9,375                         |                        |                           | 446                                      | 893                                      | 143                                                                      |
| <b>20000 - Lighting</b>                             |                               |                        |                           |                                          |                                          |                                                                          |
| 100 - Exterior: Misc. Fixtures                      |                               |                        |                           |                                          |                                          |                                                                          |
| 2 - Bluebird Park Shade Structure LED Lights 750%   | 15,000                        | 9                      | 5                         | 6,667                                    | 8,333                                    | 1,995                                                                    |
| 218 - Landscape                                     |                               |                        |                           |                                          |                                          |                                                                          |
| 16 - Bluebird Park Tree Up-Lights                   | 18,375                        | 20                     | 20                        | 875                                      | 1,750                                    | 285                                                                      |
| 228 - Monument Lights                               |                               |                        |                           |                                          |                                          |                                                                          |
| 2 - Bluebird Park                                   | 1,900                         | 12                     | 12                        | 146                                      | 292                                      | 0                                                                        |
| 292 - Pole Lights                                   |                               |                        |                           |                                          |                                          |                                                                          |
| 10 - Bluebird Park                                  | 60,000                        | 40                     | 40                        | 1,463                                    | 2,927                                    | 428                                                                      |
| 20000 - Lighting Total                              | 95,275                        |                        |                           | 9,151                                    | 13,302                                   | 2,708                                                                    |
| <b>21000 - Signage</b>                              |                               |                        |                           |                                          |                                          |                                                                          |
| 792 - Monument                                      |                               |                        |                           |                                          |                                          |                                                                          |
| Bluebird Park                                       | 8,000                         | 25                     | 25                        | 308                                      | 615                                      | 143                                                                      |
| 21000 - Signage Total                               | 8,000                         |                        |                           | 308                                      | 615                                      | 143                                                                      |
| <b>26000 - Outdoor Equipment</b>                    |                               |                        |                           |                                          |                                          |                                                                          |
| 120 - Tot Lot: Play Equipment                       |                               |                        |                           |                                          |                                          |                                                                          |
| Bluebird Park                                       | 500,000                       | 18                     | 18                        | 26,316                                   | 52,632                                   | 7,838                                                                    |
| 164 - Tot Lot: Safety Surface                       |                               |                        |                           |                                          |                                          |                                                                          |
| 2,500 SqFt - Bluebird Park Play Area Safety Surface | 37,080                        | 10                     | 10                        | 3,371                                    | 6,742                                    | 998                                                                      |
| 184 - Bike Rack                                     |                               |                        |                           |                                          |                                          |                                                                          |
| 3 - Bluebird Park                                   | 2,925                         | 20                     | 20                        | 139                                      | 279                                      | 0                                                                        |
| 280 - Picnic Tables                                 |                               |                        |                           |                                          |                                          |                                                                          |
| 3 - Bluebird Park                                   | 19,200                        | 20                     | 20                        | 914                                      | 1,829                                    | 285                                                                      |
| 306 - Benches                                       |                               |                        |                           |                                          |                                          |                                                                          |
| 5 - Bluebird Park                                   | 19,000                        | 18                     | 18                        | 1,000                                    | 2,000                                    | 285                                                                      |
| 372 - Pet Stations                                  |                               |                        |                           |                                          |                                          |                                                                          |
| 4 - Bluebird Park                                   | 2,884                         | 15                     | 15                        | 180                                      | 361                                      | 0                                                                        |
| 384 - Garbage Receptacles                           |                               |                        |                           |                                          |                                          |                                                                          |
| 4 - Bluebird Park                                   | 10,400                        | 20                     | 20                        | 495                                      | 990                                      | 143                                                                      |
| 480 - Drinking Fountain                             |                               |                        |                           |                                          |                                          |                                                                          |
| Bluebird Park                                       | 7,800                         | 20                     | 20                        | 371                                      | 743                                      | 143                                                                      |
| 836 - Shade Structure                               |                               |                        |                           |                                          |                                          |                                                                          |
| 2 - Bluebird Park Shade Sails                       | 6,000                         | 5                      | 5                         | 1,000                                    | 2,000                                    | 285                                                                      |
| 912 - Miscellaneous                                 |                               |                        |                           |                                          |                                          |                                                                          |
| 6 - Bluebird Park Birdhouses                        | 1,050                         | 10                     | 10                        | 95                                       | 191                                      | 0                                                                        |
| 26000 - Outdoor Equipment Total                     | 606,339                       |                        |                           | 33,883                                   | 67,765                                   | 9,975                                                                    |
| 00540 - Kestrel - Parks Total                       | 783,724                       |                        |                           | 47,905                                   | 90,810                                   | 14,250                                                                   |
| <b>Grand Total</b>                                  | <b>13,761,012</b>             |                        |                           | <b>4,761,966</b>                         | <b>5,627,649</b>                         | <b>1,425,570</b>                                                         |

## 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.

$$FFB = \text{Current Cost} \times \text{Effective Age} \div \text{Useful Life}$$

*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](http://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/o Site Visit Review*

2026 Update 3

Published - August 31, 2026

Prepared for the 2027 Fiscal Year

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***Nevada Member Summary .....1***

## Nevada Member Summary

This is a summary of the Reserve Study that has been performed for Summerlin West Community Association, (the "Association") which is Planned Community with a total of 16300 Lots. This study was conducted in compliance with Nevada NRS 116.31151 and NRS 116.31152 and is being provided to you as a member of the Association. A full copy is available (through the Association) for review by members of the Association.

The intention of the Reserve Study is to forecast the Association's ability to repair or replace major components as they wear out in future years. This is done utilizing the "Cash Flow Method." This is a method of developing a reserve funding plan where the contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund.

Browning Reserve Group, a division of Reserve Advisors, LLC prepared this Update w/o Site Visit Review for the January 01, 2027 - December 31, 2027 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 Christian Colunga who, pursuant to Nevada regulation R145-06, is a Nevada Reserve Study Specialist (RSS #334).

### 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.

The Board of Directors does not anticipate any special reserve assessment will be required to repair, replace, maintain or restore any major component or to provide adequate reserves.

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

| Reserve Component                             | Current<br>Replacement Cost | Useful<br>Life | Remaining<br>Life | 2026 Fully<br>Funded<br>Balance | 2027 Fully<br>Funded<br>Balance | 2027 Line Item<br>Contribution<br>based on<br>Cash Flow Method |
|-----------------------------------------------|-----------------------------|----------------|-------------------|---------------------------------|---------------------------------|----------------------------------------------------------------|
| <b>00020 - Paseos Village - General</b>       |                             |                |                   |                                 |                                 |                                                                |
| 02000 - Concrete                              | 16,702                      | 1 - 25         | 0 - 2             | 16,512                          | 2,281                           | 4,988                                                          |
| 03000 - Painting: Exterior                    | 455,035                     | 1 - 10         | 0 - 6             | 218,590                         | 267,888                         | 65,408                                                         |
| 04000 - Structural Repairs                    | 15,004                      | 30             | 7                 | 11,503                          | 12,003                          | 3,420                                                          |
| 18000 - Landscaping                           | 857,349                     | 1 - 20         | 0 - 12            | 348,111                         | 457,765                         | 104,310                                                        |
| 19000 - Fencing                               | 1,218,430                   | 10 - 30        | 6 - 7             | 781,354                         | 849,746                         | 233,843                                                        |
| 20000 - Lighting                              | 175,788                     | 20 - 30        | 1 - 23            | 75,479                          | 83,896                          | 22,658                                                         |
| 21000 - Signage                               | 60,773                      | 7 - 30         | 2 - 7             | 44,402                          | 51,008                          | 13,395                                                         |
| 26000 - Outdoor Equipment                     | 37,909                      | 3 - 20         | 1 - 13            | 16,500                          | 20,574                          | 4,988                                                          |
| 00020 - Paseos Village - General Total        | 2,836,991                   |                |                   | 1,512,451                       | 1,745,160                       | 453,008                                                        |
| <b>00040 - Paseos Neighborhoods - General</b> |                             |                |                   |                                 |                                 |                                                                |
| 04000 - Structural Repairs                    | 5,751                       | 30             | 7                 | 4,409                           | 4,601                           | 1,283                                                          |
| 20000 - Lighting                              | 2,586                       | 20             | 1                 | 2,457                           | 2,586                           | 713                                                            |
| 21000 - Signage                               | 4,017                       | 7              | 1                 | 3,443                           | 4,017                           | 998                                                            |
| 29000 - Infrastructure                        | 10,300                      | 7              | 1                 | 8,829                           | 10,300                          | 2,708                                                          |
| 00040 - Paseos Neighborhoods - General Total  | 22,654                      |                |                   | 19,138                          | 21,504                          | 5,700                                                          |
| <b>00060 - Paseos Neighborhoods - Parks</b>   |                             |                |                   |                                 |                                 |                                                                |
| 02000 - Concrete                              | 7,967                       | 25             | 2                 | 7,330                           | 7,648                           | 2,138                                                          |
| 04000 - Structural Repairs                    | 8,858                       | 30             | 7                 | 6,791                           | 7,086                           | 1,995                                                          |
| 20000 - Lighting                              | 4,944                       | 20             | 7                 | 3,214                           | 3,461                           | 998                                                            |
| 26000 - Outdoor Equipment                     | 45,273                      | 6 - 30         | 1 - 7             | 37,714                          | 39,781                          | 11,258                                                         |
| 00060 - Paseos Neighborhoods - Parks Total    | 67,042                      |                |                   | 55,049                          | 57,977                          | 16,388                                                         |
| <b>00080 - Vistas Village - General</b>       |                             |                |                   |                                 |                                 |                                                                |
| 02000 - Concrete                              | 5,591                       | 25             | 2                 | 5,144                           | 5,367                           | 1,568                                                          |
| 03000 - Painting: Exterior                    | 253,679                     | 10             | 7                 | 76,104                          | 101,472                         | 22,800                                                         |
| 04000 - Structural Repairs                    | 93,608                      | 25 - 30        | 2 - 7             | 77,057                          | 80,407                          | 23,228                                                         |
| 18000 - Landscaping                           | 836,912                     | 1 - 30         | 0 - 3             | 502,021                         | 594,389                         | 150,053                                                        |
| 19500 - Retaining Wall                        | 23,625                      | 5              | 1                 | 18,900                          | 23,625                          | 5,700                                                          |
| 20000 - Lighting                              | 267,058                     | 20             | 1                 | 253,705                         | 267,058                         | 75,953                                                         |
| 21000 - Signage                               | 35,844                      | 7              | 1                 | 30,723                          | 35,844                          | 9,263                                                          |
| 26000 - Outdoor Equipment                     | 49,885                      | 3 - 30         | 1 - 7             | 41,498                          | 45,222                          | 12,398                                                         |
| 00080 - Vistas Village - General Total        | 1,566,202                   |                |                   | 1,005,152                       | 1,153,384                       | 300,960                                                        |
| <b>00100 - Vistas Village - Park</b>          |                             |                |                   |                                 |                                 |                                                                |
| 04000 - Structural Repairs                    | 53,058                      | 30             | 7                 | 40,678                          | 42,446                          | 12,398                                                         |
| 26000 - Outdoor Equipment                     | 6,180                       | 25             | 24                | 247                             | 494                             | 143                                                            |
| 00100 - Vistas Village - Park Total           | 59,238                      |                |                   | 40,925                          | 42,941                          | 12,540                                                         |
| <b>00120 - Vistas Neighborhoods - General</b> |                             |                |                   |                                 |                                 |                                                                |
| 03000 - Painting: Exterior                    | 35,696                      | 5              | 1                 | 28,557                          | 35,696                          | 8,550                                                          |
| 19000 - Fencing                               | 635,606                     | 10 - 30        | 1 - 7             | 526,049                         | 566,611                         | 157,463                                                        |
| 20000 - Lighting                              | 36,750                      | 20             | 1                 | 34,913                          | 36,750                          | 10,403                                                         |
| 21000 - Signage                               | 34,711                      | 7              | 1 - 2             | 28,987                          | 33,946                          | 8,693                                                          |
| 29000 - Infrastructure                        | 30,900                      | 7              | 1                 | 26,486                          | 30,900                          | 7,980                                                          |
| 00120 - Vistas Neighborhoods - General Total  | 773,663                     |                |                   | 644,991                         | 703,903                         | 193,088                                                        |
| <b>00140 - Vistas Neighborhoods - Parks</b>   |                             |                |                   |                                 |                                 |                                                                |
| 02000 - Concrete                              | 50,318                      | 25             | 2                 | 46,292                          | 48,305                          | 13,823                                                         |
| 04000 - Structural Repairs                    | 4,252                       | 30             | 7                 | 3,260                           | 3,401                           | 998                                                            |
| 18000 - Landscaping                           | 17,892                      | 12             | 1                 | 16,401                          | 17,892                          | 4,845                                                          |
| 26000 - Outdoor Equipment                     | 270,284                     | 3 - 30         | 1 - 18            | 130,327                         | 147,132                         | 38,760                                                         |
| 00140 - Vistas Neighborhoods - Parks Total    | 342,746                     |                |                   | 196,279                         | 216,730                         | 58,425                                                         |
| <b>00200 - Stonebridge Village - General</b>  |                             |                |                   |                                 |                                 |                                                                |
| 03000 - Painting: Exterior                    | 163,377                     | 5 - 10         | 0 - 4             | 120,161                         | 86,852                          | 35,910                                                         |
| 04000 - Structural Repairs                    | 71,654                      | 30 - 60        | 24 - 54           | 10,365                          | 11,775                          | 2,993                                                          |
| 18000 - Landscaping                           | 490,760                     | 5 - 20         | 4 - 29            | 120,296                         | 177,010                         | 36,053                                                         |
| 19000 - Fencing                               | 669,471                     | 10 - 30        | 4 - 24            | 194,729                         | 227,184                         | 58,283                                                         |
| 20000 - Lighting                              | 216,583                     | 20             | 13 - 14           | 74,139                          | 84,968                          | 22,230                                                         |
| 21000 - Signage                               | 10,300                      | 15             | 9                 | 4,120                           | 4,807                           | 1,283                                                          |
| 26000 - Outdoor Equipment                     | 139,001                     | 12 - 30        | 14 - 55           | 30,148                          | 34,756                          | 8,978                                                          |

| Reserve Component                                 | Current<br>Replacement Cost | Useful<br>Life | Remaining<br>Life | 2026 Fully<br>Funded<br>Balance | 2027 Fully<br>Funded<br>Balance | 2027 Line Item<br>Contribution<br>based on<br>Cash Flow Method |
|---------------------------------------------------|-----------------------------|----------------|-------------------|---------------------------------|---------------------------------|----------------------------------------------------------------|
| 00200 - Stonebridge Village - General Total       | 1,761,147                   |                |                   | 553,957                         | 627,351                         | 165,728                                                        |
| 00220 - Stonebridge Neighborhoods - General       |                             |                |                   |                                 |                                 |                                                                |
| 20000 - Lighting                                  | 10,293                      | 20             | 14                | 3,088                           | 3,602                           | 855                                                            |
| 21000 - Signage                                   | 4,120                       | 20             | 13                | 1,442                           | 1,648                           | 428                                                            |
| 29000 - Infrastructure                            | 72,100                      | 30             | 24                | 14,420                          | 16,823                          | 4,275                                                          |
| 00220 - Stonebridge Neighborhoods - General Total | 86,513                      |                |                   | 18,950                          | 22,074                          | 5,558                                                          |
| 00240 - Stonebridge Neighborhoods - Parks         |                             |                |                   |                                 |                                 |                                                                |
| 02000 - Concrete                                  | 1,124                       | 5              | 9                 | 112                             | 225                             | 0                                                              |
| 04000 - Structural Repairs                        | 16,176                      | 30             | 24                | 3,235                           | 3,774                           | 998                                                            |
| 18000 - Landscaping                               | 2,033                       | 12             | 6                 | 1,017                           | 1,186                           | 285                                                            |
| 19000 - Fencing                                   | 18,807                      | 30             | 24                | 3,761                           | 4,388                           | 1,140                                                          |
| 20000 - Lighting                                  | 7,241                       | 20             | 14                | 2,172                           | 2,534                           | 570                                                            |
| 26000 - Outdoor Equipment                         | 34,687                      | 12 - 25        | 5 - 19            | 11,044                          | 12,720                          | 3,420                                                          |
| 00240 - Stonebridge Neighborhoods - Parks Total   | 80,069                      |                |                   | 21,342                          | 24,828                          | 6,413                                                          |
| 00400 - Reverence Village - General               |                             |                |                   |                                 |                                 |                                                                |
| 02000 - Concrete                                  | 3,879                       | 25             | 19                | 931                             | 1,086                           | 285                                                            |
| 03000 - Painting: Exterior                        | 23,720                      | 5 - 10         | 0 - 4             | 20,954                          | 8,202                           | 6,270                                                          |
| 18000 - Landscaping                               | 243,097                     | 5 - 20         | 6 - 29            | 30,355                          | 53,790                          | 8,978                                                          |
| 19000 - Fencing                                   | 195,095                     | 10 - 30        | 4 - 24            | 53,297                          | 62,180                          | 15,960                                                         |
| 19500 - Retaining Wall                            | 12,303                      | 5              | 9                 | 1,230                           | 2,461                           | 428                                                            |
| 20000 - Lighting                                  | 16,102                      | 20             | 14                | 4,831                           | 5,636                           | 1,425                                                          |
| 21000 - Signage                                   | 11,378                      | 10             | 0                 | 11,378                          | 1,138                           | 3,420                                                          |
| 26000 - Outdoor Equipment                         | 2,245                       | 12 - 30        | 4 - 24            | 786                             | 896                             | 285                                                            |
| 29000 - Infrastructure                            | 103,000                     | 30             | 19                | 37,767                          | 41,200                          | 11,258                                                         |
| 00400 - Reverence Village - General Total         | 610,820                     |                |                   | 161,528                         | 176,589                         | 48,308                                                         |
| 00460 - Redpoint - General                        |                             |                |                   |                                 |                                 |                                                                |
| 02000 - Concrete                                  | 7,032                       | 5              | 8                 | 781                             | 1,563                           | 285                                                            |
| 03000 - Painting: Exterior                        | 52,673                      | 5              | 3                 | 21,069                          | 31,604                          | 6,270                                                          |
| 04000 - Structural Repairs                        | 72,821                      | 30             | 28                | 4,855                           | 7,282                           | 1,425                                                          |
| 18000 - Landscaping                               | 373,470                     | 5 - 20         | 3 - 18            | 52,158                          | 88,788                          | 15,675                                                         |
| 19000 - Fencing                                   | 1,941,368                   | 10 - 30        | 8 - 28            | 165,638                         | 248,456                         | 49,590                                                         |
| 19500 - Retaining Wall                            | 14,545                      | 10             | 8                 | 2,909                           | 4,363                           | 855                                                            |
| 20000 - Lighting                                  | 560,624                     | 20 - 30        | 18 - 28           | 48,732                          | 73,098                          | 14,678                                                         |
| 21000 - Signage                                   | 45,888                      | 7 - 15         | 5 - 13            | 12,240                          | 18,359                          | 3,705                                                          |
| 26000 - Outdoor Equipment                         | 244,538                     | 5 - 30         | 3 - 28            | 31,635                          | 47,452                          | 9,405                                                          |
| 29000 - Infrastructure                            | 350,200                     | 30             | 28                | 23,347                          | 35,020                          | 6,983                                                          |
| 00460 - Redpoint - General Total                  | 3,663,159                   |                |                   | 363,363                         | 555,987                         | 108,870                                                        |
| 00520 - Kestrel - General                         |                             |                |                   |                                 |                                 |                                                                |
| 02000 - Concrete                                  | 21,874                      | 25             | 23                | 1,750                           | 2,625                           | 570                                                            |
| 03000 - Painting: Exterior                        | 77,173                      | 5 - 10         | 3 - 8             | 16,792                          | 25,188                          | 5,130                                                          |
| 04000 - Structural Repairs                        | 3,100                       | 30             | 28                | 207                             | 310                             | 0                                                              |
| 18000 - Landscaping                               | 203,075                     | 5 - 20         | 3 - 18            | 26,524                          | 46,756                          | 7,980                                                          |
| 19000 - Fencing                                   | 522,799                     | 10 - 30        | 8 - 28            | 51,595                          | 77,392                          | 15,533                                                         |
| 19500 - Retaining Wall                            | 758                         | 10             | 9                 | 76                              | 152                             | 0                                                              |
| 20000 - Lighting                                  | 144,282                     | 20 - 30        | 18 - 28           | 10,943                          | 16,415                          | 3,278                                                          |
| 21000 - Signage                                   | 9,270                       | 7              | 5                 | 2,649                           | 3,973                           | 855                                                            |
| 26000 - Outdoor Equipment                         | 21,712                      | 12 - 18        | 10 - 16           | 3,534                           | 5,301                           | 998                                                            |
| 29000 - Infrastructure                            | 103,000                     | 30             | 28                | 6,867                           | 10,300                          | 1,995                                                          |
| 00520 - Kestrel - General Total                   | 1,107,045                   |                |                   | 120,936                         | 188,412                         | 36,338                                                         |
| 00540 - Kestrel - Parks                           |                             |                |                   |                                 |                                 |                                                                |
| 03000 - Painting: Exterior                        | 2,060                       | 5              | 10                | 187                             | 375                             | 0                                                              |
| 04000 - Structural Repairs                        | 3,600                       | 30             | 30                | 116                             | 232                             | 0                                                              |
| 18000 - Landscaping                               | 59,075                      | 5 - 20         | 10 - 20           | 3,813                           | 7,627                           | 1,283                                                          |
| 19500 - Retaining Wall                            | 9,375                       | 20             | 20                | 446                             | 893                             | 143                                                            |
| 20000 - Lighting                                  | 95,275                      | 9 - 40         | 5 - 40            | 9,151                           | 13,302                          | 2,708                                                          |
| 21000 - Signage                                   | 8,000                       | 25             | 25                | 308                             | 615                             | 143                                                            |
| 26000 - Outdoor Equipment                         | 606,339                     | 5 - 20         | 5 - 20            | 33,883                          | 67,765                          | 9,975                                                          |

| Reserve Component             | Current<br>Replacement Cost | Useful<br>Life | Remaining<br>Life | 2026 Fully<br>Funded<br>Balance | 2027 Fully<br>Funded<br>Balance | 2027 Line Item<br>Contribution<br>based on<br>Cash Flow Method |
|-------------------------------|-----------------------------|----------------|-------------------|---------------------------------|---------------------------------|----------------------------------------------------------------|
| 00540 - Kestrel - Parks Total | 783,724                     |                |                   | 47,905                          | 90,810                          | 14,250                                                         |
| Grand Total                   | 13,761,012                  |                |                   | 4,761,966                       | 5,627,649                       | 1,425,570                                                      |

**30 Year Reserve Funding Plan Cash Flow Method**

2026 Update 3

Prepared for the 2027 Fiscal Year

|                                      | 2026        | 2027        | 2028        | 2029        | 2030        | 2031        | 2032        | 2033        | 2034        | 2035        |
|--------------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| <b>Beginning Balance</b>             | 3,378,352   | 4,038,282   | 4,268,195   | 5,387,103   | 6,433,346   | 7,166,218   | 8,321,403   | 8,383,242   | 7,850,108   | 8,052,751   |
| <b>Inflated Expenditures @ 2.50%</b> | 131,653     | 1,297,636   | 429,569     | 533,251     | 872,887     | 478,198     | 1,590,895   | 2,184,389   | 1,448,884   | 567,700     |
| <b>Reserve Contributions</b>         | 700,020     | 1,425,000   | 1,429,275   | 1,433,563   | 1,437,864   | 1,442,177   | 1,446,504   | 1,450,843   | 1,455,196   | 1,459,561   |
| <i>Lots/month @ 16300</i>            | 3.58        | 7.29        | 7.31        | 7.33        | 7.35        | 7.37        | 7.40        | 7.42        | 7.44        | 7.46        |
| <i>Percentage Increase</i>           | 0.0%        | 103.6%      | 0.3%        | 0.3%        | 0.3%        | 0.3%        | 0.3%        | 0.3%        | 0.3%        | 0.3%        |
| <b>Other</b>                         | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           |
| <b>Interest Post Tax @ 2.50%</b>     | 91,563      | 102,549     | 119,201     | 145,931     | 167,896     | 191,205     | 206,230     | 200,412     | 196,332     | 212,467     |
| <b>Ending Balance</b>                | 4,038,282   | 4,268,195   | 5,387,103   | 6,433,346   | 7,166,218   | 8,321,403   | 8,383,242   | 7,850,108   | 8,052,751   | 9,157,079   |
|                                      | <b>2036</b> | <b>2037</b> | <b>2038</b> | <b>2039</b> | <b>2040</b> | <b>2041</b> | <b>2042</b> | <b>2043</b> | <b>2044</b> | <b>2045</b> |
| <b>Beginning Balance</b>             | 9,157,079   | 9,927,324   | 10,462,899  | 11,784,795  | 11,950,409  | 12,416,828  | 13,517,927  | 13,253,277  | 14,368,951  | 12,598,731  |
| <b>Inflated Expenditures @ 2.50%</b> | 929,305     | 1,184,487   | 425,504     | 1,604,568   | 1,315,998   | 705,114     | 2,085,648   | 720,303     | 3,602,600   | 959,597     |
| <b>Reserve Contributions</b>         | 1,463,940   | 1,468,332   | 1,472,737   | 1,477,155   | 1,481,586   | 1,486,031   | 1,490,489   | 1,494,961   | 1,499,446   | 1,503,944   |
| <i>Lots/month @ 16300</i>            | 7.48        | 7.51        | 7.53        | 7.55        | 7.57        | 7.60        | 7.62        | 7.64        | 7.67        | 7.69        |
| <i>Percentage Increase</i>           | 0.3%        | 0.3%        | 0.3%        | 0.3%        | 0.3%        | 0.3%        | 0.3%        | 0.3%        | 0.3%        | 0.3%        |
| <b>Other</b>                         | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           |
| <b>Interest Post Tax @ 2.50%</b>     | 235,610     | 251,731     | 274,663     | 293,027     | 300,830     | 320,182     | 330,509     | 341,015     | 332,934     | 321,773     |
| <b>Ending Balance</b>                | 9,927,324   | 10,462,899  | 11,784,795  | 11,950,409  | 12,416,828  | 13,517,927  | 13,253,277  | 14,368,951  | 12,598,731  | 13,464,851  |
|                                      | <b>2046</b> | <b>2047</b> | <b>2048</b> | <b>2049</b> | <b>2050</b> | <b>2051</b> | <b>2052</b> | <b>2053</b> | <b>2054</b> | <b>2055</b> |
| <b>Beginning Balance</b>             | 13,464,851  | 14,151,132  | 13,780,895  | 14,611,336  | 14,939,575  | 13,920,702  | 14,810,475  | 14,000,425  | 14,772,346  | 8,560,424   |
| <b>Inflated Expenditures @ 2.50%</b> | 1,163,112   | 2,228,058   | 1,037,601   | 1,558,660   | 2,901,812   | 996,152     | 2,701,553   | 1,123,718   | 8,045,022   | 1,155,499   |
| <b>Reserve Contributions</b>         | 1,508,456   | 1,512,981   | 1,517,520   | 1,522,073   | 1,526,639   | 1,531,219   | 1,535,812   | 1,540,420   | 1,545,041   | 1,549,676   |
| <i>Lots/month @ 16300</i>            | 7.71        | 7.74        | 7.76        | 7.78        | 7.80        | 7.83        | 7.85        | 7.88        | 7.90        | 7.92        |
| <i>Percentage Increase</i>           | 0.3%        | 0.3%        | 0.3%        | 0.3%        | 0.3%        | 0.3%        | 0.3%        | 0.3%        | 0.3%        | 0.3%        |
| <b>Other</b>                         | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           |
| <b>Interest Post Tax @ 2.50%</b>     | 340,938     | 344,840     | 350,521     | 364,826     | 356,300     | 354,706     | 355,690     | 355,219     | 288,059     | 218,938     |
| <b>Ending Balance</b>                | 14,151,132  | 13,780,895  | 14,611,336  | 14,939,575  | 13,920,702  | 14,810,475  | 14,000,425  | 14,772,346  | 8,560,424   | 9,173,539   |