



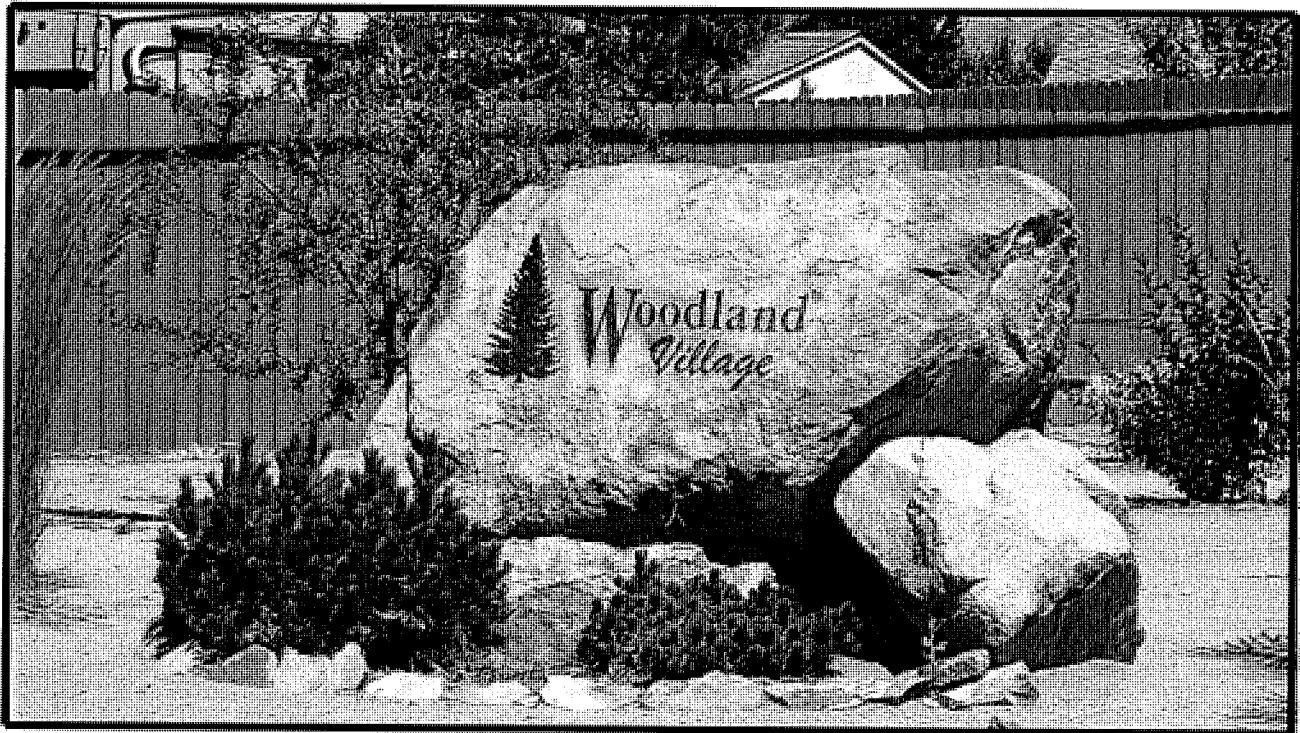
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Funding Reserve Analysis

for

Woodland Village HOA 2019

October 24, 2018



Woodland Village

Funding Reserve Analysis
for
Woodland Village HOA 2019

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October 24, 2018

Board of the Directors -
Woodland Village Association
Village Center Drive
Reno, Nevada 89508

Subject: Woodland Village HOA 2019

Board of Directors,

Resource 1 BC is pleased to present to Board of the Directors the requested Reserve Funding study. We believe that you will find the attached study to be thorough and complete. After you have had an opportunity to review the report you may have questions. Please do not hesitate to write or call - we would be pleased to answer any questions you may have.

Project Description

The Woodland Village Association is located off of Village Parkway in Cold Springs, Nevada. The project currently consists of 1635 units and is still under construction. The homeowners maintain their homes and lots. The public streets, Forest Park and the walking path near the parking of Forest Park and Village Center Park are maintained by Washoe County. NV Energy maintains the large overhead street lighting. The Association maintains the street lighting, detention ponds with fencing, asphalt walking paths, common area split rail fencing and common area landscaping. Reflectors, fence staining, rip rap cleaning and detention pond cleaning are maintained from the operational budget.

As per NRS 116, a new reserve study is required when the Developer turns over a phase to the Association.

As per NRS 116, a financial update, without a site visit, is recommended annually {as inflation rates may change, the amount in the reserve account changes, costs change}, and a new reserve study, with a site visit, is required every five years, which would be July 2023, unless additional phases are added to the project.

Depth of Study

Full Service Reserve Study with Field Inspection A field inspection was made to verify the existing condition of the various reserve study components, their physical condition, and to verify component quantities. In place testing, laboratory testing, and non-destructive testing of the reserve study components were not performed. Field measurements of component quantities were made to either verify improvement plan take offs or determine directly the quantities of various components. Photographs were not taken of the site improvements.

Woodland Village HOA 2019 Funding Study Summary - Continued

Summary of Financial Assumptions

The below table contains a partial summary of membership and reserve fund balance provided by Board of the Directors for the Woodland Village HOA 2019 funding study.

<i>Reserve Study by Calendar Year Starting</i>	<i>January 1, 2019</i>
<i>Funding Study Length</i>	<i>30 Years</i>
<i>Number of Assessment Paying Members</i>	<i>1635</i>
<i>Initial Reserves¹</i>	<i>\$657,854</i>
<i>Annual Inflation Rate</i>	<i>2.00%</i>
<i>Tax Rate on Reserve Interest ²</i>	<i>30.00%</i>
<i>Minimum Reserve Account Balance</i>	<i>\$0</i>
<i>Assessment Change Period</i>	<i>5 Years</i>
<i>Annual Operating Budget</i>	<i>\$0</i>

¹ See Appendix A

² Taxed as an IRS exempt association

Reserve Study Assumptions

- Cost estimates and financial information are accurate and current.
- No unforeseen circumstances will cause a significant reduction of reserves.
- Sufficient comprehensive property insurance exists to protect from insurable risks.
- The association plans to continue to maintain the existing common areas and amenities.
- Reserve payments occur at the end of every calendar month.
- Expenses occur at the end of the expense year.

Initial Reserves

Initial reserves for this Reserve Study were known to be \$656,500 on May 31, 2018. Based upon a study start date of January 1, 2019 a total of 215 days of accrued interest at 0.36 percent per annum were compounded to yield an initial reserve balance of \$657,854.

The implicit assumption has been made that the reserve accounts were not drawn down between the date of the known reserve balance and the study start date.

Recommended Payment Schedule

The below table contains Resource 1 BC recommended schedule of payments for the next five years. Failure to follow the proposed schedule of payments may result in inadequate reserve funds.

Proposed Assessment Schedule

Calendar Year	Member Monthly Reserve Assessment	Member Total Annual Assessment	Association Monthly Reserve Assessment	Association Annual Reserve Assessment	Proposed Reserve Balance
2019	\$3.79	\$45	\$6,191	\$74,287	\$700,669
2020	\$3.79	\$45	\$6,191	\$74,287	\$752,140
2021	\$3.79	\$45	\$6,191	\$74,287	\$818,125
2022	\$3.79	\$45	\$6,191	\$74,287	\$827,727
2023	\$3.79	\$45	\$6,191	\$74,287	\$893,241
2024	\$3.79	\$45	\$6,191	\$74,287	\$944,914

Assessment Change Period

Resource 1 BC is using a 5 years assessment change period, as a new reserve study recommended every five years.

Woodland Village HOA 2019 Funding Study Summary - Continued

Resource 1 BC recommends a financial update every year. Ongoing repairs, reserve account balances changes, costs of component changes, inflation rate changes and reserve funds interest rate changes are some of the variables that affect reserve assessments.

Financial Condition of Association

Woodland Village Association current reserve funding is in excellent financial condition and/or is adequately funded. The overall status of the reserves of the association is in excellent and/or adequately funded. The reserve account is in excess of the total of the present cost depreciation, \$612,424.55. See total present cost report. The Association is fully funded. Resource 1 does not know if the reserve account was reconciled as the amount was given to Resource 1 BC by the Community Manager. The interest rate the reserve funds earned was given to Resource 1 BC by the Community Manager.

Funding Method or Reserve Study Goal

Resource 1 BC uses the Baseline Funding Method in the calculation of reserve assessments. This means the reserve fund goal is a minimum account balance consistent with the cash demands of maintenance and replacement of reserve items.

Next Full Service Reserve Study Required Date

Woodland Village HOA will need a new full service reserve study in place before July 18, 2023, or when new phases are added.

Contents to Budget to Maintain Reserves NAC 116.415

NAC 116.415 Contents of budget to maintain reserve. (NRS 116.31151, 116.615) An executive board shall, in addition to the requirements set forth in paragraph (b) of subsection 1 of NRS 116.31151, include in the budget to maintain the reserve: 1. An estimate of the amount of reserve funds necessary in the projected fiscal year, based on industry standards, to complete the maintenance, repairs, replacement or restoration of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore as recommended in the study of reserves conducted pursuant to NRS 116.31152; and 2. If the projected balance of the reserve account at the end of the budgeted fiscal year is less than the amount required to adequately fund the reserves on a reasonable basis at the end of the budgeted fiscal year, as determined by the study of reserves conducted pursuant to NRS 116.31152: (a) The reason for the difference; and (b) How this difference is proposed to be resolved by the executive board. (Added to NAC by Comm'n for Common-Interest Communities by R129-04, eff. 4-14-2005; A by Comm'n for Common-Interest Communities & Condo. Hotels by R135-09, 8-13-2010 Adopted Regulation R050-13)

State of Nevada Annual Association Registration

The State of Nevada Real Estate Division requires an Annual Association Registration to be filed with the Ombudsman every year. The form can be obtained from this link: <http://red.state.nv.us/forms/609.pdf> Resource 1 BC can offer some assistance in completing this form. Revised January 20, 2016. Please feel free to contact us.

Date of Physical Inspection

Woodland Village HOA 2019 HOA was physically inspected by Resource 1 BC on July 18, 2018.

Study Start and Study End Date

This Reserve Study encompasses 30 Years. The Study Start Date is January 1, 2019 and the study ends on December 31, 2048.

Governing Documents

A review was not made of the CCR's (conditions, covenants and restrictions) governing documents.

Plats and Other Industry Resources Used to Prepare this Study

Plat map supplied by Woodland Village was used in preparing this reserve study.

Inflation Rate

According to the average inflation rate from InflationData.com [historical CPI] from 2.00 percent. This average is the inflation rate used in this reserve study and over the 30 year period. Resource 1 BC recommends annual updates because inflation rates will vary in the future, affecting reserve assessments.

Crude Oil Price

On October 1, 2018 the price of crude oil was \$73.25 per barrel. As this price continues to rise or fall, the price of petroleum based products, such as asphalt, slurry seal and roofing will also be increased or decreased.

Study Method

Funding studies may be done in several ways, but we believe that the value of a funding study lies in the details. "Bulk" studies are quick, usually inexpensive, and almost always border on worthless. We believe that meaningful answers to funding studies lie in the details. In this study, we have used the "Component" method because it is the only method which allows scrutiny of the funding details. The method is pragmatic, and allows human judgement and experience to enter into the equation.

Unless noted otherwise, the present cost of every reserve item in this report has been estimated using the "National Construction Estimator", a nationally recognized standard, and modified by an area cost adjustment factor. Where possible, known costs have been used. In addition, every reserve item has been given an estimated remaining useful life, an estimated useful life when new, and has been cast into the future to determine the inflated cost.

Equal annual payments are calculated for each reserve item based upon a payment starting year and a payment ending year using the end of period payment method. Interest earned on accumulated reserve funds and taxes on the reserve interest are also calculated. Initial reserve funds are consumed as expenses occur until fully depleted, reducing annual reserve payments to a minimum. As you review this report, we are certain that you will appreciate the level of detail provided, allowing you to review each reserve item in detail.

Major Component of the Common Elements Defined NAC 116.046

NAC 116.046 "Major components" means the major components of the common elements, whether real or personal property, which the association is responsible for maintaining repairing, replacing or restoring, including, without limitation, amenities, improvements, furnishings, fixtures, finishes, systems and equipment.

NRS 116 Developer Responsibilities

NRS 116.31039 Delivery to association of additional common elements constructed by declarant or successor declarant. 1. If a common-interest community is developed in separate phases and any declarant or successor declarant is constructing any common elements that will be added to the association's common elements after the date on which the units' owners other than the declarant may elect a majority of the members of the executive board, the declarant or successor declarant who is constructing such additional common elements is responsible for: (a) Paying all expenses related to the additional common elements which are incurred before the conveyance of the additional common elements to the association; and (b) Except as otherwise provided in NRS 116.31038, delivering to the association that declarant's share of the amount specified in the study of the reserves completed pursuant to subsection 2. 2. Before conveying the additional common elements to the association, the declarant or successor declarant who constructed the additional common elements shall deliver to the association a study of the reserves for the additional common elements which satisfies the requirements of NRS 116.31152. 3. As used in this section, "successor declarant" includes, without limitation, any successor declarant who does not control the association established by the initial declarant. (Added to NRS by 2003, 2219) NRS 116.3104 Transfer of special declarant's right. 1. A special declarant's right created or reserved under this chapter may be transferred only by an instrument evidencing the transfer recorded in every county in which any portion of the common-interest community is located. The instrument is not effective unless executed by the transferee. 2. Upon transfer of any special declarant's right, the liability of a transferor declarant is as

follows: (a) A transferor is not relieved of any obligation or liability arising before the transfer and remains liable for warranties imposed upon him by this chapter. Lack of privity does not deprive any unit's owner of standing to maintain an action to enforce any obligation of the transferor. (b) If a successor to any special declarant's right is an affiliate of a declarant, the transferor is jointly and severally liable with the successor for any obligations or liabilities of the successor relating to the common-interest community. (c) If a transferor retains any special declarant's rights, but transfers other special declarant's rights to a successor who is not an affiliate of the declarant, the transferor is liable for any obligations or liabilities imposed on a declarant by this chapter or by the declaration relating to the retained special declarant's rights and arising after the transfer. (d) A transferor has no liability for any act or omission or any breach of a contractual obligation or warranty arising from the exercise of a special declarant's right by a successor declarant who is not an affiliate of the transferor. 3. Unless otherwise provided in a mortgage, deed of trust or other agreement creating a security interest, in case of foreclosure of a security interest, sale by a trustee under an agreement creating a security interest, tax sale, judicial sale or sale under the Bankruptcy Code or a receivership, of any units owned by a declarant or real estate in a common-interest community subject to developmental rights, a person acquiring title to all the property being foreclosed or sold, but only upon his request, succeeds to all special declarant's rights related to that property held by that declarant, or only to any rights reserved in the declaration pursuant to NRS 116.2115 and held by that declarant to maintain models, offices for sales and signs. The judgment or instrument conveying title must provide for transfer of only the special declarant's rights requested. 4. Upon foreclosure of a security interest, sale by a trustee under an agreement creating a security interest, tax sale, judicial sale or sale under the Bankruptcy Code or a receivership of all interests in a common-interest community owned by a declarant: (a) The declarant ceases to have any special declarant's rights; and (b) The period of declarant's control (NRS 116.31032) terminates unless the judgment or instrument conveying title provides for transfer of all special declarant's rights held by that declarant to a successor declarant. (Added to NRS by 1991, 560; A 1993, 2366)

Study of Reserves NRS 116.31152

NRS 116.31152 Study of reserves; duties of executive board regarding study; qualifications of person who conducts study; contents of study; submission of summary of study to Division; use of money credited against residential construction tax for upkeep of park facilities and related improvements identified in study. The executive board shall: 1. At least once every 5 years, cause to be conducted a (a) study of the reserves required to repair, replace and restore the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; At least annually, review the results of that study (b) to determine whether those reserves are sufficient; and At least annually, make any adjustments to the (c) association's funding plan which the executive board deems necessary to provide adequate funding for the required reserves. Except as otherwise provided in this subsection, the 2. study of the reserves required by subsection 1 must be conducted by a person who holds a permit issued pursuant to chapter 116A of NRS. If the common-interest community contains 20 or fewer units and is located in a county whose population is less than 55,000, the study of the reserves required by subsection 1 may be conducted by any person whom the executive board deems qualified to conduct the study. The study of the reserves must include, without 3. limitation: A summary of an inspection of the major components (a) of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; An identification of the major components of the (b) common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore which have a remaining useful life of less than 30 years; An estimate of the remaining useful life of each (c) major component of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore identified pursuant to paragraph (b); An estimate of the cost of maintenance, repair, (d) replacement or restoration of each major component of the common elements and any other portion of the common-interest community identified pursuant to paragraph (b) during and at the end of its useful life; and An estimate of the total annual assessment that may (e) be necessary to cover the cost of maintaining, repairing, replacement or restoration of the major components of the common elements and any other portion of the common-interest community identified pursuant to paragraph (b), after subtracting the reserves of the association as of the date of the study, and an estimate of the funding plan that may be necessary to provide adequate funding for the required reserves. A summary of the study of the reserves required by 4. subsection 1 must be submitted to the Division not later than 45 days after the date that the executive board adopts the results of the study. If a common-interest community was developed as part 5. of a planned unit development pursuant to chapter 278A of NRS and is subject to an agreement with a city or county to receive credit against the amount of the residential construction tax that is imposed pursuant to NRS 278.4983 and 278.4985, the association that is organized for the common-interest community may use the money from that credit for

the repair, replacement or restoration of park facilities and related improvements if: The park facilities and related improvements are (a) identified as major components of the common elements of the association; and The association is obligated to repair, replace or (b) restore the park facilities and related improvements in accordance with the study of the reserves required by subsection 1. (Added to NRS by 1999, 2994; A 2003, 2241; 2005, 2606; 2009, 1736, 2213; 2011, 1144)

Reserve Study Contents NAC 116.425

NAC 116.425 Reserve study: Contents. (NRS 116.31152, 116.615) 1. A reserve study must, in addition to the requirements set forth in NRS 116.31152, include: (a) A 30-year schedule which shows: (1) The actual or projected beginning balance of the reserve fund; (2) The projected increase in reserve contributions to the reserves, adjusted for inflation, that will be required in any given year to provide adequately funded reserves; (3) The estimated interest income, net of federal income tax, earned in the reserve fund; and (4) The projected expenditures from the reserve fund; (5) The projected ending balance of the reserve fund; (b) The names and credentials of any consultants and other persons with expertise used to assist in the preparation of the reserve study; (c) Any written reports prepared by consultants and other persons with expertise; (d) If there are any conflicting recommendations of the consultants or other persons with expertise while preparing the reserve study, a written explanation as to which recommendations were selected and the reasons for their selection; (e) The number of units in the association; (f) A general statement describing the current status of the reserve fund; (g) A general statement describing the overall status of the reserves of the association; (h) The beginning and ending date for which the reserve study is prepared; (i) A general statement describing the reconciliation, development or computation of the initial balance of the reserve fund; (j) A listing and detailed description of each major component of the common elements; (k) A table showing the remaining useful life of each major component of the common elements from the time of each component's initial or last installation, maintenance, repair, replacement or restoration; (l) Using the current replacement cost, a 30-year table that reflects the projected ending reserve fund balance for each year as compared to the fully funded balance for that year; (m) A general statement describing the objectives of the funding plan that is designed to allocate the costs for the maintenance, repair, replacement and restoration of the major components of the common elements and the methods used in projecting the 30-year funding plan, using the following terms and discussing, where applicable: (1) Full funding; (2) Threshold funding; and (3) Baseline funding; (n) A statement identifying the sources relied upon to obtain an estimate for the cost to maintain, repair, replace or restore a major component of the common elements; (o) A detailed description of the type of reserve study that was performed and the level of service accorded to the reserve study, including whether the reserve study was: (1) A full reserve study in which the following tasks were performed: (I) An inventory and measurement of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; (II) An assessment of the condition of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore, which is based upon on-site visual observations if such components and portions are reasonably accessible for such observation; (III) Estimates of the remaining useful life and valuation of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; (IV) Financial analysis of data and the status of the reserve fund; and (V) Development of a funding plan; (2) An update to a previous reserve study made pursuant to a visit to the site of the common-interest community in which the following tasks were performed: (I) A verification of a previous inventory of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore. Unless new major components of the common elements have been added, or the existing inventory has changed, since the last reserve study, a quantification is not required. (II) An assessment of the condition of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore, which is based upon on-site visual observations if such components and are reasonably accessible for such observation; (III) Estimates of the remaining useful life and valuation of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; (IV) Financial analysis of data and the status of the reserve fund; and (V) development of a funding plan; or (3) An update to a previous reserve study made without a visit to the site of the common-interest community in which the following tasks were performed: (I) Estimates of the remaining useful life and valuation of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; (II) Financial analysis of data and the status of the reserve fund; and (III) Development of a funding plan; (p) The disclosures set forth in NAC 116.430; and (q) A statement, prominently displayed, which reads substantially

as follows:

1. 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.

2. Material issues which are not disclosed to the person conducting the study of the reserves would cause the condition of the association to be misrepresented. 3. As used in this section, "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. (Added to NAC by Comm'n for Common-Interest Communities by R129-04, eff. 4-14-2005; A by Comm'n for Common-Interest Communities & Condo. Hotels by R145-06, 4-17-2008 Adopted Regulation R050-13)

Reserve Study Disclosures NAC 116.430

NAC 116.430 Reserve study: Required disclosures. (NRS 116.31152, 116.615) A person conducting a reserve study and any consultant assisting in the preparation of a reserve study shall include in the reserve study the following disclosures: 1. The background, training, qualifications and references that would qualify the person conducting or assisting in the preparation of the reserve study as competent to conduct or assist in the preparation of the reserve study. 2. Any relationship which could result in actual or perceived conflicts of interest. 3. Whether the person conducting or assisting in the preparation of the reserve study is bonded or has professional liability insurance with a minimum coverage of \$1,000,000. 4. The method or methods for determining the common area components based on: (a) An actual on-site inspection of the common elements with representative sampling; (b) An inventory and material information provided by the client; (c) A previous reserve study and the date of that study; or (d) Plats, governing documents or any other additional industry resources used by the person conducting or assisting in the preparation of the reserve study 5. Industry sources used for determining: (a) The life of a major component of the common elements; and (b) The cost of maintaining, repairing, replacing or restoring a major component of the common elements. 6. Any guarantees, express or implied, that are provided by any component manufacturer or service provider, with the predictions that would affect the cost or life expectancy of any of the major components. 7. The source of the initial reserve fund balance presented in the reserve study. 8. Whether a reserve assessment is anticipated during the current 30-year life of the reserve study. 9. The source of the interest rate and inflation rate assumptions used in the 30-year projection. 10. A statement, prominently displayed, which reads substantially as follows:

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

11. For updated reserve studies, a statement, prominently displayed, which reads substantially as follows:

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

(Added to NAC by Comm'n for Common-Interest Communities by R129-04, eff. 4-14-2005; A by Comm'n for Common-Interest Communities & Condo. Hotels by R145-06, 4-17-2008. Adopted Regulation R050-13)

Annual Distribution of Budgets NRS 116.31151

NRS 116.31151 Annual distribution to units' owners of operating and reserve budgets or summaries of such budgets and policy for collection of fees, fines, assessments or costs; ratification of budget. Except as otherwise provided in subsection 2 and 1. unless the declaration of a common-interest community imposes more stringent standards, the executive board shall, not less than 30 days or more than 60 days before the beginning of the fiscal year of the association, prepare and distribute to each unit's owner a copy of: The budget for the daily operation of the (a) association. The budget must include, without limitation, the estimated annual revenue and expenditures of the association and any contributions to be made to the reserve account of the association. The budget to provide adequate funding for the (b) reserves required by paragraph (b) of subsection 2 of NRS 116.3115. The budget must include, without limitation: The current estimated replacement cost, (1) estimated remaining life and estimated useful life of each major component of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; As of the end of the fiscal year for which (2) the budget is prepared, the current estimate of the amount of cash reserves that are necessary, and the current amount of accumulated cash reserves that are set aside, to repair, replace or restore the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; A statement as to whether the executive board (3) has determined or anticipates that the levy of one or more special assessments will be necessary to repair, replace or restore any major component of the common elements or any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore or to provide adequate funding for the reserves designated for that purpose; and A general statement describing the procedures (4) used for the estimation and accumulation of cash reserves pursuant to subparagraph (2), including, without limitation, the qualifications of the person responsible for the preparation of the study of the reserves required by NRS 116.31152. In lieu of distributing copies of the budgets of the 2. association required by subsection 1, the executive board may distribute to each unit's owner a summary of those budgets, accompanied by a written notice that: The budgets are available for review at the business (a) office of the association or some other suitable location within the county where the common-interest community is situated or, if it is situated in more than one county, within one of those counties but not to exceed 60 miles from the physical location of the common-interest community; and Copies of the budgets will be provided upon (b) request. Within 60 days after adoption of any proposed budget 3. for the common-interest community, the executive board shall provide a summary of the proposed budget to each unit's owner and shall set a date for a meeting of the units' owners to consider ratification of the proposed budget not less than 14 days or more than 30 days after the mailing of the summaries. Unless at that meeting a majority of all units' owners, or any larger vote specified in the declaration, reject the proposed budget, the proposed budget is ratified, whether or not a quorum is present. If the proposed budget is rejected, the periodic budget last ratified by the units' owners must be continued until such time as the units' owners ratify a subsequent budget proposed by the executive board. The executive board shall, at the same time and in 4. the same manner that the executive board makes the budget available to a unit's owner pursuant to this section, make available to each unit's owner the policy established for the association concerning the collection of any fees, fines, assessments or costs imposed against a unit's owner pursuant to this chapter. The policy must include, without limitation: The responsibility of the unit's owner to pay any (a) such fees, fines, assessments or costs in a timely manner; and The association's rights concerning the collection (b) of such fees, fines, assessments or costs if the unit's owner fails to pay the fees, fines, assessments or costs in a timely manner. (Added to NRS by 1999, 2993; A 2003, 2241; 2005, 2605; 2009, 1205, 1735, 2806)

Audits NRS 116.31144

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

If the annual budget of the association is \$75,000 (b) or more but less than \$150,000, cause the financial statement of the association to be reviewed by an independent certified public accountant every fiscal year. If the annual budget of the association is \$150,000 (c) or more, cause the financial statement of the association to be audited by an independent certified public accountant every fiscal year. Except as otherwise provided in this subsection, for 2. any fiscal year, the executive board of an association shall cause the financial statement for that fiscal year to be audited by an independent certified public accountant if, within 180 days before the end of the fiscal year, 15 percent of the total number of voting members of the association submit a written request for such an audit. The provisions of this subsection do not apply to

an association described in paragraph (c) of subsection 1. The Commission shall adopt regulations prescribing 3. the requirements for the auditing or reviewing of financial statements of an association pursuant to this section. Such regulations must include, without limitation: The qualifications necessary for a person to audit (a) or review financial statements of an association; and The standards and format to be followed in auditing (b) or reviewing financial statements of an association. (Added to NRS by 2005, 2584; A 2009, 462; 2011, 988)

Summary of Findings

Resource 1 BC has estimated future projected expenses for Woodland Village HOA 2019 based upon preservation of existing improvements. The attached funding study is limited in scope to those expense items listed in the attached "Woodland Village HOA 2019 Reserve Study Expense Items". Expense items which have an expected life of more than 30 Years are not included in this reserve study unless payment for these long lived items overlaps the 30 Years reserve study envelope.

Of primary concern is the preservation of a positive funding balance with funds sufficient to meet projected expenses throughout the study life. Based upon the attached funding study, it is our professional opinion that member monthly fees as shown in the attached "Woodland Village HOA 2019 Assessment Summary" will realize this goal. Some reserve items in the "Revenue Summary Table" may not contain payments. In this analysis the initial reserves were used to make annual payments for expense items in their order of occurrence until the initial reserve was consumed. As a result reserve items without payments may be expected, particularly in the first few years of the funding study. Reserve items that have been paid with initial reserve funds are identified with a [FP] in the Expense Items Sheets. An item marked [PR] is partially paid with initial reserve funds. Board of the Directors represents and warrants that the information provided to Resource 1 BC, including but not limited to that information contained in the attached Reserve Study Information Summary, that the maintenance records are complete and accurate, and that Resource 1 BC may rely upon such information and documents without further verification or corroboration. Where the age of a particular Reserve Item (as listed in the Reserve Study) is unknown, Board of the Directors shall provide to Resource 1 BC Board of the Directors's best-estimated age of that item. If Board of the Directors is unable to provide and estimate of a Reserve Item's age, Resource 1 BC shall make its own estimate of age of the Reserve Item. The Reserve Study is created for the association's use, and is a reflection of information provided to Resource 1 BC. This information is not for the purpose of performing an audit, historical records, quality or forensic analyses. Any on site inspection is not considered to be a project audit or quality inspection.

Percent Funded

Many reserve studies use the concept of "Percent Funded" to measure the reserve account balance against a theoretically perfect value. Percent Funded is often used as a measure of the "Financial Health" of an association. The assumption is, the higher the percentage, the greater the "Financial Health". The question of substance is simply: How much is enough? To answer the question, some understanding of Percent Funded is required. Percent Funded is the ratio of current cash reserves divided by the Fully Funded value at any instant in time. Fully Funded is defined as the present value of the sum of all reserve items divided by the expected life of each item. In essence, Fully Funded is simply the total of the average net present value of the association improvements. Reserve items with a remaining life greater than the study life are not included in the calculation. For example: building framing, foundations, water lines, and other long-lived items that fall outside the envelope of the reserve study are excluded from the calculation. Percent Funded is then, the current reserve balance divided by the Fully Funded value multiplied by 100 (to give a percentage). The concept of percent funded is useful when the reserve study is comprehensive, but misleading when the reserve study is superficial or constrained. As a result, we recommend that the statement "Percent Funded" be used with caution.

Keeping Your Reserve Study Current

Resource 1 BC believes that funding studies are an essential part of property management. People and property are constantly changing and evolving. As a result, the useful life of a funding study is at best a few years, and certainly not more than five years. This reserve study should be updated:

- At least once a year
- At changes in interest rates
- At changes in inflation rates
- At changes in the number of dues paying members

- Before starting new improvements
- Before making changes to the property
- After a flood or fire
- After the change of ownership or management
- After Annexation or Incorporation

Items Beyond the Scope of this Report

- Building or land appraisals for any purpose.
- State or local zoning ordinance violations.
- Building code violations.
- Soils conditions, soils contamination or geological stability of site.
- Engineering analysis or structural stability of site.
- Air quality, asbestos, electromagnetic radiation, formaldehyde, lead, mercury, radon, water quality or other environmental hazards.
- Invasions by pests, termites and any or all other destroying organisms, insects, birds, bats or animals to buildings or site. This study is not a pest inspection.
- Adequacy or efficiency of any system or component on site.
- Specifically excluded reserve items.
- Septic systems and septic tanks.
- Buried or concealed portions of swimming pools, pool liners, Jacuzzies and spas or similar items.
- Items concealed by signs, carpets or other things are also excluded from this study.
- Missing or omitted information supplied by the Woodland Village Association for the purposes of reserve study preparation.
- Hidden improvements such as sewer lines, water lines, irrigation lines or other buried or concealed items.

Construction Defects

Resource 1 BC has no knowledge of construction defects and/or potential or active lawsuits on this project. This reserve study reflects that there are no known construction defects.

Professional Liability Insurance NAC 116.430

Resource 1 BC carries full professional liability insurance with coverage of \$1,000,000. See NAC 116.430 "A person conducting a reserve study and any consultant assisting in the preparation of a reserve study shall include in the reserve study the following disclosures: 3. Whether the person conducting or assisting in the preparation of the reserve study is bonded or has professional liability insurance with a minimum coverage of \$1,000,000." Resource 1 BC carries Errors and Omission's and Workman's Compensation.

State of Nevada Business License

Resource 1 BC has a Nevada State Business License. Nevada Business Identification # NV20001014373.

Reserve Specialist Requirements NRS 116.31152

2. The study of the reserves required by subsection 1 must be conducted by a person who holds a permit issued pursuant to chapter 116A of NRS.

Statement of Qualifications

Resource 1 BC is a professional in the business of preparing reserve studies for community associations. Resource 1 BC is familiar with construction practices, construction costs, and contracting practices in Nevada. Kenneth Rowan was a CAI certified Reserve Study Specialist. Kenneth Rowan has a State of Nevada Reserve Specialist Permit. Christine Rowan is an associate. Christine was a CAI certified Reserve Study Specialist. Christine Rowan does reserve studies working with a permitted State of Nevada reserve specialist, Kenneth, as per NRS 116A.420 (7).

Kenneth R. Rowan Background

Kenneth R. Rowan

University of Nevada, Reno - B.Sc. Business Administration

State of Nevada Reserve Specialist Permit RSS.0000002

CAI-RS Reserve Specialist Certification #00064 from 2002 to 2014

State of Nevada Inspector of Structures Master IOS.0000008-M from 1999 to 2018

OSHA Supervisor Construction Safety Class, Western Nevada College-30 hours of training (Occupational Safety and Health Administration).

Master Inspector Class, Western Nevada Community College- 24 hours of training (ADA Inspections).

General Inspector Class, Western Nevada Community College- 40 hours of training (Uniform Building Code)

Residential Inspector Class, Western Nevada Community College- 40 hours of training

Commercial Property Inspection Course, inspection Training Associates- 16 hours of training

Nevada 2015 Legislative Update for the CIC Industry- 3 hours credits Nevada Law

Nevada 2015 Budgets and Reserves in the CIC for the Reserves Study Providers- 3 hours General Credit

Nevada 2018 Budgets and Reserves in the CIC for the Reserves Study Providers- 3 hours General Credit

Nevada 2018 Legislative Update for the CIC Industry- 3 hours credits Nevada Law

Past HOA President Riverbend and Meadowridge Associations

Christine M. Rowan Associate Background

Christine M. Rowan

University of California, Los Angeles: BA Degree in Psychology and Biology

University of Pepperdine: MBA Degree

Resource 1 BC Associate from May 2005 to present

CAI-RS Reserve Specialist Certification #00193 from 2010 to 2013

Nevada 2015 Legislative Update for the CIC Industry- 3 hours credits Nevada Law

Nevada 2015 Budgets and Reserves in the CIC for the Reserves Study Providers- 3 hours General Credit

Nevada 2018 Budgets and Reserves in the CIC for the Reserves Study Providers- 3 hours General Credit

Nevada 2018 Legislative Update for the CIC Industry- 3 hours credits Nevada Law

Past HOA President Riverdale Association

Conflict of Interest

As the preparer of this reserve study, Resource 1 BC certifies that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

Resource 1 BC would like to thank Board of the Directors for the opportunity to be of service in the preparation of the attached Funding Study. Again, please feel free to write or call at our letterhead address, if you have any questions.

Prepared by:



Christine Rowan
Associate



Kenneth Rowan
State of Nevada Reserve Study Specialist
Permit # RSS.0000002

Enclosures:

APPENDIX "A" - Summary of Reserve Accounts

APPENDIX "A"
Summary of Reserve Accounts

Account Description	Amount	Interest Rate	Statement Date
CAB Reserve	\$45,859.84	.15%	May 31, 2018
Wachovia Bank Money Market	\$487,308.54	.20%	May 31, 2018
Wachovia Bank CD	\$100,000.00	1.25%	May 31, 2018
Additional Reserve Collection for 2018	\$23,331.31	.15%	January 1, 2019
Reserve Account Total Earned Interest	\$1,353.97		January 1, 2019
<i>Reserve Values Used :</i>	<i>\$657,853.66</i>	<i>.36%</i>	<i>January 1, 2019</i>

Initial reserve balances have been provided by client and have not been audited for use in this report.

Evaluation of Initial Reserve Account:

Woodland Village Association current reserve funding is in excellent financial condition and/or is adequately funded. The overall status of the reserves of the association is in excellent and/or adequately funded. The reserve account is in excess of the total of the present cost depreciation, \$612,424.55. See total present cost report. The Association is fully funded. Resource 1 does not know if the reserve account was reconciled as the amount was given to Resource 1 BC by the Community Manager. The interest rate the reserve funds earned was given to Resource 1 BC by the Community Manager.

Initial reserve funds are contained in 4 separate funding accounts. The future value of each account was calculated based upon the account interest rate and the number of elapsed days until the study start date (January 1, 2019). The future value of the accounts was totaled and the interest rates were blended to yield a weighted average interest rate of 0.36%. The implicit assumption has been made that the reserve accounts were not drawn down between the date of the known reserve balance and the study start date.

Woodland Village HOA 2019 Reserve Study Expense Item Summary

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Alexandria Court					
Lighting Site Overhead Rewiring	\$2,500	13 Years	30 Years	\$3,307	Yes
PCC Mail Box Pad	\$250	23 Years	40 Years	\$404	Yes
Fence Split Rail Stained	\$1,200	3 Years	20 Years	\$1,300	Yes
Alexandria Drive					
Lighting Site Overhead Rewiring	\$3,000	13 Years	30 Years	\$3,968	Yes
PCC Mail Box Pad	\$750	23 Years	40 Years	\$1,212	Yes
Fence Split Rail Stained	\$975	3 Years	20 Years	\$1,056	Yes
Alderwood Court					
Lighting Site Overhead Rewiring	\$3,000	13 Years	30 Years	\$3,968	Yes
PCC Mail Box Pad	\$500	23 Years	40 Years	\$808	Yes
Fence Split Rail Stained	\$700	8 Years	25 Years	\$838	Yes
Almondleaf Court					
Lighting Site Overhead Rewiring	\$2,500	12 Years	30 Years	\$3,242	Yes
PCC Mail Box Pad	\$500	12 Years	30 Years	\$648	Yes
Fence Split Rail Stained	\$600	7 Years	25 Years	\$704	Yes
Aquamarine Drive					
Lighting Site Overhead Rewiring	\$3,500	10 Years	30 Years	\$4,360	Yes
Electric Panel	\$4,500	10 Years	40 Years	\$5,606	Yes
Sprinkler Timing Station	\$750	6 Years	10 Years	\$863	Yes
Sprinkler Control Box	\$750	0 Years	20 Years	\$765	Yes
Back Flow Preventer Rebuild	\$1,500	0 Years	20 Years	\$1,530	Yes
PCC Mail Box Pad	\$750	20 Years	40 Years	\$1,141	Yes
Fence Split Rail Stained	\$500	5 Years	25 Years	\$564	Yes
Gate Metal	\$1,000	10 Years	30 Years	\$1,246	Yes
Baby Bear Court					
Lighting Site Overhead Rewiring	\$4,000	14 Years	30 Years	\$5,398	Yes
PCC Mail Box Pad	\$250	24 Years	40 Years	\$412	Yes
Fence Split Rail Stained	\$1,500	9 Years	25 Years	\$1,832	Yes
Baileyville Court					
Lighting Site Overhead Rewiring	\$1,500	13 Years	30 Years	\$1,984	Yes

Woodland Village HOA 2019 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
PCC Mail Box Pad	\$250	23 Years	40 Years	\$404	Yes
Fence Split Rail Stained	\$400	8 Years	25 Years	\$479	Yes
Gate Metal 3 ft with Wood	\$1,000	13 Years	30 Years	\$1,323	Yes
Bear Lake Drive					
Lighting Site Overhead Rewiring	\$8,000	12 Years	30 Years	\$10,373	Yes
PCC Mail Box Pad	\$750	22 Years	40 Years	\$1,188	Yes
Fence Split Rail Stained	\$4,100	7 Years	25 Years	\$4,811	Yes
Gate Metal	\$2,000	12 Years	30 Years	\$2,593	Yes
Access Road Paving 1 1/2 inch AC Overlay	\$3,360	9 Years	25 Years	\$4,103	Yes
Access Road Slurry Seal	\$896	4 Years	6 Years	\$990	Yes
Access Road PCC Driveways	\$550	24 Years	40 Years	\$906	Yes
Access Road Fence Wood	\$2,100	4 Years	20 Years	\$2,321	Yes
PCC Sidewalks	\$180	24 Years	40 Years	\$297	Yes
Bear River Court					
Lighting Site Overhead Rewiring	\$2,000	11 Years	30 Years	\$2,542	Yes
PCC Mail Box Pad	\$250	21 Years	40 Years	\$388	Yes
Beechwood Court					
Lighting Site Overhead Rewiring	\$1,500	14 Years	30 Years	\$2,024	Yes
Electric Panel	\$1,500	24 Years	40 Years	\$2,472	Yes
Sprinkler Timing Station	\$250	6 Years	10 Years	\$288	Yes
Sprinkler Control Box	\$125	4 Years	20 Years	\$138	Yes
Back Flow Preventer Rebuild	\$500	4 Years	20 Years	\$553	Yes
PCC Mail Box Pad	\$250	24 Years	40 Years	\$412	Yes
Fence Split Rail Stained	\$750	9 Years	25 Years	\$916	Yes
Blue Creek Court					
Lighting Site Overhead Rewiring	\$1,500	15 Years	30 Years	\$2,065	Yes
Box Elder Court					
Lighting Site Overhead Rewiring	\$3,000	13 Years	30 Years	\$3,968	Yes
PCC Mail Box Pad	\$500	24 Years	40 Years	\$824	Yes

Woodland Village HOA 2019 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Fence Split Rail Stained	\$1,000	8 Years	25 Years	\$1,197	Yes
Brushland Drive and Court					
Lighting Site Overhead Rewiring	\$3,500	13 Years	30 Years	\$4,630	Yes
PCC Mail Box Pad	\$250	23 Years	40 Years	\$404	Yes
Buckshot Court					
Lighting Site Overhead Rewiring	\$2,000	11 Years	30 Years	\$2,542	Yes
PCC Mail Box Pad	\$250	21 Years	40 Years	\$388	Yes
Calistoga Court					
Lighting Site Overhead Rewiring	\$1,000	11 Years	30 Years	\$1,271	Yes
Casita Court					
Lighting Site Overhead Rewiring	\$1,000	12 Years	30 Years	\$1,297	Yes
Fence Split Rail Stained	\$600	7 Years	25 Years	\$704	Yes
Cedar View Court					
Lighting Site Overhead Rewiring	\$1,000	15 Years	30 Years	\$1,377	Yes
PCC Mail Box Pad	\$2,000	25 Years	40 Years	\$3,363	Yes
Fence Split Rail Stained	\$200	10 Years	25 Years	\$249	Yes
Gate Metal 3 ft	\$1,000	15 Years	30 Years	\$1,377	Yes
Access Road Paving 1 1/2 inch AC Overlay	\$3,000	10 Years	25 Years	\$3,738	Yes
Access Road Slurry Seal	\$800	0 Years	6 Years	\$816	Yes
Access Road PCC Curbs with Gutters	\$1,540	25 Years	40 Years	\$2,589	Yes
Cherryleaf Court					
Lighting Site Overhead Rewiring	\$3,000	12 Years	30 Years	\$3,890	Yes
PCC Mail Box Pad	\$500	22 Years	40 Years	\$792	Yes
Fence Split Rail Stained	\$900	7 Years	25 Years	\$1,056	Yes
Gate Metal 3 ft	\$1,000	12 Years	30 Years	\$1,297	Yes
Clear Lake Court					
Lighting Site Overhead Rewiring	\$1,500	15 Years	30 Years	\$2,065	Yes
Clear Springs Court					

Woodland Village HOA 2019 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Lighting Site Overhead Rewiring	\$2,000	11 Years	30 Years	\$2,542	Yes
PCC Mail Box Pad	\$250	21 Years	40 Years	\$388	Yes
Cody Court					
PCC Mail Box Pad	\$500	27 Years	40 Years	\$875	Yes
Fence Split Rail Stained	\$900	12 Years	25 Years	\$1,167	Yes
Crystal Canyon Boulevard					
Lighting Site Overhead Rewiring	\$3,500	14 Years	30 Years	\$4,723	Yes
PCC Mail Box Pad	\$750	24 Years	40 Years	\$1,236	Yes
Fence Split Rail Stained	\$400	9 Years	25 Years	\$488	Yes
Gate Metal 3 ft	\$1,000	14 Years	30 Years	\$1,350	Yes
Fido House	\$250	5 Years	20 Years	\$282	Yes
Datewood Court					
Lighting Site Overhead Rewiring	\$2,000	13 Years	30 Years	\$2,646	Yes
PCC Mail Box Pad	\$250	23 Years	40 Years	\$404	Yes
Fence Split Rail Stained	\$600	8 Years	25 Years	\$718	Yes
Gate Metal 3 ft	\$1,000	13 Years	30 Years	\$1,323	Yes
Davenport Court					
Lighting Site Overhead Rewiring	\$1,500	15 Years	30 Years	\$2,065	Yes
Davenport Lane					
Lighting Site Overhead Rewiring	\$3,500	13 Years	30 Years	\$4,630	Yes
PCC Mail Box Pad	\$500	23 Years	40 Years	\$808	Yes
Fence Split Rail Stained	\$500	8 Years	25 Years	\$599	Yes
Desert Lake Court					
Lighting Site Overhead Rewiring	\$2,000	14 Years	30 Years	\$2,699	Yes
PCC Mail Box Pad	\$250	24 Years	40 Years	\$412	Yes
Fence Split Rail Stained	\$400	9 Years	25 Years	\$488	Yes
Desert Lake Drive					
Lighting Site Overhead Rewiring	\$13,000	14 Years	30 Years	\$17,544	Yes
Electric Panel	\$3,000	24 Years	40 Years	\$4,944	Yes
Sprinkler Timing Station	\$500	6 Years	10 Years	\$575	Yes

Woodland Village HOA 2019 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Sprinkler Control Box	\$500	4 Years	20 Years	\$553	Yes
Back Flow Preventer Rebuild	\$500	4 Years	20 Years	\$553	Yes
PCC Mail Box Pad	\$1,500	24 Years	40 Years	\$2,472	Yes
Fence Split Rail Stained	\$1,300	9 Years	25 Years	\$1,588	Yes
Drift Creek Court					
Lighting Site Overhead Rewiring	\$1,500	15 Years	30 Years	\$2,065	Yes
Dustin Court					
Lighting Site Overhead Rewiring	\$4,000	17 Years	30 Years	\$5,732	Yes
PCC Mail Box Pad	\$500	27 Years	40 Years	\$875	Yes
Fence Split Rail Stained	\$700	12 Years	25 Years	\$908	Yes
Elk Court					
Lighting Site Overhead Rewiring	\$1,000	12 Years	30 Years	\$1,297	Yes
Fence Split Rail Stained	\$400	7 Years	25 Years	\$469	Yes
Empire Court					
Lighting Site Overhead Rewiring	\$2,500	12 Years	30 Years	\$3,242	Yes
PCC Mail Box Pad	\$250	22 Years	40 Years	\$396	Yes
Fence Split Rail Stained	\$1,300	7 Years	25 Years	\$1,525	Yes
Gate Metal 3 ft	\$1,000	12 Years	30 Years	\$1,297	Yes
Fairfax Court					
Lighting Site Overhead Rewiring	\$3,000	15 Years	30 Years	\$4,130	Yes
Electric Panel	\$1,500	25 Years	40 Years	\$2,522	Yes
Sprinkler Timing Station	\$250	6 Years	10 Years	\$288	Yes
Sprinkler Control Box	\$125	5 Years	20 Years	\$141	Yes
Back Flow Preventer Rebuild	\$500	5 Years	20 Years	\$564	Yes
PCC Mail Box Pad	\$500	25 Years	40 Years	\$841	Yes
Fence Split Rail Stained	\$1,400	10 Years	25 Years	\$1,744	Yes
Feather River Court					
Lighting Site Overhead Rewiring	\$2,000	11 Years	30 Years	\$2,542	Yes
PCC Mail Box Pad	\$250	21 Years	40 Years	\$388	Yes
Fence Split Rail Stained	\$400	6 Years	25 Years	\$460	Yes

Woodland Village HOA 2019 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Fiesta Court					
Lighting Site Overhead Rewiring	\$1,000	12 Years	30 Years	\$1,297	Yes
Fence Split Rail Stained	\$400	7 Years	25 Years	\$469	Yes
Fontana Court					
Lighting Site Overhead Rewiring	\$1,000	12 Years	30 Years	\$1,297	Yes
Fonti Court					
Lighting Site Overhead Rewiring	\$1,500	12 Years	30 Years	\$1,945	Yes
Fence Split Rail Stained	\$650	7 Years	25 Years	\$763	Yes
Fortune Court					
Lighting Site Overhead Rewiring	\$3,000	11 Years	30 Years	\$3,813	Yes
Electric Panel	\$1,500	21 Years	40 Years	\$2,328	Yes
Sprinkler Timing Station	\$250	6 Years	10 Years	\$288	Yes
Sprinkler Control Box	\$125	1 Years	20 Year	\$130	Yes
Back Flow Preventer Rebuild	\$500	1 Years	20 Year	\$520	Yes
PCC Mail Box Pad	\$250	21 Years	40 Years	\$388	Yes
Fence Split Rail Stained	\$500	6 Years	25 Years	\$575	Yes
Fossil Court					
Lighting Site Overhead Rewiring	\$1,500	12 Years	30 Years	\$1,945	Yes
Fence Split Rail Stained	\$600	7 Years	25 Years	\$704	Yes
Frost Peak Court					
Lighting Site Overhead Rewiring	\$1,500	12 Years	30 Years	\$1,945	Yes
Fence Split Rail Stained	\$800	7 Years	25 Years	\$939	Yes
Georgetown Drive and Court					
Lighting Site Overhead Rewiring	\$4,500	12 Years	30 Years	\$5,835	Yes
Electric Panel	\$1,500	22 Years	40 Years	\$2,375	Yes
Sprinkler Timing Station	\$250	6 Years	10 Years	\$288	Yes
Sprinkler Control Box	\$125	2 Years	20 Years	\$133	Yes
PCC Mail Box Pad	\$750	22 Years	40 Years	\$1,188	Yes
Fence Split Rail Stained	\$900	7 Years	25 Years	\$1,056	Yes

Woodland Village HOA 2019 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Paving 1 1/2 inch AC Pathways	\$2,370	9 Years	15 Years	\$2,894	Yes
Pathways Slurry Seal	\$632	0 Years	6 Years	\$645	Yes
Gate Metal	\$1,000	12 Years	30 Years	\$1,297	Yes
Giant Panda Court					
Lighting Site Overhead Rewiring	\$2,500	26 Years	30 Years	\$4,288	Yes
Ginkgo Court					
Lighting Site Overhead Rewiring	\$2,000	15 Years	30 Years	\$2,754	Yes
PCC Mail Box Pad	\$250	15 Years	40 Years	\$344	Yes
Fence Split Rail Stained	\$1,000	10 Years	25 Years	\$1,246	Yes
Goose Lake Drive					
Lighting Site Overhead Rewiring	\$1,500	17 Years	30 Years	\$2,149	Yes
PCC Mail Box Pad	\$1,000	27 Years	40 Years	\$1,750	Yes
Fence Split Rail Stained	\$700	12 Years	25 Years	\$908	Yes
Grand Valley Court					
Lighting Site Overhead Rewiring	\$1,500	12 Years	30 Years	\$1,945	Yes
Fence Split Rail Stained	\$400	7 Years	25 Years	\$469	Yes
Grizzly Bear Court					
Lighting Site Overhead Rewiring	\$4,500	19 Years	30 Years	\$6,711	Yes
PCC Mail Box Pad	\$750	29 Years	40 Years	\$1,366	Yes
Paving 1 1/2 inch AC Pathways	\$1,950	9 Years	15 Years	\$2,381	Yes
Slurry Seal Pathway	\$520	0 Years	6 Years	\$530	Yes
Hazelnut Drive					
Lighting Site Overhead Rewiring	\$2,500	13 Years	30 Years	\$3,307	Yes
PCC Mail Box Pad	\$500	23 Years	40 Years	\$808	Yes
Hedge Court					
Lighting Site Overhead	\$500	11 Years	30 Years	\$635	Yes
Honey Locust Court					
Lighting Site Overhead Rewiring	\$1,000	17 Years	30 Years	\$1,433	Yes

Woodland Village HOA 2019 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
PCC Mail Box Pad	\$250	27 Years	40 Years	\$437	Yes
Fence Split Rail Stained	\$1,000	12 Years	25 Years	\$1,297	Yes
Ivywood Court					
Lighting Site Overhead Rewiring	\$1,000	14 Years	30 Years	\$1,350	Yes
PCC Mail Box Pad	\$250	24 Years	40 Years	\$412	Yes
Fence Split Rail Stained	\$900	9 Years	25 Years	\$1,099	Yes
Javalina Court					
Lighting Site Overhead Rewiring	\$2,500	11 Years	30 Years	\$3,177	Yes
PCC Mail Box Pad	\$250	21 Years	40 Years	\$388	Yes
Fence Split Rail Stained	\$600	6 Years	25 Years	\$690	Yes
Jotewood Court					
Lighting Site Overhead Rewiring	\$2,000	13 Years	30 Years	\$2,646	Yes
PCC Mail Box Pad	\$250	23 Years	40 Years	\$404	Yes
Fence Split Rail Stained	\$1,000	8 Years	25 Years	\$1,197	Yes
Journey Court					
Lighting Site Overhead Rewiring	\$1,500	12 Years	30 Years	\$1,945	Yes
Fence Split Rail Stained	\$400	7 Years	25 Years	\$469	Yes
Kodiak Bear Court					
Lighting Site Overhead Rewiring	\$2,500	26 Years	30 Years	\$4,288	Yes
La Casa Court					
Lighting Site Overhead Rewiring	\$1,000	12 Years	30 Years	\$1,297	Yes
Lago Court					
Lighting Site Overhead Rewiring	\$500	11 Years	30 Years	\$635	Yes
Lake Powell Drive					
Lighting Site Overhead Rewiring	\$1,500	17 Years	30 Years	\$2,149	Yes
PCC Mail Box Pad	\$500	27 Years	40 Years	\$875	Yes
Lanceleaf Court					

Woodland Village HOA 2019 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Lighting Site Overhead Rewiring	\$1,500	12 Years	30 Years	\$1,945	Yes
PCC Mail Box Pad	\$250	22 Years	40 Years	\$396	Yes
Fence Split Rail Stained	\$600	7 Years	25 Years	\$704	Yes
Little Peak Court					
Lighting Site Overhead Rewiring	\$1,500	15 Years	30 Years	\$2,065	Yes
Fence Split Rail Stained	\$1,400	10 Years	25 Years	\$1,744	Yes
Live Oak Court					
Lighting Site Overhead Rewiring	\$2,000	15 Years	30 Years	\$2,754	Yes
PCC Sidewalks 3 ft	\$1,260	25 Years	40 Years	\$2,118	Yes
Fence Split Rail Stained	\$1,000	10 Years	25 Years	\$1,246	Yes
Electric Panel	\$1,500	25 Years	40 Years	\$2,522	Yes
Sprinkler Timing Station	\$250	6 Years	10 Years	\$288	Yes
Sprinkler Control Box	\$125	5 Years	20 Years	\$141	Yes
Lockspur Court					
Lighting Site Overhead Rewiring	\$2,000	12 Years	30 Years	\$2,593	Yes
Fence Split Rail Stained	\$800	7 Years	25 Years	\$939	Yes
Mama Bear Court					
Lighting Site Overhead Rewiring	\$3,500	14 Years	30 Years	\$4,723	Yes
PCC Mail Box Pad	\$500	24 Years	40 Years	\$824	Yes
Fence Split Rail Stained	\$800	9 Years	25 Years	\$977	Yes
Gate Metal	\$1,000	14 Years	30 Years	\$1,350	Yes
Mayfield Court					
Lighting Site Overhead Rewiring	\$1,500	13 Years	30 Years	\$1,984	Yes
Fence Split Rail Stained	\$800	8 Years	25 Years	\$958	Yes
Morning Breeze Court					
Lighting Site Overhead Rewiring	\$2,500	15 Years	30 Years	\$3,442	Yes
PCC Mail Box Pad	\$500	25 Years	40 Years	\$841	Yes
Narrowleaf Court					
Lighting Site Overhead Rewiring	\$500	17 Years	30 Years	\$716	Yes

Woodland Village HOA 2019 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
PCC Mail Box Pad	\$250	27 Years	40 Years	\$437	Yes
Fence Split Rail Stained	\$400	12 Years	25 Years	\$519	Yes
New Forest Drive					
Electric Panel	\$1,500	23 Years	40 Years	\$2,423	Yes
Sprinkler Timing Station	\$250	6 Years	10 Years	\$288	Yes
Sprinkler Control Box	\$750	3 Years	20 Years	\$812	Yes
Back Flow Preventer Rebuild	\$500	3 Years	20 Years	\$542	Yes
Fence Split Rail Stained	\$10,600	8 Years	25 Years	\$12,689	Yes
Gate Metal 3 ft	\$1,000	13 Years	30 Years	\$1,323	Yes
Oak Brook Court					
Lighting Site Overhead Rewiring	\$1,500	15 Years	30 Years	\$2,065	Yes
Fence Split Rail Stained	\$3,600	10 Years	25 Years	\$4,485	Yes
Gate Metal 3 ft	\$1,000	15 Years	30 Years	\$1,377	Yes
Oak Brook Lane					
Lighting Site Overhead Rewiring	\$3,000	15 Years	30 Years	\$4,130	Yes
PCC Mail Box Pad	\$750	25 Years	40 Years	\$1,261	Yes
Oak View Court					
Lighting Site Overhead Rewiring	\$3,000	13 Years	30 Years	\$3,968	Yes
PCC Mail Box Pad	\$500	23 Years	40 Years	\$808	Yes
Fence Split Rail Stained	\$650	8 Years	25 Years	\$778	Yes
Gate Metal 3 ft with Wood	\$1,000	13 Years	30 Years	\$1,323	Yes
Out Post Court					
Lighting Site Overhead Rewiring	\$3,500	26 Years	30 Years	\$6,003	Yes
PCC Mail Box Pad	\$250	36 Years	40 Years	\$524	Yes
Panda Bear Court					
Lighting Site Overhead Rewiring	\$500	19 Years	30 Years	\$746	Yes
PCC Mail Box Pad	\$500	29 Years	40 Years	\$911	Yes
Paving 1 1/2 inch AC Pathways	\$450	9 Years	15 Years	\$550	Yes
Slurry Seal Pathways	\$120	0 Years	6 Years	\$122	Yes

Woodland Village HOA 2019 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Papa Bear Court					
Lighting Site Overhead Rewiring	\$4,500	14 Years	30 Years	\$6,073	Yes
PCC Mail Box Pad	\$500	24 Years	40 Years	\$824	Yes
Fence Split Rail Stained	\$800	9 Years	25 Years	\$977	Yes
Gate Metal	\$1,000	14 Years	30 Years	\$1,350	Yes
Pebble Court					
Lighting Site Overhead Rewiring	\$500	11 Years	30 Years	\$635	Yes
Pin Oak Court					
Lighting Site Overhead Rewiring	\$3,500	15 Years	30 Years	\$4,819	Yes
PCC Mail Box Pad	\$500	25 Years	40 Years	\$841	Yes
Fence Split Rail Stained	\$650	10 Years	25 Years	\$810	Yes
Pintura Court					
Lighting Site Overhead Rewiring	\$500	15 Years	30 Years	\$688	Yes
PCC Mail Box Pad	\$250	25 Years	40 Years	\$420	Yes
Fence Split Rail Stained	\$650	10 Years	25 Years	\$810	Yes
Gate Metal 3 ft	\$1,000	15 Years	30 Years	\$1,377	Yes
Polar Bear Court					
Lighting Site Overhead Rewiring	\$2,500	23 Years	30 Years	\$4,039	Yes
Fence Split Rail Stained	\$7,000	18 Years	25 Years	\$10,233	Yes
Polar Bear Drive					
Lighting Site Overhead Rewiring	\$5,500	26 Years	30 Years	\$9,434	Yes
PCC Mail Box Pad	\$1,000	36 Years	40 Years	\$2,095	Yes
Fence Split Rail Stained	\$27,400	21 Years	25 Years	\$42,529	Yes
Posado Court					
Lighting Site Overhead Rewiring	\$1,000	12 Years	30 Years	\$1,297	Yes
Posy Lake Court					
Lighting Site Overhead Rewiring	\$3,000	14 Years	30 Years	\$4,049	Yes
PCC Mail Box Pad	\$500	24 Years	40 Years	\$824	Yes
Fence Split Rail Stained	\$800	9 Years	25 Years	\$977	Yes

Woodland Village HOA 2019 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Quarry Court					
Lighting Site Overhead Rewiring	\$3,000	20 Years	30 Years	\$4,564	Yes
PCC Mail Box Pad	\$500	30 Years	40 Years	\$929	Yes
Fence Split Rail Stained	\$500	15 Years	25 Years	\$688	Yes
Paving 1 1/2 inch AC Pathways	\$1,905	9 Years	15 Years	\$2,326	Yes
Slurry Seal Pathways	\$508	4 Years	6 Years	\$561	Yes
Rio Court					
Lighting Site Overhead Rewiring	\$500	12 Years	30 Years	\$648	Yes
Rockland Drive					
Retaining Walls Wood	\$2,700	17 Years	30 Years	\$3,869	Yes
Electric Panel	\$1,500	27 Years	40 Years	\$2,625	Yes
Sprinkler Timing Station	\$250	6 Years	10 Years	\$288	Yes
Sprinkler Control Box	\$250	7 Years	20 Years	\$293	Yes
Rogue River Court					
Lighting Site Overhead Rewiring	\$1,500	17 Years	30 Years	\$2,149	Yes
Silverleaf Court					
Lighting Site Overhead Rewiring	\$2,000	12 Years	30 Years	\$2,593	Yes
PCC Mail Box Pad	\$500	22 Years	40 Years	\$792	Yes
Fence Split Rail Stained	\$650	7 Years	25 Years	\$763	Yes
Sky Crest Court					
Lighting Site Overhead Rewiring	\$2,500	17 Years	30 Years	\$3,582	Yes
PCC Mail Box Pad	\$500	27 Years	40 Years	\$875	Yes
Fence Split Rail Stained	\$600	12 Years	25 Years	\$778	Yes
Smoketree Court					
Lighting Site Overhead Rewiring	\$1,000	17 Years	30 Years	\$1,433	Yes
PCC Mail Box Pad	\$250	27 Years	40 Years	\$437	Yes
Fence Split Rail Stained	\$1,200	12 Years	25 Years	\$1,556	Yes
Sofia Court					
Lighting Site Overhead Rewiring	\$500	12 Years	30 Years	\$648	Yes

Woodland Village HOA 2019 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Back Flow Preventer Rebuild	\$500	2 Years	20 Years	\$531	Yes
Spring Canyon Court					
Lighting Site Overhead Rewiring	\$1,500	15 Years	30 Years	\$2,065	Yes
Spruce Lake Court					
Lighting Site Overhead Rewiring	\$1,000	15 Years	30 Years	\$1,377	Yes
PCC Mail Box Pad	\$250	25 Years	40 Years	\$420	Yes
Fence Split Rail Stained	\$1,200	10 Years	25 Years	\$1,495	Yes
Sunstone Court					
Lighting Site Overhead Rewiring	\$2,000	11 Years	30 Years	\$2,542	Yes
PCC Mail Box Pad	\$250	21 Years	40 Years	\$388	Yes
Sweet Gum Court					
Lighting Site Overhead Rewiring	\$1,500	15 Years	30 Years	\$2,065	Yes
Teddy Bear Court					
Lighting Site Overhead Rewiring	\$1,000	19 Years	30 Years	\$1,491	Yes
PCC Mail Box Pad	\$250	29 Years	40 Years	\$455	Yes
Thomasville Court					
Lighting Site Overhead Rewiring	\$2,500	13 Years	30 Years	\$3,307	Yes
Fence Split Rail Stained	\$650	8 Years	25 Years	\$778	Yes
Timber Grove Court					
Lighting Site Overhead Rewiring	\$1,000	15 Years	30 Years	\$1,377	Yes
Trout Court					
Lighting Site Overhead Rewiring	\$1,000	17 Years	30 Years	\$1,433	Yes
Valecito Court					
Lighting Site Overhead Rewiring	\$1,000	12 Years	30 Years	\$1,297	Yes
Fence Split Rail Stained	\$400	7 Years	25 Years	\$469	Yes
Village Center Way					

Woodland Village HOA 2019 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Paving 2 inch AC Overlay	\$55,280	6 Years	25 Years	\$63,580	Yes
Slurry Seal	\$11,056	0 Years	6 Years	\$11,279	Yes
Paving Stripping	\$635	0 Years	6 Years	\$648	Yes
PCC Curbs and Gutters	\$16,830	23 Years	40 Years	\$27,188	Yes
PCC Sidewalks 4 ft	\$15,300	23 Years	40 Years	\$24,716	Yes
Lighting Site Overhead Rewiring	\$6,500	13 Years	30 Years	\$8,598	Yes
Fence Split Rail Stained	\$300	8 Years	25 Years	\$359	Yes
Village Parkway					
Lighting Site Overhead Rewiring	\$11,500	13 Years	30 Years	\$15,212	Yes
Electric Panel	\$1,500	22 Years	40 Years	\$2,375	Yes
Sprinkler Timing Station	\$250	6 Years	10 Years	\$288	Yes
Sprinkler Control Box	\$750	2 Years	20 Years	\$796	Yes
Back Flow Preventer Rebuild	\$500	2 Years	20 Years	\$531	Yes
Fence Split Rail Stained	\$2,100	7 Years	25 Years	\$2,464	Yes
Gate Metal 3 ft	\$2,000	12 Years	30 Years	\$2,593	Yes
Electric Panel near Teddy Bear Court	\$1,500	29 Years	40 Years	\$2,732	Yes
Sprinkler Timing Station near Teddy Bear Court	\$250	2 Years	10 Years	\$265	Yes
Sprinkler Control Box near Teddy Bear Court	\$250	9 Years	20 Years	\$305	Yes
Fence Split Rail Stained added 2018	\$3,300	19 Years	20 Years	\$4,921	Yes
PCC Mail Box Pad added 2018	\$750	39 Years	40 Years	\$1,668	Yes
Vineyard Court					
Lighting Site Overhead Rewiring	\$2,000	17 Years	30 Years	\$2,866	Yes
PCC Mail Box Pad	\$250	27 Years	40 Years	\$437	Yes
Fence Split Rail Stained	\$600	12 Years	25 Years	\$778	Yes
White Tail Court					
Lighting Site Overhead Rewiring	\$1,000	15 Years	30 Years	\$1,377	Yes
Fence Split Rail Stained	\$1,400	10 Years	25 Years	\$1,744	Yes
Whitebark Court					
Lighting Site Overhead Rewiring	\$3,000	17 Years	30 Years	\$4,299	Yes

Woodland Village HOA 2019 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
PCC Mail Box Pad	\$500	27 Years	40 Years	\$875	Yes
Fence Split Rail Stained	\$600	12 Years	25 Years	\$778	Yes
Williamsburg Drive					
Electric Panel	\$1,500	22 Years	40 Years	\$2,375	Yes
Sprinkler Timing Station	\$250	6 Years	10 Years	\$288	Yes
Sprinkler Control Box	\$250	2 Years	20 Years	\$265	Yes
Back Flow Preventer Rebuild	\$500	2 Years	20 Years	\$531	Yes
PCC Mail Box Pad	\$3,500	22 Years	40 Years	\$5,542	Yes
Fence Split Rail Stained	\$700	7 Years	25 Years	\$821	Yes
Wood Leaf Court					
Lighting Site Overhead Rewiring	\$1,500	15 Years	30 Years	\$2,065	Yes
PCC Mail Box Pad	\$250	25 Years	40 Years	\$420	Yes
Fence Split Rail Stained	\$800	10 Years	25 Years	\$997	Yes
Yearling Court					
Lighting Site Overhead Rewiring	\$1,500	15 Years	30 Years	\$2,065	Yes
Fence Split Rail Stained	\$650	10 Years	25 Years	\$810	Yes
Gate Metal 3 ft	\$1,000	15 Years	30 Years	\$1,377	Yes
Storm Water Detention on Desert Lake Drive					
Fence Split Rail Stained	\$6,600	6 Years	25 Years	\$7,591	Yes
Bench Metal	\$3,000	14 Years	30 Years	\$4,049	Yes
Fido House	\$250	5 Years	20 Years	\$282	Yes
Detention off of Calistoga Court					
Fence Split Rail Stained	\$2,100	5 Years	25 Years	\$2,368	Yes
Detention off of Crystal Canyon Boulevard and Garnet Drive					
Fence Split Rail Stained	\$4,000	5 Years	25 Years	\$4,510	Yes
Detention Pond North of Aquamarine Drive					
Fence Split Rail Stained	\$8,800	13 Years	25 Years	\$11,641	Yes
Storm Water Detention Basin D					
Fence Split Rail Stained	\$6,600	7 Years	25 Years	\$7,744	Yes
Storm Detention off New Forest Drive					
Fence Split Rail Stained	\$12,000	9 Years	25 Years	\$14,654	Yes

Woodland Village HOA 2019 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Paving 1 1/2 inch AC Overlay	\$5,400	9 Years	25 Years	\$6,594	Yes
Slurry Seal Access Road	\$1,440	1 Years	6 Year	\$1,499	Yes
Basin off Quarry Court					
Tubular Steel 6 ft Fencing	\$5,400	10 Years	20 Years	\$6,728	Yes
Fence Post Wood 6 ft	\$2,500	20 Years	30 Years	\$3,804	Yes
Fencing Chain Link 4 ft Green	\$24,750	27 Years	40 Years	\$43,309	Yes
PCC Pad	\$1,600	27 Years	40 Years	\$2,800	Yes
Electric Panel	\$1,500	27 Years	40 Years	\$2,625	Yes
Sprinkler Timing Station	\$250	0 Years	10 Years	\$255	Yes
Sprinkler Control Box	\$250	10 Years	20 Years	\$311	Yes
Back Flow Preventer Rebuild	\$1,000	5 Years	20 Years	\$1,127	Yes
Fido House	\$500	11 Years	20 Years	\$635	Yes
Basin off Briar Drive					
Fence Split Rail Stained	\$13,900	12 Years	25 Years	\$18,023	Yes
Gate Metal 3 ft	\$2,000	17 Years	30 Years	\$2,866	Yes
Asphalt Walking Path from Aquamarine Drive to Baby Bear Court					
Paving 1 1/2 inch AC Pathways	\$53,040	9 Years	15 Years	\$64,772	Yes
Slurry Seal Pathways	\$14,144	1 Years	6 Year	\$14,721	Yes
Fence Split Rail Stained	\$4,500	10 Years	25 Years	\$5,606	Yes
Lighting Site Overhead Rewiring	\$3,500	15 Years	30 Years	\$4,819	Yes
Sprinkler Control Box	\$250	5 Years	20 Years	\$282	Yes
Asphalt Walking Path from Village Way to Forest Park					
Paving 1 1/2 inch AC Pathways	\$28,095	9 Years	15 Years	\$34,310	Yes
Slurry Seal Pathways	\$7,492	1 Years	6 Year	\$7,797	Yes
Lighting Site Overhead Rewiring	\$2,000	15 Years	30 Years	\$2,754	Yes
Sprinkler Control Box	\$250	5 Years	20 Years	\$282	Yes
PCC Sidewalk	\$1,320	25 Years	40 Years	\$2,219	Yes
Bench Metal	\$1,500	15 Years	30 Years	\$2,065	Yes
BBQ Metal	\$500	10 Years	25 Years	\$623	Yes
Fido House	\$500	5 Years	20 Years	\$564	Yes
PCC Pad at BBQ	\$600	25 Years	40 Years	\$1,009	Yes

Woodland Village HOA 2019 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Asphalt Walking Path from Empire Court to Bear Lake Drive					
Paving 1 1/2 inch AC Pathways	\$23,250	9 Years	15 Years	\$28,393	Yes
Slurry Seal Pathways	\$6,200	3 Years	6 Years	\$6,716	Yes
Sprinkler Control Box	\$250	6 Years	20 Years	\$288	Yes
Bench Metal	\$1,500	15 Years	30 Years	\$2,065	Yes
Asphalt Walking Path from Bear River Drive to Lockspur Court					
Paving 1 1/2 inch AC Pathways	\$21,915	9 Years	15 Years	\$26,763	Yes
Slurry Seal Pathways	\$5,844	3 Years	6 Years	\$6,330	Yes
Lighting Site Overhead Rewiring	\$2,500	12 Years	30 Years	\$3,242	Yes
Sprinkler Control Box	\$250	2 Years	20 Years	\$265	Yes
Bench Metal	\$1,500	12 Years	30 Years	\$1,945	Yes
Asphalt Walking Path from Bear Lake Drive to Sandpiper Drive					
Paving 1 1/2 inch AC Pathways	\$34,530	9 Years	15 Years	\$42,168	Yes
Slurry Seal Pathways	\$9,208	3 Years	6 Years	\$9,974	Yes
Gate Metal	\$1,000	13 Years	30 Years	\$1,323	Yes
Fence Split Rail Stained	\$2,100	8 Years	25 Years	\$2,514	Yes
Sandpiper Paving 1 1/2 inch AC Overlay	\$17,100	11 Years	15 Years	\$21,734	Yes
Sandpiper Slurry Seal	\$4,560	2 Years	5 Years	\$4,842	Yes
Asphalt Walking Path from Village Parkway to Detention Pond on Oak Brook Court					
Paving 1 1/2 inch AC Pathways	\$33,405	9 Years	15 Years	\$40,794	Yes
Slurry Seal Pathways	\$8,908	3 Years	6 Years	\$9,649	Yes
Sprinkler Control Box	\$250	3 Years	20 Years	\$271	Yes
PCC Curbs with Gutters	\$4,650	23 Years	40 Years	\$7,512	Yes
PCC Sidewalks 4 ft	\$1,080	23 Years	40 Years	\$1,745	Yes
Asphalt Walking Path from Quarry Court to Detention Pond off Village Parkway					
Paving 1 1/2 inch AC Pathways	\$16,500	9 Years	15 Years	\$20,150	Yes
Slurry Seal Pathways	\$4,400	3 Years	6 Years	\$4,766	Yes
Sprinkler Control Box	\$250	8 Years	20 Years	\$299	Yes
Asphalt Walking Path from Honey Locust Court to Detention on Briar Drive					
Paving 1 1/2 inch AC Pathways	\$22,530	9 Years	15 Years	\$27,514	Yes
Slurry Seal Pathways	\$6,008	3 Years	6 Years	\$6,508	Yes

Woodland Village HOA 2019 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Fence Split Rail Stained	\$10,700	13 Years	25 Years	\$14,154	Yes
Sprinkler Control Box	\$250	8 Years	20 Years	\$299	Yes
Asphalt Walking Path from Rockland Drive to Detention Pond off Oak Brook Court					
Paving 1 1/2 inch AC Pathways	\$39,210	9 Years	15 Years	\$47,883	Yes
Slurry Seal Pathways	\$10,456	3 Years	6 Years	\$11,326	Yes
Lighting Site Overhead Rewiring	\$2,500	15 Years	30 Years	\$3,442	Yes
Sprinkler Control Box	\$250	5 Years	20 Years	\$282	Yes
PCC Sidewalk	\$360	25 Years	40 Years	\$605	Yes
Fido House	\$250	5 Years	20 Years	\$282	Yes
Fence Split Rail Stained	\$900	10 Years	25 Years	\$1,121	Yes
Asphalt Walking Path Detention Pond on Oak Brook Court to Village Way					
Paving 1 1/2 inch AC Pathways	\$34,860	9 Years	15 Years	\$42,571	Yes
Slurry Seal Pathways	\$9,296	0 Years	6 Years	\$9,484	Yes
Lighting Site Overhead Rewiring	\$1,500	15 Years	30 Years	\$2,065	Yes
Sprinkler Control Box	\$250	5 Years	20 Years	\$282	Yes
PCC Sidewalk	\$600	25 Years	40 Years	\$1,009	Yes
Fido House	\$250	6 Years	20 Years	\$288	Yes
Fence Split Rail Stained	\$900	10 Years	25 Years	\$1,121	Yes
Gate Metal 3 ft	\$1,000	15 Years	30 Years	\$1,377	Yes
Perimeter Fencing					
Fence Split Rail Stained Phase 1 and 2	\$2,800	7 Years	25 Years	\$3,285	Yes
Fence Split Rail Stained Phase 3	\$8,800	8 Years	25 Years	\$10,534	Yes
Fence Split Rail Stained Entry Village Parkway	\$2,200	8 Years	25 Years	\$2,633	Yes
Fence Split Rail Stained Phase 5	\$3,200	8 Years	25 Years	\$3,831	Yes
Fence Split Rail Stained Phase 6	\$2,000	8 Years	25 Years	\$2,394	Yes
Fence Split Rail Stained Phase 7	\$4,000	8 Years	25 Years	\$4,788	Yes
Fence Split Rail Stained Phase 8	\$3,200	9 Years	25 Years	\$3,908	Yes
Fence Split Rail Stained Phase 9	\$2,400	9 Years	25 Years	\$2,931	Yes

Woodland Village HOA 2019 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Fence Split Rail Stained Phase 10	\$2,000	10 Years	25 Years	\$2,492	Yes
Fence Split Rail Stained Phase 11	\$4,000	10 Years	25 Years	\$4,983	Yes
Fence Split Rail Stained Phase 13	\$6,800	10 Years	25 Years	\$8,472	Yes
Fence Split Rail Stained Phase 14	\$4,400	12 Years	25 Years	\$5,705	Yes
Fence Split Rail Stained Phase 15	\$2,800	13 Years	25 Years	\$3,704	Yes
Fence Split Rail Stained Phase 16	\$800	14 Years	25 Years	\$1,080	Yes
Additional Pathway Asphalt Work					
Paving Cut and Patch Phase 1	\$5,000	0 Years	6 Years	\$5,101	Yes
Paving Cut and Patch Phase 2	\$5,000	3 Years	6 Years	\$5,416	Yes
Crackfill Phase 1	\$2,000	0 Years	3 Years	\$2,040	Yes
Crackfill Phase 2	\$2,000	2 Years	3 Years	\$2,124	Yes
Briar Drive					
Fence Split Rail Stained	\$3,000	23 Years	25 Years	\$4,846	Yes
PCC Mail Box Pad Large	\$1,500	38 Years	40 Years	\$3,270	Yes
PCC Mail Box Pad Small	\$250	38 Years	40 Years	\$545	Yes
Haskell Peak Court					
Lighting Site Overhead Rewiring	\$2,000	29 Years	30 Years	\$3,642	Yes
Huckleberry Court					
Lighting Site Overhead Rewiring	\$1,000	28 Years	30 Years	\$1,785	Yes
Fence Split Rail Stained	\$3,000	23 Years	25 Years	\$4,846	Yes
Ivyberry Court					
Lighting Site Overhead Rewiring	\$1,000	28 Years	30 Years	\$1,785	Yes
Fence Split Rail Stained	\$3,000	23 Years	25 Years	\$4,846	Yes
Juneberry Court					
Lighting Site Overhead Rewiring	\$1,000	28 Years	30 Years	\$1,785	Yes
Fence Split Rail Stained	\$3,000	23 Years	25 Years	\$4,846	Yes

Woodland Village HOA 2019 Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Mountainash Court					
Lighting Site Overhead Rewiring	\$1,500	28 Years	30 Years	\$2,678	Yes
Fence Split Rail Stained	\$3,000	23 Years	25 Years	\$4,846	Yes
Pequeno Court					
Lighting Site Overhead Rewiring	\$2,000	28 Years	30 Years	\$3,570	Yes
Silverbell Court					
Lighting Site Overhead Rewiring	\$2,000	28 Years	30 Years	\$3,570	Yes
Fence Split Rail Stained	\$3,200	23 Years	25 Years	\$5,169	Yes
Winterhazel Court					
Lighting Site Overhead Rewiring	\$1,500	28 Years	30 Years	\$2,678	Yes
Fence Split Rail Stained	\$3,000	23 Years	25 Years	\$4,846	Yes
Asphalt Walking Pathway from Huckleberry Court to Honey Locust Court					
Paving 1 1/2 inch AC Pathways	\$17,910	13 Years	15 Years	\$23,692	Yes
Slurry Seal Pathways	\$4,776	4 Years	6 Years	\$5,278	Yes
Fence Split Rail Stained	\$8,600	23 Years	25 Years	\$13,893	Yes
Asphalt Pathway from Goose Lake Court to Granite Peak Court					
Paving 1 1/2 inch AC Pathways	\$35,745	14 Years	15 Years	\$48,239	Yes
Slurry Seal Pathways	\$9,532	5 Years	6 Years	\$10,746	Yes
PCC Sidewalks	\$16,980	39 Years	40 Years	\$37,765	Yes
Lighting Site Overhead Rewiring	\$5,000	29 Years	30 Years	\$9,106	Yes
Fence Split Rail Stained	\$11,300	24 Years	25 Years	\$18,623	Yes
Picnic Table Wood Natural State	\$500	14 Years	15 Years	\$675	Yes
Grape Arbor 6ft Natural State	\$1,800	19 Years	20 Years	\$2,684	Yes
Sprinkler Control Box	\$250	19 Years	20 Years	\$373	Yes
Back Flow Preventer Rebuild	\$750	19 Years	20 Years	\$1,118	Yes
Back Flow Preventer Bag	\$100	19 Years	20 Years	\$149	Yes

Months Remaining in Calendar Year 2019: 12

Expected annual inflation: 2.00%

Interest earned on reserve funds: 0.36%

Initial Reserve: \$657,854

Woodland Village HOA 2019 Funding Study Expense Item Summary - Continued

Abbreviations

AC - Asphalt	ELEC - Electrical	PNL - Panel
AQ - Average Quality	EP - Electrical Panelboard	PNT - Paint
BLDG - Building	EXT - Exterior	PVMT - Pavement
BLK - Block	FA - Fire Alarm	PWD - Plywood
BUR - Built up Roof	FLR - Floor	QT - Quarry Tile
C&G - Curb and Gutter	FN - Fence	R/R - Remove and Replace
CAB - Cabinet	FND - Foundation	RA - Return Air
CB - Catch Basin	FPL - Fireplace	RCP - Reinforced Concrete Pipe
CEM - Cement	FTG - Footing	RD - Roof Drain
CFT - Cubic Foot	FY - Fiscal Year	REM - Remove
CIP - Cast-in-place Concrete	HQ - High Quality	RL - Rail
CMU - Concrete Masonry Unit	LAM - Laminate	S - South
COL - Column	LAV - Lavatory	SCB - Speed Control Bump
CPT - Carpet	LC - Light Control	SHTH - Sheathing
CT - Ceramic Tile	LW - Lightweight Concrete	SQ - Square
CTR - Counter	MAS - Masonry	ST - Steel
CYD - Cubic Yard	MFD - Metal Floor Decking	STO - Storage
D - Drain	MH - Manhole	SYS - System
DEM - Demolish	MQ - Medium Quality	VB - Vapor Barrier
DR - Door	MRB - Marble	W - West
DS - Downspout	MRD - Metal Roof Decking	WC - Water Closet
DW - Dumb Waiter	N - North	WIN - Window
E - East	PCC - Portland Cement Concrete	YD - Yard
EA - Each	PG - Plate Glass	

Woodland Village HOA 2019 Reserve Study Expense Item Listing

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Alexandria Court							
Lighting Site Overhead Rewiring	\$500 ea	5	\$2,500	13 Years 30 Years	30 Years	2032 2062	\$3,307 \$6,023
PCC Mail Box Pad	\$250 ea	1	\$250	23 Years 40 Years	40 Years	2042 2082	\$404 \$898
Fence Split Rail Stained	\$15.00 / lf	80 lf	\$1,200	3 Years 20 Years	20 Years	2022 2042 2062	\$1,300 \$1,939 \$2,891
Alexandria Drive							
Lighting Site Overhead Rewiring	\$500 ea	6	\$3,000	13 Years 30 Years	30 Years	2032 2062	\$3,968 \$7,227
PCC Mail Box Pad	\$250 ea	3	\$750	23 Years 40 Years	40 Years	2042 2082	\$1,212 \$2,695
Fence Split Rail Stained	\$15.00 / lf	65 lf	\$975	3 Years 20 Years	20 Years	2022 2042 2062	\$1,056 \$1,575 \$2,349
Alderwood Court							
Lighting Site Overhead Rewiring	\$500 ea	6	\$3,000	13 Years 30 Years	30 Years	2032 2062	\$3,968 \$7,227
PCC Mail Box Pad	\$250 ea	2	\$500	23 Years 40 Years	40 Years	2042 2082	\$808 \$1,796
Fence Split Rail Stained	\$10.00 / lf	70 lf	\$700	8 Years 25 Years	25 Years	2027 2052	\$838 \$1,381
Almondleaf Court							
Lighting Site Overhead Rewiring	\$500 ea	5	\$2,500	12 Years 30 Years	30 Years	2031 2061	\$3,242 \$5,904
PCC Mail Box Pad	\$250 ea	2	\$500	12 Years 30 Years	30 Years	2031 2061	\$648 \$1,181
Fence Split Rail Stained	\$10.00 / lf	60 lf	\$600	7 Years 25 Years	25 Years	2026 2051	\$704 \$1,160
Aquamarine Drive							
Lighting Site	\$500 ea	7	\$3,500	10 Years	30 Years	2029	\$4,360

Woodland Village HOA 2019 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Lighting Site	\$500 ea	7	\$3,500	30 Years	30 Years	2059	\$7,941
Electric Panel	\$1,500 ea	3	\$4,500	10 Years 40 Years	40 Years	2029 2069	\$5,606 \$12,469
Sprinkler Timing Station	\$250 ea	3	\$750	6 Years 10 Years	10 Years	2025 2035 2045 2055	\$863 \$1,053 \$1,286 \$1,571
Sprinkler Control Box	\$125 ea	6	\$750	0 Years 20 Years	20 Years	2019 2039 2059	\$765 \$1,141 \$1,702
Back Flow Preventer Rebuild	\$500 ea	3	\$1,500	0 Years 20 Years	20 Years	2019 2039 2059	\$1,530 \$2,282 \$3,403
PCC Mail Box Pad	\$250 ea	3	\$750	20 Years 40 Years	40 Years	2039 2079	\$1,141 \$2,538
Fence Split Rail Stained	\$10.00 / lf	50 lf	\$500	5 Years 25 Years	25 Years	2024 2049	\$564 \$929
Gate Metal	\$1,000 ea	1	\$1,000	10 Years 30 Years	30 Years	2029 2059	\$1,246 \$2,269
Baby Bear Court							
Lighting Site Overhead Rewiring	\$500 ea	8	\$4,000	14 Years 30 Years	30 Years	2033 2063	\$5,398 \$9,831
PCC Mail Box Pad	\$250 ea	1	\$250	24 Years 40 Years	40 Years	2043 2083	\$412 \$916
Fence Split Rail Stained	\$10.00 / lf	150 lf	\$1,500	9 Years 25 Years	25 Years	2028 2053	\$1,832 \$3,019
Baileyville Court							
Lighting Site Overhead Rewiring	\$500 ea	3	\$1,500	13 Years 30 Years	30 Years	2032 2062	\$1,984 \$3,614
PCC Mail Box Pad	\$250 ea	1	\$250	23 Years 40 Years	40 Years	2042 2082	\$404 \$898
Fence Split Rail Stained	\$10.00 / lf	40 lf	\$400	8 Years 25 Years	25 Years	2027 2052	\$479 \$789
Gate Metal 3 ft	\$1,000 ea	1	\$1,000	13 Years	30 Years	2032	\$1,323

Woodland Village HOA 2019 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Gate Metal 3 ft	\$1,000 ea	1	\$1,000	30 Years	30 Years	2062	\$2,409
Bear Lake Drive							
Lighting Site Overhead Rewiring	\$500 ea	16	\$8,000	12 Years	30 Years	2031	\$10,373
				30 Years		2061	\$18,892
PCC Mail Box Pad	\$250 ea	3	\$750	22 Years	40 Years	2041	\$1,188
				40 Years		2081	\$2,641
Fence Split Rail Stained	\$10.00 / lf	410 lf	\$4,100	7 Years	25 Years	2026	\$4,811
				25 Years		2051	\$7,928
Gate Metal	\$1,000 ea	2	\$2,000	12 Years	30 Years	2031	\$2,593
				30 Years		2061	\$4,723
Access Road Paving 1 1/2 inch AC Overlay	\$1.50 / • ft	2240 • ft	\$3,360	9 Years	25 Years	2028	\$4,103
				25 Years		2053	\$6,762
Access Road Slurry Seal	\$0.40 / • ft	2240 • ft	\$896	4 Years	6 Years	2023	\$990
				6 Years		2029	\$1,116
						2035	\$1,258
						2041	\$1,419
						2047	\$1,600
						2053	\$1,803
Access Road PCC Driveways	\$5.00 / • ft	110 • ft	\$550	24 Years	40 Years	2043	\$906
				40 Years		2083	\$2,016
Access Road Fence Wood	\$30.00 / lf	70 lf	\$2,100	4 Years	20 Years	2023	\$2,321
				20 Years		2043	\$3,461
						2063	\$5,161
PCC Sidewalks	\$6.00 / • ft	30 • ft	\$180	24 Years	40 Years	2043	\$297
				40 Years		2083	\$660
Bear River Court							
Lighting Site Overhead Rewiring	\$500 ea	4	\$2,000	11 Years	30 Years	2030	\$2,542
				30 Years		2060	\$4,629
PCC Mail Box Pad	\$250 ea	1	\$250	21 Years	40 Years	2040	\$388
				40 Years		2080	\$863
Beechwood Court							
Lighting Site Overhead Rewiring	\$500 ea	3	\$1,500	14 Years	30 Years	2033	\$2,024
				30 Years		2063	\$3,687

Woodland Village HOA 2019 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Electric Panel	\$1,500 ea	1	\$1,500	24 Years 40 Years	40 Years	2043 2083	\$2,472 \$5,498
Sprinkler Timing Station	\$250 ea	1	\$250	6 Years 10 Years	10 Years	2025 2035 2045 2055	\$288 \$351 \$429 \$524
Sprinkler Control Box	\$125 ea	1	\$125	4 Years 20 Years	20 Years	2023 2043 2063	\$138 \$206 \$307
Back Flow Preventer Rebuild	\$500 ea	1	\$500	4 Years 20 Years	20 Years	2023 2043 2063	\$553 \$824 \$1,229
PCC Mail Box Pad	\$250 ea	1	\$250	24 Years 40 Years	40 Years	2043 2083	\$412 \$916
Fence Split Rail Stained	\$10.00 / lf	75 lf	\$750	9 Years 25 Years	25 Years	2028 2053	\$916 \$1,509
Blue Creek Court							
Lighting Site Overhead Rewiring	\$500 ea	3	\$1,500	15 Years 30 Years	30 Years	2034 2064	\$2,065 \$3,761
Box Elder Court							
Lighting Site Overhead Rewiring	\$500 ea	6	\$3,000	13 Years 30 Years	30 Years	2032 2062	\$3,968 \$7,227
PCC Mail Box Pad	\$250 ea	2	\$500	24 Years 40 Years	40 Years	2043 2083	\$824 \$1,833
Fence Split Rail Stained	\$10.00 / lf	100 lf	\$1,000	8 Years 25 Years	25 Years	2027 2052	\$1,197 \$1,973
Brushland Drive and Court							
Lighting Site Overhead Rewiring	\$500 ea	7	\$3,500	13 Years 30 Years	30 Years	2032 2062	\$4,630 \$8,432
PCC Mail Box Pad	\$250 ea	1	\$250	23 Years 40 Years	40 Years	2042 2082	\$404 \$898

Woodland Village HOA 2019 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Buckshot Court							
Lighting Site Overhead Rewiring	\$500 ea	4	\$2,000	11 Years 30 Years	30 Years	2030 2060	\$2,542 \$4,629
PCC Mail Box Pad	\$250 ea	1	\$250	21 Years 40 Years	40 Years	2040 2080	\$388 \$863
Calistoga Court							
Lighting Site Overhead Rewiring	\$500 ea	2	\$1,000	11 Years 30 Years	30 Years	2030 2060	\$1,271 \$2,315
Casita Court							
Lighting Site Overhead Rewiring	\$500 ea	2	\$1,000	12 Years 30 Years	30 Years	2031 2061	\$1,297 \$2,361
Fence Split Rail Stained	\$10.00 / lf	60 lf	\$600	7 Years 25 Years	25 Years	2026 2051	\$704 \$1,160
Cedar View Court							
Lighting Site Overhead Rewiring	\$500 ea	2	\$1,000	15 Years 30 Years	30 Years	2034 2064	\$1,377 \$2,507
PCC Mail Box Pad	\$500 ea	4	\$2,000	25 Years 40 Years	40 Years	2044 2084	\$3,363 \$7,479
Fence Split Rail Stained	\$10.00 / lf	20 lf	\$200	10 Years 25 Years	25 Years	2029 2054	\$249 \$411
Gate Metal 3 ft	\$1,000 ea	1	\$1,000	15 Years 30 Years	30 Years	2034 2064	\$1,377 \$2,507
Access Road Paving 1 1/2 inch AC Overlay	\$1.50 / • ft	2000 • ft	\$3,000	10 Years 25 Years	25 Years	2029 2054	\$3,738 \$6,160
Access Road Slurry Seal	\$0.40 / • ft	2000 • ft	\$800	0 Years 6 Years	6 Years	2019 2025 2031 2037 2043 2049	\$816 \$920 \$1,037 \$1,169 \$1,318 \$1,486
Access Road	\$11.00 / • ft	140 • ft	\$1,540	25 Years	40 Years	2044	\$2,589

Woodland Village HOA 2019 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Access Road	\$11.00 / • ft	140 • ft	\$1,540	40 Years	40 Years	2084	\$5,759
Cherryleaf Court							
Lighting Site Overhead Rewiring	\$500 ea	6	\$3,000	12 Years 30 Years	30 Years	2031 2061	\$3,890 \$7,084
PCC Mail Box Pad	\$250 ea	2	\$500	22 Years 40 Years	40 Years	2041 2081	\$792 \$1,761
Fence Split Rail Stained	\$10.00 / lf	90 lf	\$900	7 Years 25 Years	25 Years	2026 2051	\$1,056 \$1,740
Gate Metal 3 ft	\$1,000 ea	1	\$1,000	12 Years 30 Years	30 Years	2031 2061	\$1,297 \$2,361
Clear Lake Court							
Lighting Site Overhead Rewiring	\$500 ea	3	\$1,500	15 Years 30 Years	30 Years	2034 2064	\$2,065 \$3,761
Clear Springs Court							
Lighting Site Overhead Rewiring	\$500 ea	4	\$2,000	11 Years 30 Years	30 Years	2030 2060	\$2,542 \$4,629
PCC Mail Box Pad	\$250 ea	1	\$250	21 Years 40 Years	40 Years	2040 2080	\$388 \$863
Cody Court							
PCC Mail Box Pad	\$250 ea	2	\$500	27 Years 40 Years	40 Years	2046 2086	\$875 \$1,946
Fence Split Rail Stained	\$10.00 / lf	90 lf	\$900	12 Years 25 Years	25 Years	2031 2056	\$1,167 \$1,923
Crystal Canyon Boulevard							
Lighting Site Overhead Rewiring	\$500 ea	7	\$3,500	14 Years 30 Years	30 Years	2033 2063	\$4,723 \$8,602
PCC Mail Box Pad	\$250 ea	3	\$750	24 Years 40 Years	40 Years	2043 2083	\$1,236 \$2,749
Fence Split Rail Stained	\$10.00 / lf	40 lf	\$400	9 Years 25 Years	25 Years	2028 2053	\$488 \$805
Gate Metal 3 ft	\$1,000 ea	1	\$1,000	14 Years	30 Years	2033	\$1,350

Woodland Village HOA 2019 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Gate Metal 3 ft	\$1,000 ea	1	\$1,000	30 Years	30 Years	2063	\$2,458
Fido House	\$250 ea	1	\$250	5 Years	20 Years	2024	\$282
				20 Years		2044	\$420
						2064	\$627
Datewood Court							
Lighting Site Overhead Rewiring	\$500 ea	4	\$2,000	13 Years	30 Years	2032	\$2,646
				30 Years		2062	\$4,818
PCC Mail Box Pad	\$250 ea	1	\$250	23 Years	40 Years	2042	\$404
				40 Years		2082	\$898
Fence Split Rail Stained	\$10.00 / lf	60 lf	\$600	8 Years	25 Years	2027	\$718
				25 Years		2052	\$1,184
Gate Metal 3 ft	\$1,000 ea	1	\$1,000	13 Years	30 Years	2032	\$1,323
				30 Years		2062	\$2,409
Davenport Court							
Lighting Site Overhead Rewiring	\$500 ea	3	\$1,500	15 Years	30 Years	2034	\$2,065
				30 Years		2064	\$3,761
Davenport Lane							
Lighting Site Overhead Rewiring	\$500 ea	7	\$3,500	13 Years	30 Years	2032	\$4,630
				30 Years		2062	\$8,432
PCC Mail Box Pad	\$250 ea	2	\$500	23 Years	40 Years	2042	\$808
				40 Years		2082	\$1,796
Fence Split Rail Stained	\$10.00 / lf	50 lf	\$500	8 Years	25 Years	2027	\$599
				25 Years		2052	\$986
Desert Lake Court							
Lighting Site Overhead Rewiring	\$500 ea	4	\$2,000	14 Years	30 Years	2033	\$2,699
				30 Years		2063	\$4,916
PCC Mail Box Pad	\$250 ea	1	\$250	24 Years	40 Years	2043	\$412
				40 Years		2083	\$916
Fence Split Rail Stained	\$10.00 / lf	40 lf	\$400	9 Years	25 Years	2028	\$488
				25 Years		2053	\$805

Woodland Village HOA 2019 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Desert Lake Drive							
Lighting Site Overhead Rewiring	\$500 ea	26	\$13,000	14 Years 30 Years	30 Years	2033 2063	\$17,544 \$31,951
Electric Panel	\$1,500 ea	2	\$3,000	24 Years 40 Years	40 Years	2043 2083	\$4,944 \$10,996
Sprinkler Timing Station	\$250 ea	2	\$500	6 Years 10 Years	10 Years	2025 2035 2045 2055	\$575 \$702 \$858 \$1,047
Sprinkler Control Box	\$125 ea	4	\$500	4 Years 20 Years	20 Years	2023 2043 2063	\$553 \$824 \$1,229
Back Flow Preventer Rebuild	\$500 ea	1	\$500	4 Years 20 Years	20 Years	2023 2043 2063	\$553 \$824 \$1,229
PCC Mail Box Pad	\$250 ea	6	\$1,500	24 Years 40 Years	40 Years	2043 2083	\$2,472 \$5,498
Fence Split Rail Stained	\$10.00 / lf	130 lf	\$1,300	9 Years 25 Years	25 Years	2028 2053	\$1,588 \$2,616
Drift Creek Court							
Lighting Site Overhead Rewiring	\$500 ea	3	\$1,500	15 Years 30 Years	30 Years	2034 2064	\$2,065 \$3,761
Dustin Court							
Lighting Site Overhead Rewiring	\$500 ea	8	\$4,000	17 Years 30 Years	30 Years	2036 2066	\$5,732 \$10,438
PCC Mail Box Pad	\$250 ea	2	\$500	27 Years 40 Years	40 Years	2046 2086	\$875 \$1,946
Fence Split Rail Stained	\$10.00 / lf	70 lf	\$700	12 Years 25 Years	25 Years	2031 2056	\$908 \$1,496
Elk Court							
Lighting Site Overhead Rewiring	\$500 ea	2	\$1,000	12 Years 30 Years	30 Years	2031 2061	\$1,297 \$2,361

Woodland Village HOA 2019 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Fence Split Rail Stained	\$10.00 / lf	40 lf	\$400	7 Years 25 Years	25 Years	2026 2051	\$469 \$773
Empire Court							
Lighting Site Overhead Rewiring	\$500 ea	5	\$2,500	12 Years 30 Years	30 Years	2031 2061	\$3,242 \$5,904
PCC Mail Box Pad	\$250 ea	1	\$250	22 Years 40 Years	40 Years	2041 2081	\$396 \$880
Fence Split Rail Stained	\$10.00 / lf	130 lf	\$1,300	7 Years 25 Years	25 Years	2026 2051	\$1,525 \$2,514
Gate Metal 3 ft	\$1,000 ea	1	\$1,000	12 Years 30 Years	30 Years	2031 2061	\$1,297 \$2,361
Fairfax Court							
Lighting Site Overhead Rewiring	\$500 ea	6	\$3,000	15 Years 30 Years	30 Years	2034 2064	\$4,130 \$7,522
Electric Panel	\$1,500 ea	1	\$1,500	25 Years 40 Years	40 Years	2044 2084	\$2,522 \$5,609
Sprinkler Timing Station	\$250 ea	1	\$250	6 Years 10 Years	10 Years	2025 2035 2045 2055	\$288 \$351 \$429 \$524
Sprinkler Control Box	\$125 ea	1	\$125	5 Years 20 Years	20 Years	2024 2044 2064	\$141 \$210 \$313
Back Flow Preventer Rebuild	\$500 ea	1	\$500	5 Years 20 Years	20 Years	2024 2044 2064	\$564 \$841 \$1,254
PCC Mail Box Pad	\$250 ea	2	\$500	25 Years 40 Years	40 Years	2044 2084	\$841 \$1,870
Fence Split Rail Stained	\$10.00 / lf	140 lf	\$1,400	10 Years 25 Years	25 Years	2029 2054	\$1,744 \$2,874
Feather River Court							
Lighting Site Overhead Rewiring	\$500 ea	4	\$2,000	11 Years 30 Years	30 Years	2030 2060	\$2,542 \$4,629

Woodland Village HOA 2019 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
PCC Mail Box Pad	\$250 ea	1	\$250	21 Years 40 Years	40 Years	2040 2080	\$388 \$863
Fence Split Rail Stained	\$10.00 / lf	40 lf	\$400	6 Years 25 Years	25 Years	2025 2050	\$460 \$758
Fiesta Court							
Lighting Site Overhead Rewiring	\$500 ea	2	\$1,000	12 Years 30 Years	30 Years	2031 2061	\$1,297 \$2,361
Fence Split Rail Stained	\$10.00 / lf	40 lf	\$400	7 Years 25 Years	25 Years	2026 2051	\$469 \$773
Fontana Court							
Lighting Site Overhead Rewiring	\$500 ea	2	\$1,000	12 Years 30 Years	30 Years	2031 2061	\$1,297 \$2,361
Fonti Court							
Lighting Site Overhead Rewiring	\$500 ea	3	\$1,500	12 Years 30 Years	30 Years	2031 2061	\$1,945 \$3,542
Fence Split Rail Stained	\$10.00 / lf	65 lf	\$650	7 Years 25 Years	25 Years	2026 2051	\$763 \$1,257
Fortune Court							
Lighting Site Overhead Rewiring	\$500 ea	6	\$3,000	11 Years 30 Years	30 Years	2030 2060	\$3,813 \$6,944
Electric Panel	\$1,500 ea	1	\$1,500	21 Years 40 Years	40 Years	2040 2080	\$2,328 \$5,178
Sprinkler Timing Station	\$250 ea	1	\$250	6 Years 10 Years	10 Years	2025 2035 2045 2055	\$288 \$351 \$429 \$524
Sprinkler Control Box	\$125 ea	1	\$125	1 Year 20 Year	20 Years	2020 2040 2060	\$130 \$194 \$289
Back Flow Preventer Rebuild	\$500 ea	1	\$500	1 Year 20 Year	20 Years	2020 2040 2060	\$520 \$776 \$1,157

Woodland Village HOA 2019 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
PCC Mail Box Pad	\$250 ea	1	\$250	21 Years 40 Years	40 Years	2040 2080	\$388 \$863
Fence Split Rail Stained	\$10.00 / lf	50 lf	\$500	6 Years 25 Years	25 Years	2025 2050	\$575 \$948
Fossil Court							
Lighting Site Overhead Rewiring	\$500 ea	3	\$1,500	12 Years 30 Years	30 Years	2031 2061	\$1,945 \$3,542
Fence Split Rail Stained	\$10.00 / lf	60 lf	\$600	7 Years 25 Years	25 Years	2026 2051	\$704 \$1,160
Frost Peak Court							
Lighting Site Overhead Rewiring	\$500 ea	3	\$1,500	12 Years 30 Years	30 Years	2031 2061	\$1,945 \$3,542
Fence Split Rail Stained	\$10.00 / lf	80 lf	\$800	7 Years 25 Years	25 Years	2026 2051	\$939 \$1,547
Georgetown Drive and Court							
Lighting Site Overhead Rewiring	\$500 ea	9	\$4,500	12 Years 30 Years	30 Years	2031 2061	\$5,835 \$10,627
Electric Panel	\$1,500 ea	1	\$1,500	22 Years 40 Years	40 Years	2041 2081	\$2,375 \$5,283
Sprinkler Timing Station	\$250 ea	1	\$250	6 Years 10 Years	10 Years	2025 2035 2045 2055	\$288 \$351 \$429 \$524
Sprinkler Control Box	\$125 ea	1	\$125	2 Years 20 Years	20 Years	2021 2041 2061	\$133 \$198 \$295
PCC Mail Box Pad	\$250 ea	3	\$750	22 Years 40 Years	40 Years	2041 2081	\$1,188 \$2,641
Fence Split Rail Stained	\$10.00 / lf	90 lf	\$900	7 Years 25 Years	25 Years	2026 2051	\$1,056 \$1,740
Paving 1 1/2 inch AC Pathways	\$1.50 / • ft	1580 • ft	\$2,370	9 Years 15 Years	15 Years	2028 2043 2058	\$2,894 \$3,906 \$5,271

Woodland Village HOA 2019 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Pathways Slurry Seal	\$0.40 / • ft	1580 • ft	\$632	0 Years	6 Years	2019	\$645
				6 Years		2025	\$727
						2031	\$819
						2037	\$924
						2043	\$1,042
						2049	\$1,174
Gate Metal	\$1,000 ea	1	\$1,000	12 Years 30 Years	30 Years	2031 2061	\$1,297 \$2,361
Giant Panda Court							
Lighting Site Overhead Rewiring	\$500 ea	5	\$2,500	26 Years 30 Years	30 Years	2045 2075	\$4,288 \$7,810
Ginkgo Court							
Lighting Site Overhead Rewiring	\$500 ea	4	\$2,000	15 Years 30 Years	30 Years	2034 2064	\$2,754 \$5,015
PCC Mail Box Pad	\$250 ea	1	\$250	15 Years 40 Years	40 Years	2034 2074	\$344 \$765
Fence Split Rail Stained	\$10.00 / lf	100 lf	\$1,000	10 Years 25 Years	25 Years	2029 2054	\$1,246 \$2,053
Goose Lake Drive							
Lighting Site Overhead Rewiring	\$500 ea	3	\$1,500	17 Years 30 Years	30 Years	2036 2066	\$2,149 \$3,914
PCC Mail Box Pad	\$500 ea	2	\$1,000	27 Years 40 Years	40 Years	2046 2086	\$1,750 \$3,892
Fence Split Rail Stained	\$10.00 / lf	70 lf	\$700	12 Years 25 Years	25 Years	2031 2056	\$908 \$1,496
Grand Valley Court							
Lighting Site Overhead Rewiring	\$500 ea	3	\$1,500	12 Years 30 Years	30 Years	2031 2061	\$1,945 \$3,542
Fence Split Rail Stained	\$10.00 / lf	40 lf	\$400	7 Years 25 Years	25 Years	2026 2051	\$469 \$773

Woodland Village HOA 2019 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Grizzly Bear Court							
Lighting Site Overhead Rewiring	\$500 ea	9	\$4,500	19 Years 30 Years	30 Years	2038 2068	\$6,711 \$12,222
PCC Mail Box Pad	\$250 ea	3	\$750	29 Years	40 Years	2048	\$1,366
Paving 1 1/2 inch AC Pathways	\$1.50 / • ft	1300 • ft	\$1,950	9 Years 15 Years	15 Years	2028 2043 2058	\$2,381 \$3,214 \$4,337
Slurry Seal Pathway	\$0.40 / • ft	1300 • ft	\$520	0 Years 6 Years	6 Years	2019 2025 2031 2037 2043 2049	\$530 \$598 \$674 \$760 \$857 \$966
Hazelnut Drive							
Lighting Site Overhead Rewiring	\$500 ea	5	\$2,500	13 Years 30 Years	30 Years	2032 2062	\$3,307 \$6,023
PCC Mail Box Pad	\$250 ea	2	\$500	23 Years 40 Years	40 Years	2042 2082	\$808 \$1,796
Hedge Court							
Lighting Site Overhead	\$500 ea	1	\$500	11 Years 30 Years	30 Years	2030 2060	\$635 \$1,157
Honey Locust Court							
Lighting Site Overhead Rewiring	\$500 ea	2	\$1,000	17 Years 30 Years	30 Years	2036 2066	\$1,433 \$2,610
PCC Mail Box Pad	\$250 ea	1	\$250	27 Years 40 Years	40 Years	2046 2086	\$437 \$973
Fence Split Rail Stained	\$10.00 / lf	100 lf	\$1,000	12 Years 25 Years	25 Years	2031 2056	\$1,297 \$2,137
Ivywood Court							
Lighting Site	\$500 ea	2	\$1,000	14 Years	30 Years	2033	\$1,350

Woodland Village HOA 2019 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Lighting Site	\$500 ea	2	\$1,000	30 Years	30 Years	2063	\$2,458
PCC Mail Box Pad	\$250 ea	1	\$250	24 Years 40 Years	40 Years	2043 2083	\$412 \$916
Fence Split Rail Stained	\$10.00 / lf	90 lf	\$900	9 Years 25 Years	25 Years	2028 2053	\$1,099 \$1,811
Javalina Court							
Lighting Site Overhead Rewiring	\$500 ea	5	\$2,500	11 Years 30 Years	30 Years	2030 2060	\$3,177 \$5,787
PCC Mail Box Pad	\$250 ea	1	\$250	21 Years 40 Years	40 Years	2040 2080	\$388 \$863
Fence Split Rail Stained	\$10.00 / lf	60 lf	\$600	6 Years 25 Years	25 Years	2025 2050	\$690 \$1,137
Jotewood Court							
Lighting Site Overhead Rewiring	\$500 ea	4	\$2,000	13 Years 30 Years	30 Years	2032 2062	\$2,646 \$4,818
PCC Mail Box Pad	\$250 ea	1	\$250	23 Years 40 Years	40 Years	2042 2082	\$404 \$898
Fence Split Rail Stained	\$10.00 / lf	100 lf	\$1,000	8 Years 25 Years	25 Years	2027 2052	\$1,197 \$1,973
Journey Court							
Lighting Site Overhead Rewiring	\$500 ea	3	\$1,500	12 Years 30 Years	30 Years	2031 2061	\$1,945 \$3,542
Fence Split Rail Stained	\$10.00 / lf	40 lf	\$400	7 Years 25 Years	25 Years	2026 2051	\$469 \$773
Kodiak Bear Court							
Lighting Site Overhead Rewiring	\$500 ea	5	\$2,500	26 Years 30 Years	30 Years	2045 2075	\$4,288 \$7,810
La Casa Court							
Lighting Site Overhead Rewiring	\$500 ea	2	\$1,000	12 Years 30 Years	30 Years	2031 2061	\$1,297 \$2,361

Woodland Village HOA 2019 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Lago Court							
Lighting Site Overhead Rewiring	\$500 ea	1	\$500	11 Years 30 Years	30 Years	2030 2060	\$635 \$1,157
Lake Powell Drive							
Lighting Site Overhead Rewiring	\$500 ea	3	\$1,500	17 Years 30 Years	30 Years	2036 2066	\$2,149 \$3,914
PCC Mail Box Pad	\$500 ea	1	\$500	27 Years 40 Years	40 Years	2046 2086	\$875 \$1,946
Lanceleaf Court							
Lighting Site Overhead Rewiring	\$500 ea	3	\$1,500	12 Years 30 Years	30 Years	2031 2061	\$1,945 \$3,542
PCC Mail Box Pad	\$250 ea	1	\$250	22 Years 40 Years	40 Years	2041 2081	\$396 \$880
Fence Split Rail Stained	\$10.00 / lf	60 lf	\$600	7 Years 25 Years	25 Years	2026 2051	\$704 \$1,160
Little Peak Court							
Lighting Site Overhead Rewiring	\$500 ea	3	\$1,500	15 Years 30 Years	30 Years	2034 2064	\$2,065 \$3,761
Fence Split Rail Stained	\$10.00 / lf	140 lf	\$1,400	10 Years 25 Years	25 Years	2029 2054	\$1,744 \$2,874
Live Oak Court							
Lighting Site Overhead Rewiring	\$500 ea	4	\$2,000	15 Years 30 Years	30 Years	2034 2064	\$2,754 \$5,015
PCC Sidewalks 3 ft	\$6.00 / • ft	210 • ft	\$1,260	25 Years 40 Years	40 Years	2044 2084	\$2,118 \$4,712
Fence Split Rail Stained	\$10.00 / lf	100 lf	\$1,000	10 Years 25 Years	25 Years	2029 2054	\$1,246 \$2,053
Electric Panel	\$1,500 ea	1	\$1,500	25 Years 40 Years	40 Years	2044 2084	\$2,522 \$5,609
Sprinkler Timing Station	\$250 ea	1	\$250	6 Years 10 Years	10 Years	2025 2035	\$288 \$351

Woodland Village HOA 2019 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Sprinkler Timing Station	\$250 ea	1	\$250	10 Years	10 Years	2045 2055	\$429 \$524
Sprinkler Control Box	\$125 ea	1	\$125	5 Years 20 Years	20 Years	2024 2044 2064	\$141 \$210 \$313
Lockspur Court							
Lighting Site Overhead Rewiring	\$500 ea	4	\$2,000	12 Years 30 Years	30 Years	2031 2061	\$2,593 \$4,723
Fence Split Rail Stained	\$10.00 / lf	80 lf	\$800	7 Years 25 Years	25 Years	2026 2051	\$939 \$1,547
Mama Bear Court							
Lighting Site Overhead Rewiring	\$500 ea	7	\$3,500	14 Years 30 Years	30 Years	2033 2063	\$4,723 \$8,602
PCC Mail Box Pad	\$250 ea	2	\$500	24 Years 40 Years	40 Years	2043 2083	\$824 \$1,833
Fence Split Rail Stained	\$10.00 / lf	80 lf	\$800	9 Years 25 Years	25 Years	2028 2053	\$977 \$1,610
Gate Metal	\$1,000 ea	1	\$1,000	14 Years 30 Years	30 Years	2033 2063	\$1,350 \$2,458
Mayfield Court							
Lighting Site Overhead Rewiring	\$500 ea	3	\$1,500	13 Years 30 Years	30 Years	2032 2062	\$1,984 \$3,614
Fence Split Rail Stained	\$10.00 / lf	80 lf	\$800	8 Years 25 Years	25 Years	2027 2052	\$958 \$1,578
Morning Breeze Court							
Lighting Site Overhead Rewiring	\$500 ea	5	\$2,500	15 Years 30 Years	30 Years	2034 2064	\$3,442 \$6,268
PCC Mail Box Pad	\$250 ea	2	\$500	25 Years 40 Years	40 Years	2044 2084	\$841 \$1,870
Narrowleaf Court							
Lighting Site	\$500 ea	1	\$500	17 Years	30 Years	2036	\$716

Woodland Village HOA 2019 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Lighting Site	\$500 ea	1	\$500	30 Years	30 Years	2066	\$1,305
PCC Mail Box Pad	\$250 ea	1	\$250	27 Years 40 Years	40 Years	2046 2086	\$437 \$973
Fence Split Rail Stained	\$10.00 / lf	40 lf	\$400	12 Years 25 Years	25 Years	2031 2056	\$519 \$855
New Forest Drive							
Electric Panel	\$1,500 ea	1	\$1,500	23 Years 40 Years	40 Years	2042 2082	\$2,423 \$5,389
Sprinkler Timing Station	\$250 ea	1	\$250	6 Years 10 Years	10 Years	2025 2035 2045 2055	\$288 \$351 \$429 \$524
Sprinkler Control Box	\$125 ea	6	\$750	3 Years 20 Years	20 Years	2022 2042 2062	\$812 \$1,212 \$1,807
Back Flow Preventer Rebuild	\$500 ea	1	\$500	3 Years 20 Years	20 Years	2022 2042 2062	\$542 \$808 \$1,205
Fence Split Rail Stained	\$10.00 / lf	1060 lf	\$10,600	8 Years 25 Years	25 Years	2027 2052	\$12,689 \$20,911
Gate Metal 3 ft	\$1,000 ea	1	\$1,000	13 Years 30 Years	30 Years	2032 2062	\$1,323 \$2,409
Oak Brook Court							
Lighting Site Overhead Rewiring	\$500 ea	3	\$1,500	15 Years 30 Years	30 Years	2034 2064	\$2,065 \$3,761
Fence Split Rail Stained	\$10.00 / lf	360 lf	\$3,600	10 Years 25 Years	25 Years	2029 2054	\$4,485 \$7,392
Gate Metal 3 ft	\$1,000 ea	1	\$1,000	15 Years 30 Years	30 Years	2034 2064	\$1,377 \$2,507
Oak Brook Lane							
Lighting Site Overhead Rewiring	\$500 ea	6	\$3,000	15 Years 30 Years	30 Years	2034 2064	\$4,130 \$7,522
PCC Mail Box	\$250 ea	3	\$750	25 Years	40 Years	2044	\$1,261

Woodland Village HOA 2019 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
PCC Mail Box	\$250 ea	3	\$750	40 Years	40 Years	2084	\$2,804
Oak View Court							
Lighting Site Overhead Rewiring	\$500 ea	6	\$3,000	13 Years	30 Years	2032	\$3,968
				30 Years		2062	\$7,227
PCC Mail Box Pad	\$250 ea	2	\$500	23 Years	40 Years	2042	\$808
				40 Years		2082	\$1,796
Fence Split Rail Stained	\$10.00 / lf	65 lf	\$650	8 Years	25 Years	2027	\$778
				25 Years		2052	\$1,282
Gate Metal 3 ft with Wood	\$1,000 ea	1	\$1,000	13 Years	30 Years	2032	\$1,323
				30 Years		2062	\$2,409
Out Post Court							
Lighting Site Overhead Rewiring	\$500 ea	7	\$3,500	26 Years	30 Years	2045	\$6,003
				30 Years		2075	\$10,933
PCC Mail Box Pad	\$250 ea	1	\$250	36 Years	40 Years	2055	\$524
Panda Bear Court							
Lighting Site Overhead Rewiring	\$500 ea	1	\$500	19 Years	30 Years	2038	\$746
				30 Years		2068	\$1,358
PCC Mail Box Pad	\$500 ea	1	\$500	29 Years	40 Years	2048	\$911
Paving 1 1/2 inch AC Pathways	\$1.50 / • ft	300 • ft	\$450	9 Years	15 Years	2028	\$550
				15 Years		2043	\$742
						2058	\$1,001
Slurry Seal Pathways	\$0.40 / • ft	300 • ft	\$120	0 Years	6 Years	2019	\$122
				6 Years		2025	\$138
						2031	\$156
						2037	\$175
						2043	\$198
						2049	\$223
Papa Bear Court							
Lighting Site Overhead Rewiring	\$500 ea	9	\$4,500	14 Years	30 Years	2033	\$6,073
				30 Years		2063	\$11,060

Woodland Village HOA 2019 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
PCC Mail Box Pad	\$250 ea	2	\$500	24 Years 40 Years	40 Years	2043 2083	\$824 \$1,833
Fence Split Rail Stained	\$10.00 / lf	80 lf	\$800	9 Years 25 Years	25 Years	2028 2053	\$977 \$1,610
Gate Metal	\$1,000 ea	1	\$1,000	14 Years 30 Years	30 Years	2033 2063	\$1,350 \$2,458
Pebble Court							
Lighting Site Overhead Rewiring	\$500 ea	1	\$500	11 Years 30 Years	30 Years	2030 2060	\$635 \$1,157
Pin Oak Court							
Lighting Site Overhead Rewiring	\$500 ea	7	\$3,500	15 Years 30 Years	30 Years	2034 2064	\$4,819 \$8,776
PCC Mail Box Pad	\$250 ea	2	\$500	25 Years 40 Years	40 Years	2044 2084	\$841 \$1,870
Fence Split Rail Stained	\$10.00 / lf	65 lf	\$650	10 Years 25 Years	25 Years	2029 2054	\$810 \$1,335
Pintura Court							
Lighting Site Overhead Rewiring	\$500 ea	1	\$500	15 Years 30 Years	30 Years	2034 2064	\$688 \$1,254
PCC Mail Box Pad	\$250 ea	1	\$250	25 Years 40 Years	40 Years	2044 2084	\$420 \$935
Fence Split Rail Stained	\$10.00 / lf	65 lf	\$650	10 Years 25 Years	25 Years	2029 2054	\$810 \$1,335
Gate Metal 3 ft	\$1,000 ea	1	\$1,000	15 Years 30 Years	30 Years	2034 2064	\$1,377 \$2,507
Polar Bear Court							
Lighting Site Overhead Rewiring	\$500 ea	5	\$2,500	23 Years 30 Years	30 Years	2042 2072	\$4,039 \$7,355
Fence Split Rail Stained	\$10.00 / lf	700 lf	\$7,000	18 Years 25 Years	25 Years	2037 2062	\$10,233 \$16,864

Woodland Village HOA 2019 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Polar Bear Drive							
Lighting Site Overhead Rewiring	\$500 ea	11	\$5,500	26 Years 30 Years	30 Years	2045 2075	\$9,434 \$17,181
PCC Mail Box Pad	\$500 ea	2	\$1,000	36 Years	40 Years	2055	\$2,095
Fence Split Rail Stained	\$10.00 / lf	2740 lf	\$27,400	21 Years 25 Years	25 Years	2040 2065	\$42,529 \$70,089
Posado Court							
Lighting Site Overhead Rewiring	\$500 ea	2	\$1,000	12 Years 30 Years	30 Years	2031 2061	\$1,297 \$2,361
Posy Lake Court							
Lighting Site Overhead Rewiring	\$500 ea	6	\$3,000	14 Years 30 Years	30 Years	2033 2063	\$4,049 \$7,373
PCC Mail Box Pad	\$250 ea	2	\$500	24 Years 40 Years	40 Years	2043 2083	\$824 \$1,833
Fence Split Rail Stained	\$10.00 / lf	80 lf	\$800	9 Years 25 Years	25 Years	2028 2053	\$977 \$1,610
Quarry Court							
Lighting Site Overhead Rewiring	\$500 ea	6	\$3,000	20 Years 30 Years	30 Years	2039 2069	\$4,564 \$8,313
PCC Mail Box Pad	\$250 ea	2	\$500	30 Years	40 Years	2049	\$929
Fence Split Rail Stained	\$10.00 / lf	50 lf	\$500	15 Years 25 Years	25 Years	2034 2059	\$688 \$1,134
Paving 1 1/2 inch AC Pathways	\$1.50 / • ft	1270 • ft	\$1,905	9 Years 15 Years	15 Years	2028 2043 2058	\$2,326 \$3,140 \$4,237
Slurry Seal Pathways	\$0.40 / • ft	1270 • ft	\$508	4 Years 6 Years	6 Years	2023 2029 2035 2041 2047	\$561 \$633 \$714 \$804 \$907

Woodland Village HOA 2019 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Slurry Seal	\$0.40 / • ft	1270 • ft	\$508	6 Years	6 Years	2053	\$1,022
Rio Court							
Lighting Site Overhead Rewiring	\$500 ea	1	\$500	12 Years 30 Years	30 Years	2031 2061	\$648 \$1,181
Rockland Drive							
Retaining Walls Wood	\$15.00 / lf	180 lf	\$2,700	17 Years 30 Years	30 Years	2036 2066	\$3,869 \$7,046
Electric Panel	\$1,500 ea	1	\$1,500	27 Years 40 Years	40 Years	2046 2086	\$2,625 \$5,838
Sprinkler Timing Station	\$250 ea	1	\$250	6 Years 10 Years	10 Years	2025 2035 2045 2055	\$288 \$351 \$429 \$524
Sprinkler Control Box	\$125 ea	2	\$250	7 Years 20 Years	20 Years	2026 2046 2066	\$293 \$437 \$652
Rogue River Court							
Lighting Site Overhead Rewiring	\$500 ea	3	\$1,500	17 Years 30 Years	30 Years	2036 2066	\$2,149 \$3,914
Silverleaf Court							
Lighting Site Overhead Rewiring	\$500 ea	4	\$2,000	12 Years 30 Years	30 Years	2031 2061	\$2,593 \$4,723
PCC Mail Box Pad	\$250 ea	2	\$500	22 Years 40 Years	40 Years	2041 2081	\$792 \$1,761
Fence Split Rail Stained	\$10.00 / lf	65 lf	\$650	7 Years 25 Years	25 Years	2026 2051	\$763 \$1,257
Sky Crest Court							
Lighting Site Overhead Rewiring	\$500 ea	5	\$2,500	17 Years 30 Years	30 Years	2036 2066	\$3,582 \$6,524
PCC Mail Box Pad	\$250 ea	2	\$500	27 Years 40 Years	40 Years	2046 2086	\$875 \$1,946

Woodland Village HOA 2019 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Fence Split Rail Stained	\$10.00 / lf	60 lf	\$600	12 Years 25 Years	25 Years	2031 2056	\$778 \$1,282
Smoketree Court							
Lighting Site Overhead Rewiring	\$500 ea	2	\$1,000	17 Years 30 Years	30 Years	2036 2066	\$1,433 \$2,610
PCC Mail Box Pad	\$250 ea	1	\$250	27 Years 40 Years	40 Years	2046 2086	\$437 \$973
Fence Split Rail Stained	\$10.00 / lf	120 lf	\$1,200	12 Years 25 Years	25 Years	2031 2056	\$1,556 \$2,564
Sofia Court							
Lighting Site Overhead Rewiring	\$500 ea	1	\$500	12 Years 30 Years	30 Years	2031 2061	\$648 \$1,181
Back Flow Preventer Rebuild	\$500 ea	1	\$500	2 Years 20 Years	20 Years	2021 2041 2061	\$531 \$792 \$1,181
Spring Canyon Court							
Lighting Site Overhead Rewiring	\$500 ea	3	\$1,500	15 Years 30 Years	30 Years	2034 2064	\$2,065 \$3,761
Spruce Lake Court							
Lighting Site Overhead Rewiring	\$500 ea	2	\$1,000	15 Years 30 Years	30 Years	2034 2064	\$1,377 \$2,507
PCC Mail Box Pad	\$250 ea	1	\$250	25 Years 40 Years	40 Years	2044 2084	\$420 \$935
Fence Split Rail Stained	\$10.00 / lf	120 lf	\$1,200	10 Years 25 Years	25 Years	2029 2054	\$1,495 \$2,464
Sunstone Court							
Lighting Site Overhead Rewiring	\$500 ea	4	\$2,000	11 Years 30 Years	30 Years	2030 2060	\$2,542 \$4,629
PCC Mail Box Pad	\$250 ea	1	\$250	21 Years 40 Years	40 Years	2040 2080	\$388 \$863

Woodland Village HOA 2019 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Sweet Gum Court							
Lighting Site Overhead Rewiring	\$500 ea	3	\$1,500	15 Years 30 Years	30 Years	2034 2064	\$2,065 \$3,761
Teddy Bear Court							
Lighting Site Overhead Rewiring	\$500 ea	2	\$1,000	19 Years 30 Years	30 Years	2038 2068	\$1,491 \$2,716
PCC Mail Box Pad	\$250 ea	1	\$250	29 Years	40 Years	2048	\$455
Thomasville Court							
Lighting Site Overhead Rewiring	\$500 ea	5	\$2,500	13 Years 30 Years	30 Years	2032 2062	\$3,307 \$6,023
Fence Split Rail Stained	\$10.00 / lf	65 lf	\$650	8 Years 25 Years	25 Years	2027 2052	\$778 \$1,282
Timber Grove Court							
Lighting Site Overhead Rewiring	\$500 ea	2	\$1,000	15 Years 30 Years	30 Years	2034 2064	\$1,377 \$2,507
Trout Court							
Lighting Site Overhead Rewiring	\$500 ea	2	\$1,000	17 Years 30 Years	30 Years	2036 2066	\$1,433 \$2,610
Valecito Court							
Lighting Site Overhead Rewiring	\$500 ea	2	\$1,000	12 Years 30 Years	30 Years	2031 2061	\$1,297 \$2,361
Fence Split Rail Stained	\$10.00 / lf	40 lf	\$400	7 Years 25 Years	25 Years	2026 2051	\$469 \$773
Village Center Way							
Paving 2 inch AC Overlay	\$2.00 / • ft	27640 • ft	\$55,280	6 Years 25 Years	25 Years	2025 2050	\$63,580 \$104,782
Slurry Seal	\$0.40 / • ft	27640 • ft	\$11,056	0 Years 6 Years	6 Years	2019 2025	\$11,279 \$12,716

Woodland Village HOA 2019 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Slurry Seal	\$0.40 / • ft	27640 • ft	\$11,056	6 Years	6 Years	2031 2037 2043 2049	\$14,336 \$16,162 \$18,221 \$20,542
Paving Stripping	\$635 ea	1	\$635	0 Years 6 Years	6 Years	2019 2025 2031 2037 2043 2049	\$648 \$730 \$823 \$928 \$1,047 \$1,180
PCC Curbs and Gutters	\$11.00 / • ft	1530 • ft	\$16,830	23 Years 40 Years	40 Years	2042 2082	\$27,188 \$60,467
PCC Sidewalks 4 ft	\$5.00 / • ft	3060 • ft	\$15,300	23 Years 40 Years	40 Years	2042 2082	\$24,716 \$54,970
Lighting Site Overhead Rewiring	\$500 ea	13	\$6,500	13 Years 30 Years	30 Years	2032 2062	\$8,598 \$15,659
Fence Split Rail Stained	\$10.00 / lf	30 lf	\$300	8 Years 25 Years	25 Years	2027 2052	\$359 \$592
Village Parkway							
Lighting Site Overhead Rewiring	\$500 ea	23	\$11,500	13 Years 30 Years	30 Years	2032 2062	\$15,212 \$27,705
Electric Panel	\$1,500 ea	1	\$1,500	22 Years 40 Years	40 Years	2041 2081	\$2,375 \$5,283
Sprinkler Timing Station	\$250 ea	1	\$250	6 Years 10 Years	10 Years	2025 2035 2045 2055	\$288 \$351 \$429 \$524
Sprinkler Control Box	\$125 ea	6	\$750	2 Years 20 Years	20 Years	2021 2041 2061	\$796 \$1,188 \$1,771
Back Flow Preventer Rebuild	\$500 ea	1	\$500	2 Years 20 Years	20 Years	2021 2041 2061	\$531 \$792 \$1,181
Fence Split Rail Stained	\$10.00 / lf	210 lf	\$2,100	7 Years 25 Years	25 Years	2026 2051	\$2,464 \$4,061

Woodland Village HOA 2019 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Gate Metal 3 ft	\$1,000 ea	2	\$2,000	12 Years 30 Years	30 Years	2031 2061	\$2,593 \$4,723
Electric Panel near Teddy Bear Court	\$1,500 ea	1	\$1,500	29 Years	40 Years	2048	\$2,732
Sprinkler Timing Station near Teddy Bear Court	\$250 ea	1	\$250	2 Years 10 Years	10 Years	2021 2031 2041 2051	\$265 \$324 \$396 \$483
Sprinkler Control Box near Teddy Bear Court	\$125 ea	2	\$250	9 Years 20 Years	20 Years	2028 2048	\$305 \$455
Fence Split Rail Stained added 2018	\$15.00 / lf	220 lf	\$3,300	19 Years 20 Years	20 Years	2038 2058	\$4,921 \$7,339
PCC Mail Box Pad added 2018	\$250 ea	3	\$750	39 Years	40 Years	2058	\$1,668
Vineyard Court							
Lighting Site Overhead Rewiring	\$500 ea	4	\$2,000	17 Years 30 Years	30 Years	2036 2066	\$2,866 \$5,219
PCC Mail Box Pad	\$250 ea	1	\$250	27 Years 40 Years	40 Years	2046 2086	\$437 \$973
Fence Split Rail Stained	\$10.00 / lf	60 lf	\$600	12 Years 25 Years	25 Years	2031 2056	\$778 \$1,282
White Tail Court							
Lighting Site Overhead Rewiring	\$500 ea	2	\$1,000	15 Years 30 Years	30 Years	2034 2064	\$1,377 \$2,507
Fence Split Rail Stained	\$10.00 / lf	140 lf	\$1,400	10 Years 25 Years	25 Years	2029 2054	\$1,744 \$2,874
Whitebark Court							
Lighting Site Overhead Rewiring	\$500 ea	6	\$3,000	17 Years 30 Years	30 Years	2036 2066	\$4,299 \$7,829
PCC Mail Box Pad	\$250 ea	2	\$500	27 Years 40 Years	40 Years	2046 2086	\$875 \$1,946

Woodland Village HOA 2019 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Fence Split Rail Stained	\$10.00 / lf	60 lf	\$600	12 Years 25 Years	25 Years	2031 2056	\$778 \$1,282
Williamsburg Drive							
Electric Panel	\$1,500 ea	1	\$1,500	22 Years 40 Years	40 Years	2041 2081	\$2,375 \$5,283
Sprinkler Timing Station	\$250 ea	1	\$250	6 Years 10 Years	10 Years	2025 2035 2045 2055	\$288 \$351 \$429 \$524
Sprinkler Control Box	\$125 ea	2	\$250	2 Years 20 Years	20 Years	2021 2041 2061	\$265 \$396 \$590
Back Flow Preventer Rebuild	\$500 ea	1	\$500	2 Years 20 Years	20 Years	2021 2041 2061	\$531 \$792 \$1,181
PCC Mail Box Pad	\$500 ea	7	\$3,500	22 Years 40 Years	40 Years	2041 2081	\$5,542 \$12,326
Fence Split Rail Stained	\$10.00 / lf	70 lf	\$700	7 Years 25 Years	25 Years	2026 2051	\$821 \$1,354
Wood Leaf Court							
Lighting Site Overhead Rewiring	\$500 ea	3	\$1,500	15 Years 30 Years	30 Years	2034 2064	\$2,065 \$3,761
PCC Mail Box Pad	\$250 ea	1	\$250	25 Years 40 Years	40 Years	2044 2084	\$420 \$935
Fence Split Rail Stained	\$10.00 / lf	80 lf	\$800	10 Years 25 Years	25 Years	2029 2054	\$997 \$1,643
Yearling Court							
Lighting Site Overhead Rewiring	\$500 ea	3	\$1,500	15 Years 30 Years	30 Years	2034 2064	\$2,065 \$3,761
Fence Split Rail Stained	\$10.00 / lf	65 lf	\$650	10 Years 25 Years	25 Years	2029 2054	\$810 \$1,335
Gate Metal 3 ft	\$1,000 ea	1	\$1,000	15 Years 30 Years	30 Years	2034 2064	\$1,377 \$2,507

Woodland Village HOA 2019 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Storm Water Detention on Desert Lake Drive							
Fence Split Rail Stained	\$10.00 / lf	660 lf	\$6,600	6 Years 25 Years	25 Years	2025 2050	\$7,591 \$12,510
Bench Metal	\$1,500 ea	2	\$3,000	14 Years 30 Years	30 Years	2033 2063	\$4,049 \$7,373
Fido House	\$250 ea	1	\$250	5 Years 20 Years	20 Years	2024 2044 2064	\$282 \$420 \$627
Detention off of Calistoga Court							
Fence Split Rail Stained	\$10.00 / lf	210 lf	\$2,100	5 Years 25 Years	25 Years	2024 2049	\$2,368 \$3,902
Detention off of Crystal Canyon Boulevard and Garnet Drive							
Fence Split Rail Stained	\$10.00 / lf	400 lf	\$4,000	5 Years 25 Years	25 Years	2024 2049	\$4,510 \$7,432
Detention Pond North of Aquamarine Drive							
Fence Split Rail Stained	\$10.00 / lf	880 lf	\$8,800	13 Years 25 Years	25 Years	2032 2057	\$11,641 \$19,184
Storm Water Detention Basin D							
Fence Split Rail Stained	\$10.00 / lf	660 lf	\$6,600	7 Years 25 Years	25 Years	2026 2051	\$7,744 \$12,763
Storm Detention off New Forest Drive							
Fence Split Rail Stained	\$10.00 / lf	1200 lf	\$12,000	9 Years 25 Years	25 Years	2028 2053	\$14,654 \$24,151
Paving 1 1/2 inch AC Overlay	\$1.50 / • ft	3600 • ft	\$5,400	9 Years 25 Years	25 Years	2028 2053	\$6,594 \$10,868
Slurry Seal Access Road	\$0.40 / • ft	3600 • ft	\$1,440	1 Year 6 Year	6 Years	2020 2026 2032 2038 2044 2050	\$1,499 \$1,690 \$1,905 \$2,148 \$2,421 \$2,729

Woodland Village HOA 2019 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Basin off Quarry Court							
Tubular Steel 6 ft Fencing	\$30.00 / lf	180 lf	\$5,400	10 Years 20 Years	20 Years	2029 2049	\$6,728 \$10,033
Fence Post Wood 6 ft	\$100 ea	25	\$2,500	20 Years 30 Years	30 Years	2039 2069	\$3,804 \$6,927
Fencing Chain Link 4 ft Green	\$15.00 / lf	1650 lf	\$24,750	27 Years 40 Years	40 Years	2046 2086	\$43,309 \$96,322
PCC Pad	\$5.00 / • ft	320 • ft	\$1,600	27 Years 40 Years	40 Years	2046 2086	\$2,800 \$6,227
Electric Panel	\$1,500 ea	1	\$1,500	27 Years 40 Years	40 Years	2046 2086	\$2,625 \$5,838
Sprinkler Timing Station	\$250 ea	1	\$250	0 Years 10 Years	10 Years	2019 2029 2039 2049	\$255 \$311 \$380 \$464
Sprinkler Control Box	\$125 ea	2	\$250	10 Years 20 Years	20 Years	2029 2049	\$311 \$464
Back Flow Preventer Rebuild	\$1,000 ea	1	\$1,000	5 Years 20 Years	20 Years	2024 2044 2064	\$1,127 \$1,681 \$2,507
Fido House	\$250 ea	2	\$500	11 Years 20 Years	20 Years	2030 2050	\$635 \$948
Basin off Briar Drive							
Fence Split Rail Stained	\$10.00 / lf	1390 lf	\$13,900	12 Years 25 Years	25 Years	2031 2056	\$18,023 \$29,703
Gate Metal 3 ft	\$1,000 ea	2	\$2,000	17 Years 30 Years	30 Years	2036 2066	\$2,866 \$5,219
Asphalt Walking Path from Aquamarine Drive to Baby Bear Court							
Paving 1 1/2 inch AC Pathways	\$1.50 / • ft	35360 • ft	\$53,040	9 Years 15 Years	15 Years	2028 2043 2058	\$64,772 \$87,412 \$117,964
Slurry Seal Pathways	\$0.40 / • ft	35360 • ft	\$14,144	1 Year 6 Year	6 Years	2020 2026 2032 2038	\$14,721 \$16,596 \$18,710 \$21,093

Woodland Village HOA 2019 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Slurry Seal Pathways	\$0.40 / • ft	35360 • ft	\$14,144	6 Year	6 Years	2044 2050	\$23,780 \$26,810
Fence Split Rail Stained	\$10.00 / lf	450 lf	\$4,500	10 Years 25 Years	25 Years	2029 2054	\$5,606 \$9,239
Lighting Site Overhead Rewiring	\$500 ea	7	\$3,500	15 Years 30 Years	30 Years	2034 2064	\$4,819 \$8,776
Sprinkler Control Box	\$125 ea	2	\$250	5 Years 20 Years	20 Years	2024 2044 2064	\$282 \$420 \$627
Asphalt Walking Path from Village Way to Forest Park							
Paving 1 1/2 inch AC Pathways	\$1.50 / • ft	18730 • ft	\$28,095	9 Years 15 Years	15 Years	2028 2043 2058	\$34,310 \$46,302 \$62,485
Slurry Seal Pathways	\$0.40 / • ft	18730 • ft	\$7,492	1 Year 6 Year	6 Years	2020 2026 2032 2038 2044 2050	\$7,797 \$8,791 \$9,911 \$11,173 \$12,596 \$14,201
Lighting Site Overhead Rewiring	\$500 ea	4	\$2,000	15 Years 30 Years	30 Years	2034 2064	\$2,754 \$5,015
Sprinkler Control Box	\$125 ea	2	\$250	5 Years 20 Years	20 Years	2024 2044 2064	\$282 \$420 \$627
PCC Sidewalk	\$6.00 / • ft	220 • ft	\$1,320	25 Years 40 Years	40 Years	2044 2084	\$2,219 \$4,936
Bench Metal	\$1,500 ea	1	\$1,500	15 Years 30 Years	30 Years	2034 2064	\$2,065 \$3,761
BBQ Metal	\$500 ea	1	\$500	10 Years 25 Years	25 Years	2029 2054	\$623 \$1,027
Fido House	\$250 ea	2	\$500	5 Years 20 Years	20 Years	2024 2044 2064	\$564 \$841 \$1,254
PCC Pad at BBQ	\$6.00 / • ft	100 • ft	\$600	25 Years 40 Years	40 Years	2044 2084	\$1,009 \$2,244

Woodland Village HOA 2019 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Asphalt Walking Path from Empire Court to Bear Lake Drive							
Paving 1 1/2 inch AC Pathways	\$1.50 / • ft	15500 • ft	\$23,250	9 Years	15 Years	2028	\$28,393
				15 Years		2043	\$38,317
						2058	\$51,709
Slurry Seal Pathways	\$0.40 / • ft	15500 • ft	\$6,200	3 Years	6 Years	2022	\$6,716
						2028	\$7,571
						2034	\$8,536
				6 Years		2040	\$9,623
						2046	\$10,849
		2052	\$12,231				
Sprinkler Control Box	\$125 ea	2	\$250	6 Years	20 Years	2025	\$288
				20 Years		2045	\$429
						2065	\$639
Bench Metal	\$1,500 ea	1	\$1,500	15 Years	30 Years	2034	\$2,065
				30 Years		2064	\$3,761
Asphalt Walking Path from Bear River Drive to Lockspur Court							
Paving 1 1/2 inch AC Pathways	\$1.50 / • ft	14610 • ft	\$21,915	9 Years	15 Years	2028	\$26,763
				15 Years		2043	\$36,117
						2058	\$48,740
Slurry Seal Pathways	\$0.40 / • ft	14610 • ft	\$5,844	3 Years	6 Years	2022	\$6,330
						2028	\$7,137
						2034	\$8,046
				6 Years		2040	\$9,071
						2046	\$10,226
		2052	\$11,529				
Lighting Site Overhead Rewiring	\$500 ea	5	\$2,500	12 Years	30 Years	2031	\$3,242
				30 Years		2061	\$5,904
Sprinkler Control Box	\$125 ea	2	\$250	2 Years	20 Years	2021	\$265
				20 Years		2041	\$396
						2061	\$590
Bench Metal	\$1,500 ea	1	\$1,500	12 Years	30 Years	2031	\$1,945
				30 Years		2061	\$3,542
Asphalt Walking Path from Bear Lake Drive to Sandpiper Drive							
Paving 1 1/2	\$1.50 / • ft	23020 • ft	\$34,530	9 Years	15 Years	2028	\$42,168

Woodland Village HOA 2019 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Paving 1 1/2 inch AC	\$1.50 / • ft	23020 • ft	\$34,530	15 Years	15 Years	2043 2058	\$56,907 \$76,797
Slurry Seal Pathways	\$0.40 / • ft	23020 • ft	\$9,208	3 Years 6 Years	6 Years	2022 2028 2034 2040 2046 2052	\$9,974 \$11,245 \$12,677 \$14,292 \$16,113 \$18,165
Gate Metal	\$1,000 ea	1	\$1,000	13 Years 30 Years	30 Years	2032 2062	\$1,323 \$2,409
Fence Split Rail Stained	\$10.00 / lf	210 lf	\$2,100	8 Years 25 Years	25 Years	2027 2052	\$2,514 \$4,143
Sandpiper Paving 1 1/2 inch AC Overlay	\$1.50 / • ft	11400 • ft	\$17,100	11 Years 15 Years	15 Years	2030 2045 2060	\$21,734 \$29,331 \$39,582
Sandpiper Slurry Seal	\$0.40 / • ft	11400 • ft	\$4,560	2 Years 5 Years	5 Years	2021 2026 2031 2036 2041 2046 2051	\$4,842 \$5,350 \$5,913 \$6,534 \$7,221 \$7,979 \$8,818
Asphalt Walking Path from Village Parkway to Detention Pond on Oak Brook Court							
Paving 1 1/2 inch AC Pathways	\$1.50 / • ft	22270 • ft	\$33,405	9 Years 15 Years	15 Years	2028 2043 2058	\$40,794 \$55,053 \$74,295
Slurry Seal Pathways	\$0.40 / • ft	22270 • ft	\$8,908	3 Years 6 Years	6 Years	2022 2028 2034 2040 2046 2052	\$9,649 \$10,878 \$12,264 \$13,826 \$15,588 \$17,573
Sprinkler Control Box	\$125 ea	2	\$250	3 Years 20 Years	20 Years	2022 2042 2062	\$271 \$404 \$602
PCC Curbs with	\$15.00 / • ft	310 • ft	\$4,650	23 Years	40 Years	2042	\$7,512

Woodland Village HOA 2019 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
PCC Curbs with	\$15.00 / • ft	310 • ft	\$4,650	40 Years	40 Years	2082	\$16,707
PCC Sidewalks 4 ft	\$6.00 / • ft	180 • ft	\$1,080	23 Years 40 Years	40 Years	2042 2082	\$1,745 \$3,880
Asphalt Walking Path from Quarry Court to Detention Pond off Village Parkway							
Paving 1 1/2 inch AC Pathways	\$1.50 / • ft	11000 • ft	\$16,500	9 Years 15 Years	15 Years	2028 2043 2058	\$20,150 \$27,193 \$36,697
Slurry Seal Pathways	\$0.40 / • ft	11000 • ft	\$4,400	3 Years 6 Years	6 Years	2022 2028 2034 2040 2046 2052	\$4,766 \$5,373 \$6,058 \$6,829 \$7,699 \$8,680
Sprinkler Control Box	\$125 ea	2	\$250	8 Years 20 Years	20 Years	2027 2047 2067	\$299 \$446 \$666
Asphalt Walking Path from Honey Locust Court to Detention on Briar Drive							
Paving 1 1/2 inch AC Pathways	\$1.50 / • ft	15020 • ft	\$22,530	9 Years 15 Years	15 Years	2028 2043 2058	\$27,514 \$37,130 \$50,108
Slurry Seal Pathways	\$0.40 / • ft	15020 • ft	\$6,008	3 Years 6 Years	6 Years	2022 2028 2034 2040 2046 2052	\$6,508 \$7,337 \$8,272 \$9,325 \$10,513 \$11,852
Fence Split Rail Stained	\$10.00 / lf	1070 lf	\$10,700	13 Years 25 Years	25 Years	2032 2057	\$14,154 \$23,327
Sprinkler Control Box	\$125 ea	2	\$250	8 Years 20 Years	20 Years	2027 2047 2067	\$299 \$446 \$666
Asphalt Walking Path from Rockland Drive to Detention Pond off Oak Brook Court							
Paving 1 1/2 inch AC Pathways	\$1.50 / • ft	26140 • ft	\$39,210	9 Years 15 Years	15 Years	2028 2043 2058	\$47,883 \$64,619 \$87,205

Woodland Village HOA 2019 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Slurry Seal Pathways	\$0.40 / • ft	26140 • ft	\$10,456	3 Years	6 Years	2022	\$11,326
				6 Years		2028	\$12,769
						2034	\$14,395
						2040	\$16,229
						2046	\$18,297
						2052	\$20,627
Lighting Site Overhead Rewiring	\$500 ea	5	\$2,500	15 Years	30 Years	2034	\$3,442
				30 Years		2064	\$6,268
Sprinkler Control Box	\$125 ea	2	\$250	5 Years	20 Years	2024	\$282
				20 Years		2044	\$420
						2064	\$627
PCC Sidewalk	\$6.00 / • ft	60 • ft	\$360	25 Years	40 Years	2044	\$605
				40 Years		2084	\$1,346
Fido House	\$250 ea	1	\$250	5 Years	20 Years	2024	\$282
				20 Years		2044	\$420
						2064	\$627
Fence Split Rail Stained	\$10.00 / lf	90 lf	\$900	10 Years	25 Years	2029	\$1,121
				25 Years		2054	\$1,848
Asphalt Walking Path Detention Pond on Oak Brook Court to Village Way							
Paving 1 1/2 inch AC Pathways	\$1.50 / • ft	23240 • ft	\$34,860	9 Years	15 Years	2028	\$42,571
				15 Years		2043	\$57,451
						2058	\$77,531
Slurry Seal Pathways	\$0.40 / • ft	23240 • ft	\$9,296	0 Years	6 Years	2019	\$9,484
				6 Years		2025	\$10,692
						2031	\$12,054
						2037	\$13,589
						2043	\$15,320
						2049	\$17,272
Lighting Site Overhead Rewiring	\$500 ea	3	\$1,500	15 Years	30 Years	2034	\$2,065
				30 Years		2064	\$3,761
Sprinkler Control Box	\$125 ea	2	\$250	5 Years	20 Years	2024	\$282
				20 Years		2044	\$420
						2064	\$627
PCC Sidewalk	\$6.00 / • ft	100 • ft	\$600	25 Years	40 Years	2044	\$1,009
				40 Years		2084	\$2,244

Woodland Village HOA 2019 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Fido House	\$250 ea	1	\$250	6 Years	20 Years	2025	\$288
				20 Years		2045	\$429
						2065	\$639
Fence Split Rail Stained	\$10.00 / lf	90 lf	\$900	10 Years	25 Years	2029	\$1,121
				25 Years		2054	\$1,848
Gate Metal 3 ft	\$1,000 ea	1	\$1,000	15 Years	30 Years	2034	\$1,377
				30 Years		2064	\$2,507
Perimeter Fencing							
Fence Split Rail Stained Phase 1 and 2	\$10.00 / lf	280 lf	\$2,800	7 Years	25 Years	2026	\$3,285
				25 Years		2051	\$5,414
Fence Split Rail Stained Phase 3	\$10.00 / lf	880 lf	\$8,800	8 Years	25 Years	2027	\$10,534
				25 Years		2052	\$17,360
Fence Split Rail Stained Entry Village Parkway	\$10.00 / lf	220 lf	\$2,200	8 Years	25 Years	2027	\$2,633
				25 Years		2052	\$4,340
Fence Split Rail Stained Phase 5	\$10.00 / lf	320 lf	\$3,200	8 Years	25 Years	2027	\$3,831
				25 Years		2052	\$6,313
Fence Split Rail Stained Phase 6	\$10.00 / lf	200 lf	\$2,000	8 Years	25 Years	2027	\$2,394
				25 Years		2052	\$3,946
Fence Split Rail Stained Phase 7	\$10.00 / lf	400 lf	\$4,000	8 Years	25 Years	2027	\$4,788
				25 Years		2052	\$7,891
Fence Split Rail Stained Phase 8	\$10.00 / lf	320 lf	\$3,200	9 Years	25 Years	2028	\$3,908
				25 Years		2053	\$6,440
Fence Split Rail Stained Phase 9	\$10.00 / lf	240 lf	\$2,400	9 Years	25 Years	2028	\$2,931
				25 Years		2053	\$4,830
Fence Split Rail Stained Phase 10	\$10.00 / lf	200 lf	\$2,000	10 Years	25 Years	2029	\$2,492
				25 Years		2054	\$4,106
Fence Split Rail Stained Phase 11	\$10.00 / lf	400 lf	\$4,000	10 Years	25 Years	2029	\$4,983
				25 Years		2054	\$8,213
Fence Split Rail Stained Phase 13	\$10.00 / lf	680 lf	\$6,800	10 Years	25 Years	2029	\$8,472
				25 Years		2054	\$13,962
Fence Split Rail Stained Phase 14	\$10.00 / lf	440 lf	\$4,400	12 Years	25 Years	2031	\$5,705
				25 Years		2056	\$9,402
Fence Split Rail	\$10.00 / lf	280 lf	\$2,800	13 Years	25 Years	2032	\$3,704

Woodland Village HOA 2019 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Fence Split Rail	\$10.00 / lf	280 lf	\$2,800	25 Years	25 Years	2057	\$6,104
Fence Split Rail Stained Phase 16	\$10.00 / lf	80 lf	\$800	14 Years 25 Years	25 Years	2033 2058	\$1,080 \$1,779
Additional Pathway Asphalt Work							
Paving Cut and Patch Phase 1	\$5,000 ea	1	\$5,000	0 Years	6 Years	2019	\$5,101
				6 Years		2025	\$5,751
						2031	\$6,483
						2037	\$7,309
						2043	\$8,240
						2049	\$9,290
Paving Cut and Patch Phase 2	\$5,000 ea	1	\$5,000	3 Years	6 Years	2022	\$5,416
				6 Years		2028	\$6,106
						2034	\$6,884
						2040	\$7,761
						2046	\$8,749
						2052	\$9,864
Crackfill Phase 1	\$2,000 ea	1	\$2,000	0 Years	3 Years	2019	\$2,040
				3 Years		2022	\$2,166
						2025	\$2,300
						2028	\$2,442
						2031	\$2,593
						2034	\$2,754
						2037	\$2,924
						2040	\$3,104
						2043	\$3,296
						2046	\$3,500
						2049	\$3,716
Crackfill Phase 2	\$2,000 ea	1	\$2,000	2 Years	3 Years	2021	\$2,124
				3 Years		2024	\$2,255
						2027	\$2,394
						2030	\$2,542
						2033	\$2,699
						2036	\$2,866
						2039	\$3,043
						2042	\$3,231

Woodland Village HOA 2019 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Crackfill Phase 2	\$2,000 ea	1	\$2,000	3 Years	3 Years	2045	\$3,430
						2048	\$3,642
Briar Drive							
Fence Split Rail Stained	\$10.00 / lf	300 lf	\$3,000	23 Years	25 Years	2042	\$4,846
				25 Years		2067	\$7,987
PCC Mail Box Pad Large	\$750 ea	2	\$1,500	38 Years	40 Years	2057	\$3,270
PCC Mail Box Pad Small	\$250 ea	1	\$250	38 Years	40 Years	2057	\$545
Haskell Peak Court							
Lighting Site Overhead Rewiring	\$500 ea	4	\$2,000	29 Years	30 Years	2048	\$3,642
Huckleberry Court							
Lighting Site Overhead Rewiring	\$500 ea	2	\$1,000	28 Years	30 Years	2047	\$1,785
				30 Years		2077	\$3,251
Fence Split Rail Stained	\$10.00 / lf	300 lf	\$3,000	23 Years	25 Years	2042	\$4,846
				25 Years		2067	\$7,987
Ivyberry Court							
Lighting Site Overhead Rewiring	\$500 ea	2	\$1,000	28 Years	30 Years	2047	\$1,785
				30 Years		2077	\$3,251
Fence Split Rail Stained	\$10.00 / lf	300 lf	\$3,000	23 Years	25 Years	2042	\$4,846
				25 Years		2067	\$7,987
Juneberry Court							
Lighting Site Overhead Rewiring	\$500 ea	2	\$1,000	28 Years	30 Years	2047	\$1,785
				30 Years		2077	\$3,251
Fence Split Rail Stained	\$10.00 / lf	300 lf	\$3,000	23 Years	25 Years	2042	\$4,846
				25 Years		2067	\$7,987
Mountainash Court							
Lighting Site Overhead Rewiring	\$500 ea	3	\$1,500	28 Years	30 Years	2047	\$2,678
				30 Years		2077	\$4,877
Fence Split Rail	\$10.00 / lf	300 lf	\$3,000	23 Years	25 Years	2042	\$4,846

Woodland Village HOA 2019 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Fence Split Rail	\$10.00 / lf	300 lf	\$3,000	25 Years	25 Years	2067	\$7,987
Pequeno Court							
Lighting Site Overhead Rewiring	\$500 ea	4	\$2,000	28 Years 30 Years	30 Years	2047 2077	\$3,570 \$6,502
Silverbell Court							
Lighting Site Overhead Rewiring	\$500 ea	4	\$2,000	28 Years 30 Years	30 Years	2047 2077	\$3,570 \$6,502
Fence Split Rail Stained	\$10.00 / lf	320 lf	\$3,200	23 Years 25 Years	25 Years	2042 2067	\$5,169 \$8,519
Winterhazel Court							
Lighting Site Overhead Rewiring	\$500 ea	3	\$1,500	28 Years 30 Years	30 Years	2047 2077	\$2,678 \$4,877
Fence Split Rail Stained	\$10.00 / lf	300 lf	\$3,000	23 Years 25 Years	25 Years	2042 2067	\$4,846 \$7,987
Asphalt Walking Pathway from Huckleberry Court to Honey Locust Court							
Paving 1 1/2 inch AC Pathways	\$1.50 / • ft	11940 • ft	\$17,910	13 Years 15 Years	15 Years	2032 2047 2062	\$23,692 \$31,973 \$43,148
Slurry Seal Pathways	\$0.40 / • ft	11940 • ft	\$4,776	4 Years 6 Years	6 Years	2023 2029 2035 2041 2047 2053	\$5,278 \$5,950 \$6,708 \$7,563 \$8,526 \$9,612
Fence Split Rail Stained	\$10.00 / lf	860 lf	\$8,600	23 Years 25 Years	25 Years	2042 2067	\$13,893 \$22,896
Asphalt Pathway from Goose Lake Court to Granite Peak Court							
Paving 1 1/2 inch AC Pathways	\$1.50 / • ft	23830 • ft	\$35,745	14 Years 15 Years	15 Years	2033 2048	\$48,239 \$65,099
Slurry Seal Pathways	\$0.40 / • ft	23830 • ft	\$9,532	5 Years 6 Years	6 Years	2024 2030	\$10,746 \$12,115

Woodland Village HOA 2019 Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Calendar Year	Estimated Future Cost
Slurry Seal Pathways	\$0.40 / • ft	23830 • ft	\$9,532	6 Years	6 Years	2036	\$13,658
						2042	\$15,398
						2048	\$17,360
PCC Sidewalks	\$6.00 / • ft	2830 • ft	\$16,980	39 Years	40 Years	2058	\$37,765
Lighting Site Overhead Rewiring	\$500 ea	10	\$5,000	29 Years	30 Years	2048	\$9,106
Fence Split Rail Stained	\$10.00 / lf	1130 lf	\$11,300	24 Years	25 Years	2043	\$18,623
				25 Years		2068	\$30,691
Picnic Table Wood Natural State	\$500 ea	1	\$500	14 Years	15 Years	2033	\$675
				15 Years		2048	\$911
Grape Arbor 6ft Natural State	\$10.00 / lf	180 lf	\$1,800	19 Years	20 Years	2038	\$2,684
				20 Years		2058	\$4,003
Sprinkler Control Box	\$125 ea	2	\$250	19 Years	20 Years	2038	\$373
				20 Years		2058	\$556
Back Flow Preventer Rebuild	\$750 ea	1	\$750	19 Years	20 Years	2038	\$1,118
				20 Years		2058	\$1,668
Back Flow Preventer Bag	\$100 ea	1	\$100	19 Years	20 Years	2038	\$149
				20 Years		2058	\$222

Months Remaining in Calendar Year 2019: 12

Expected annual inflation: 2.00% Interest earned on reserve funds: 0.36% Initial Reserve: \$657,854

Present Cost Report

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Alexandria Court	Lighting Site Overhead Rewiring	5	\$500.00 ea	\$2,500.00	\$1,083.33	\$1,416.67
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$143.75	\$106.25
	Fence Split Rail Stained	80 lf	\$15.00 / lf	\$1,200.00	\$180.00	\$1,020.00
Alexandria Court Sub Total =				\$3,950.00	\$1,407.08	\$2,542.92
Alexandria Drive	Lighting Site Overhead Rewiring	6	\$500.00 ea	\$3,000.00	\$1,300.00	\$1,700.00
	PCC Mail Box Pad	3	\$250.00 ea	\$750.00	\$431.25	\$318.75
	Fence Split Rail Stained	65 lf	\$15.00 / lf	\$975.00	\$146.25	\$828.75
Alexandria Drive Sub Total =				\$4,725.00	\$1,877.50	\$2,847.50
Alderwood Court	Lighting Site Overhead Rewiring	6	\$500.00 ea	\$3,000.00	\$1,300.00	\$1,700.00
	PCC Mail Box Pad	2	\$250.00 ea	\$500.00	\$287.50	\$212.50
	Fence Split Rail Stained	70 lf	\$10.00 / lf	\$700.00	\$224.00	\$476.00
Alderwood Court Sub Total =				\$4,200.00	\$1,811.50	\$2,388.50
Almondleaf Court	Lighting Site Overhead Rewiring	5	\$500.00 ea	\$2,500.00	\$1,000.00	\$1,500.00
	PCC Mail Box Pad	2	\$250.00 ea	\$500.00	\$200.00	\$300.00
	Fence Split Rail Stained	60 lf	\$10.00 / lf	\$600.00	\$168.00	\$432.00
Almondleaf Court Sub Total =				\$3,600.00	\$1,368.00	\$2,232.00
Aquamarine Drive	Lighting Site Overhead Rewiring	7	\$500.00 ea	\$3,500.00	\$1,166.67	\$2,333.33
	Electric Panel	3	\$1,500.00 ea	\$4,500.00	\$1,125.00	\$3,375.00
	Sprinkler Timing Station	3	\$250.00 ea	\$750.00	\$450.00	\$300.00
	Sprinkler Control Box	6	\$125.00 ea	\$750.00	\$0.00	\$750.00
	Back Flow Preventer Rebuild	3	\$500.00 ea	\$1,500.00	\$0.00	\$1,500.00
	PCC Mail Box Pad	3	\$250.00 ea	\$750.00	\$375.00	\$375.00
	Fence Split Rail Stained	50 lf	\$10.00 / lf	\$500.00	\$100.00	\$400.00
	Gate Metal	1	\$1,000.00 ea	\$1,000.00	\$333.33	\$666.67
Aquamarine Drive Sub Total =				\$13,250.00	\$3,550.00	\$9,700.00
Baby Bear Court	Lighting Site Overhead Rewiring	8	\$500.00 ea	\$4,000.00	\$1,866.67	\$2,133.33
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$150.00	\$100.00
	Fence Split Rail Stained	150 lf	\$10.00 / lf	\$1,500.00	\$540.00	\$960.00
Baby Bear Court Sub Total =				\$5,750.00	\$2,556.67	\$3,193.33

Prepared by Resource 1 BC
Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Baileyville Court	Lighting Site Overhead Rewiring	3	\$500.00 ea	\$1,500.00	\$650.00	\$850.00
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$143.75	\$106.25
	Fence Split Rail Stained	40 lf	\$10.00 / lf	\$400.00	\$128.00	\$272.00
	Gate Metal 3 ft with Wood	1	\$1,000.00 ea	\$1,000.00	\$433.33	\$566.67
Baileyville Court Sub Total =				\$3,150.00	\$1,355.08	\$1,794.92
Bear Lake Drive	Lighting Site Overhead Rewiring	16	\$500.00 ea	\$8,000.00	\$3,200.00	\$4,800.00
	PCC Mail Box Pad	3	\$250.00 ea	\$750.00	\$412.50	\$337.50
	Fence Split Rail Stained	410 lf	\$10.00 / lf	\$4,100.00	\$1,148.00	\$2,952.00
	Gate Metal	2	\$1,000.00 ea	\$2,000.00	\$800.00	\$1,200.00
	Access Road Paving 1 1/2 inch AC Overlay	2240 • ft	\$1.50 / • ft	\$3,360.00	\$1,209.60	\$2,150.40
	Access Road Slurry Seal	2240 • ft	\$0.40 / • ft	\$896.00	\$597.33	\$298.67
	Access Road PCC Driveways	110 • ft	\$5.00 / • ft	\$550.00	\$330.00	\$220.00
	Access Road Fence Wood	70 lf	\$30.00 / lf	\$2,100.00	\$420.00	\$1,680.00
	PCC Sidewalks	30 • ft	\$6.00 / • ft	\$180.00	\$108.00	\$72.00
Bear Lake Drive Sub Total =				\$21,936.00	\$8,225.43	\$13,710.57
Bear River Court	Lighting Site Overhead Rewiring	4	\$500.00 ea	\$2,000.00	\$733.33	\$1,266.67
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$131.25	\$118.75
Bear River Court Sub Total =				\$2,250.00	\$864.58	\$1,385.42
Beechwood Court	Lighting Site Overhead Rewiring	3	\$500.00 ea	\$1,500.00	\$700.00	\$800.00
	Electric Panel	1	\$1,500.00 ea	\$1,500.00	\$900.00	\$600.00
	Sprinkler Timing Station	1	\$250.00 ea	\$250.00	\$150.00	\$100.00
	Sprinkler Control Box	1	\$125.00 ea	\$125.00	\$25.00	\$100.00
	Back Flow Preventer Rebuild	1	\$500.00 ea	\$500.00	\$100.00	\$400.00
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$150.00	\$100.00
	Fence Split Rail Stained	75 lf	\$10.00 / lf	\$750.00	\$270.00	\$480.00
Beechwood Court Sub Total =				\$4,875.00	\$2,295.00	\$2,580.00
Blue Creek Court	Lighting Site Overhead Rewiring	3	\$500.00 ea	\$1,500.00	\$750.00	\$750.00
Box Elder Court	Lighting Site Overhead Rewiring	6	\$500.00 ea	\$3,000.00	\$1,300.00	\$1,700.00

Prepared by Resource 1 BC
Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Box Elder Court	PCC Mail Box Pad	2	\$250.00 ea	\$500.00	\$300.00	\$200.00
	Fence Split Rail Stained	100 lf	\$10.00 / lf	\$1,000.00	\$320.00	\$680.00
Box Elder Court Sub Total =				\$4,500.00	\$1,920.00	\$2,580.00
Brushland Drive and Court	Lighting Site Overhead Rewiring	7	\$500.00 ea	\$3,500.00	\$1,516.67	\$1,983.33
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$143.75	\$106.25
Brushland Drive and Court Sub Total =				\$3,750.00	\$1,660.42	\$2,089.58
Buckshot Court	Lighting Site Overhead Rewiring	4	\$500.00 ea	\$2,000.00	\$733.33	\$1,266.67
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$131.25	\$118.75
Buckshot Court Sub Total =				\$2,250.00	\$864.58	\$1,385.42
Calistoga Court	Lighting Site Overhead Rewiring	2	\$500.00 ea	\$1,000.00	\$366.67	\$633.33
Casita Court	Lighting Site Overhead Rewiring	2	\$500.00 ea	\$1,000.00	\$400.00	\$600.00
	Fence Split Rail Stained	60 lf	\$10.00 / lf	\$600.00	\$168.00	\$432.00
Casita Court Sub Total =				\$1,600.00	\$568.00	\$1,032.00
Cedar View Court	Lighting Site Overhead Rewiring	2	\$500.00 ea	\$1,000.00	\$500.00	\$500.00
	PCC Mail Box Pad	4	\$500.00 ea	\$2,000.00	\$1,250.00	\$750.00
	Fence Split Rail Stained	20 lf	\$10.00 / lf	\$200.00	\$80.00	\$120.00
	Gate Metal 3 ft	1	\$1,000.00 ea	\$1,000.00	\$500.00	\$500.00
	Access Road Paving 1 1/2 inch AC Overlay	2000 • ft	\$1.50 / • ft	\$3,000.00	\$1,200.00	\$1,800.00
	Access Road Slurry Seal	2000 • ft	\$0.40 / • ft	\$800.00	\$0.00	\$800.00
	Access Road PCC Curbs with Gutters	140 • ft	\$11.00 / • ft	\$1,540.00	\$962.50	\$577.50
Cedar View Court Sub Total =				\$9,540.00	\$4,492.50	\$5,047.50
Cherryleaf Court	Lighting Site Overhead Rewiring	6	\$500.00 ea	\$3,000.00	\$1,200.00	\$1,800.00
	PCC Mail Box Pad	2	\$250.00 ea	\$500.00	\$275.00	\$225.00
	Fence Split Rail Stained	90 lf	\$10.00 / lf	\$900.00	\$252.00	\$648.00
	Gate Metal 3 ft	1	\$1,000.00 ea	\$1,000.00	\$400.00	\$600.00
Cherryleaf Court Sub Total =				\$5,400.00	\$2,127.00	\$3,273.00

Prepared by Resource 1 BC
Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Clear Lake Court	Lighting Site Overhead Rewiring	3	\$500.00 ea	\$1,500.00	\$750.00	\$750.00
Clear Springs Court	Lighting Site Overhead Rewiring	4	\$500.00 ea	\$2,000.00	\$733.33	\$1,266.67
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$131.25	\$118.75
Clear Springs Court Sub Total =				\$2,250.00	\$864.58	\$1,385.42
Cody Court	PCC Mail Box Pad	2	\$250.00 ea	\$500.00	\$337.50	\$162.50
	Fence Split Rail Stained	90 lf	\$10.00 / lf	\$900.00	\$432.00	\$468.00
Cody Court Sub Total =				\$1,400.00	\$769.50	\$630.50
Crystal Canyon Boulevard	Lighting Site Overhead Rewiring	7	\$500.00 ea	\$3,500.00	\$1,633.33	\$1,866.67
	PCC Mail Box Pad	3	\$250.00 ea	\$750.00	\$450.00	\$300.00
	Fence Split Rail Stained	40 lf	\$10.00 / lf	\$400.00	\$144.00	\$256.00
	Gate Metal 3 ft	1	\$1,000.00 ea	\$1,000.00	\$466.67	\$533.33
	Fido House	1	\$250.00 ea	\$250.00	\$62.50	\$187.50
Crystal Canyon Boulevard Sub Total =				\$5,900.00	\$2,756.50	\$3,143.50
Datewood Court	Lighting Site Overhead Rewiring	4	\$500.00 ea	\$2,000.00	\$866.67	\$1,133.33
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$143.75	\$106.25
	Fence Split Rail Stained	60 lf	\$10.00 / lf	\$600.00	\$192.00	\$408.00
	Gate Metal 3 ft	1	\$1,000.00 ea	\$1,000.00	\$433.33	\$566.67
Datewood Court Sub Total =				\$3,850.00	\$1,635.75	\$2,214.25
Davenport Court	Lighting Site Overhead Rewiring	3	\$500.00 ea	\$1,500.00	\$750.00	\$750.00
Davenport Lane	Lighting Site Overhead Rewiring	7	\$500.00 ea	\$3,500.00	\$1,516.67	\$1,983.33
	PCC Mail Box Pad	2	\$250.00 ea	\$500.00	\$287.50	\$212.50
	Fence Split Rail Stained	50 lf	\$10.00 / lf	\$500.00	\$160.00	\$340.00
Davenport Lane Sub Total =				\$4,500.00	\$1,964.17	\$2,535.83
Desert Lake Court	Lighting Site Overhead Rewiring	4	\$500.00 ea	\$2,000.00	\$933.33	\$1,066.67
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$150.00	\$100.00
	Fence Split Rail Stained	40 lf	\$10.00 / lf	\$400.00	\$144.00	\$256.00
Desert Lake Court Sub Total =				\$2,650.00	\$1,227.33	\$1,422.67

Prepared by Resource 1 BC
Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Desert Lake Drive	Lighting Site Overhead Rewiring	26	\$500.00 ea	\$13,000.00	\$6,066.67	\$6,933.33
	Electric Panel	2	\$1,500.00 ea	\$3,000.00	\$1,800.00	\$1,200.00
	Sprinkler Timing Station	2	\$250.00 ea	\$500.00	\$300.00	\$200.00
	Sprinkler Control Box	4	\$125.00 ea	\$500.00	\$100.00	\$400.00
	Back Flow Preventer Rebuild	1	\$500.00 ea	\$500.00	\$100.00	\$400.00
	PCC Mail Box Pad	6	\$250.00 ea	\$1,500.00	\$900.00	\$600.00
	Fence Split Rail Stained	130 lf	\$10.00 / lf	\$1,300.00	\$468.00	\$832.00
Desert Lake Drive Sub Total =				\$20,300.00	\$9,734.67	\$10,565.33
Drift Creek Court	Lighting Site Overhead Rewiring	3	\$500.00 ea	\$1,500.00	\$750.00	\$750.00
Dustin Court	Lighting Site Overhead Rewiring	8	\$500.00 ea	\$4,000.00	\$2,266.67	\$1,733.33
	PCC Mail Box Pad	2	\$250.00 ea	\$500.00	\$337.50	\$162.50
	Fence Split Rail Stained	70 lf	\$10.00 / lf	\$700.00	\$336.00	\$364.00
Dustin Court Sub Total =				\$5,200.00	\$2,940.17	\$2,259.83
Elk Court	Lighting Site Overhead Rewiring	2	\$500.00 ea	\$1,000.00	\$400.00	\$600.00
	Fence Split Rail Stained	40 lf	\$10.00 / lf	\$400.00	\$112.00	\$288.00
Elk Court Sub Total =				\$1,400.00	\$512.00	\$888.00
Empire Court	Lighting Site Overhead Rewiring	5	\$500.00 ea	\$2,500.00	\$1,000.00	\$1,500.00
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$137.50	\$112.50
	Fence Split Rail Stained	130 lf	\$10.00 / lf	\$1,300.00	\$364.00	\$936.00
	Gate Metal 3 ft	1	\$1,000.00 ea	\$1,000.00	\$400.00	\$600.00
Empire Court Sub Total =				\$5,050.00	\$1,901.50	\$3,148.50
Fairfax Court	Lighting Site Overhead Rewiring	6	\$500.00 ea	\$3,000.00	\$1,500.00	\$1,500.00
	Electric Panel	1	\$1,500.00 ea	\$1,500.00	\$937.50	\$562.50
	Sprinkler Timing Station	1	\$250.00 ea	\$250.00	\$150.00	\$100.00
	Sprinkler Control Box	1	\$125.00 ea	\$125.00	\$31.25	\$93.75
	Back Flow Preventer Rebuild	1	\$500.00 ea	\$500.00	\$125.00	\$375.00
	PCC Mail Box Pad	2	\$250.00 ea	\$500.00	\$312.50	\$187.50
	Fence Split Rail Stained	140 lf	\$10.00 / lf	\$1,400.00	\$560.00	\$840.00
Fairfax Court Sub Total =				\$7,275.00	\$3,616.25	\$3,658.75

Prepared by Resource 1 BC
Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Feather River Court	Lighting Site Overhead Rewiring	4	\$500.00 ea	\$2,000.00	\$733.33	\$1,266.67
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$131.25	\$118.75
	Fence Split Rail Stained	40 lf	\$10.00 / lf	\$400.00	\$96.00	\$304.00
Feather River Court Sub Total =				\$2,650.00	\$960.58	\$1,689.42
Fiesta Court	Lighting Site Overhead Rewiring	2	\$500.00 ea	\$1,000.00	\$400.00	\$600.00
	Fence Split Rail Stained	40 lf	\$10.00 / lf	\$400.00	\$112.00	\$288.00
Fiesta Court Sub Total =				\$1,400.00	\$512.00	\$888.00
Fontana Court	Lighting Site Overhead Rewiring	2	\$500.00 ea	\$1,000.00	\$400.00	\$600.00
Fonti Court	Lighting Site Overhead Rewiring	3	\$500.00 ea	\$1,500.00	\$600.00	\$900.00
	Fence Split Rail Stained	65 lf	\$10.00 / lf	\$650.00	\$182.00	\$468.00
Fonti Court Sub Total =				\$2,150.00	\$782.00	\$1,368.00
Fortune Court	Lighting Site Overhead Rewiring	6	\$500.00 ea	\$3,000.00	\$1,100.00	\$1,900.00
	Electric Panel	1	\$1,500.00 ea	\$1,500.00	\$787.50	\$712.50
	Sprinkler Timing Station	1	\$250.00 ea	\$250.00	\$150.00	\$100.00
	Sprinkler Control Box	1	\$125.00 ea	\$125.00	\$6.25	\$118.75
	Back Flow Preventer Rebuild	1	\$500.00 ea	\$500.00	\$25.00	\$475.00
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$131.25	\$118.75
	Fence Split Rail Stained	50 lf	\$10.00 / lf	\$500.00	\$120.00	\$380.00
Fortune Court Sub Total =				\$6,125.00	\$2,320.00	\$3,805.00
Fossil Court	Lighting Site Overhead Rewiring	3	\$500.00 ea	\$1,500.00	\$600.00	\$900.00
	Fence Split Rail Stained	60 lf	\$10.00 / lf	\$600.00	\$168.00	\$432.00
Fossil Court Sub Total =				\$2,100.00	\$768.00	\$1,332.00
Frost Peak Court	Lighting Site Overhead Rewiring	3	\$500.00 ea	\$1,500.00	\$600.00	\$900.00
	Fence Split Rail Stained	80 lf	\$10.00 / lf	\$800.00	\$224.00	\$576.00
Frost Peak Court Sub Total =				\$2,300.00	\$824.00	\$1,476.00

Prepared by Resource 1 BC
Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Georgetown Drive and Court	Lighting Site Overhead Rewiring	9	\$500.00 ea	\$4,500.00	\$1,800.00	\$2,700.00
	Electric Panel	1	\$1,500.00 ea	\$1,500.00	\$825.00	\$675.00
	Sprinkler Timing Station	1	\$250.00 ea	\$250.00	\$150.00	\$100.00
	Sprinkler Control Box	1	\$125.00 ea	\$125.00	\$12.50	\$112.50
	PCC Mail Box Pad	3	\$250.00 ea	\$750.00	\$412.50	\$337.50
	Fence Split Rail Stained	90 lf	\$10.00 / lf	\$900.00	\$252.00	\$648.00
	Paving 1 1/2 inch AC Pathways	1580 • ft	\$1.50 / • ft	\$2,370.00	\$1,422.00	\$948.00
	Pathways Slurry Seal	1580 • ft	\$0.40 / • ft	\$632.00	\$0.00	\$632.00
	Gate Metal	1	\$1,000.00 ea	\$1,000.00	\$400.00	\$600.00
Georgetown Drive and Court Sub Total =				\$12,027.00	\$5,274.00	\$6,753.00
Giant Panda Court	Lighting Site Overhead Rewiring	5	\$500.00 ea	\$2,500.00	\$2,166.67	\$333.33
Gingko Court	Lighting Site Overhead Rewiring	4	\$500.00 ea	\$2,000.00	\$1,000.00	\$1,000.00
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$93.75	\$156.25
	Fence Split Rail Stained	100 lf	\$10.00 / lf	\$1,000.00	\$400.00	\$600.00
Gingko Court Sub Total =				\$3,250.00	\$1,493.75	\$1,756.25
Goose Lake Drive	Lighting Site Overhead Rewiring	3	\$500.00 ea	\$1,500.00	\$850.00	\$650.00
	PCC Mail Box Pad	2	\$500.00 ea	\$1,000.00	\$675.00	\$325.00
	Fence Split Rail Stained	70 lf	\$10.00 / lf	\$700.00	\$336.00	\$364.00
Goose Lake Drive Sub Total =				\$3,200.00	\$1,861.00	\$1,339.00
Grand Valley Court	Lighting Site Overhead Rewiring	3	\$500.00 ea	\$1,500.00	\$600.00	\$900.00
	Fence Split Rail Stained	40 lf	\$10.00 / lf	\$400.00	\$112.00	\$288.00
Grand Valley Court Sub Total =				\$1,900.00	\$712.00	\$1,188.00
Grizzly Bear Court	Lighting Site Overhead Rewiring	9	\$500.00 ea	\$4,500.00	\$2,850.00	\$1,650.00
	PCC Mail Box Pad	3	\$250.00 ea	\$750.00	\$543.75	\$206.25
	Paving 1 1/2 inch AC Pathways	1300 • ft	\$1.50 / • ft	\$1,950.00	\$1,170.00	\$780.00
	Slurry Seal Pathway	1300 • ft	\$0.40 / • ft	\$520.00	\$0.00	\$520.00
Grizzly Bear Court Sub Total =				\$7,720.00	\$4,563.75	\$3,156.25
Hazelnut Drive	Lighting Site Overhead Rewiring	5	\$500.00 ea	\$2,500.00	\$1,083.33	\$1,416.67

Prepared by Resource 1 BC
Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Hazelnut Drive	PCC Mail Box Pad	2	\$250.00 ea	\$500.00	\$287.50	\$212.50
Hazelnut Drive Sub Total =				\$3,000.00	\$1,370.83	\$1,629.17
Hedge Court	Lighting Site Overhead	1	\$500.00 ea	\$500.00	\$183.33	\$316.67
Honey Locust Court	Lighting Site Overhead Rewiring	2	\$500.00 ea	\$1,000.00	\$566.67	\$433.33
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$168.75	\$81.25
	Fence Split Rail Stained	100 lf	\$10.00 / lf	\$1,000.00	\$480.00	\$520.00
Honey Locust Court Sub Total =				\$2,250.00	\$1,215.42	\$1,034.58
Ivywood Court	Lighting Site Overhead Rewiring	2	\$500.00 ea	\$1,000.00	\$466.67	\$533.33
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$150.00	\$100.00
	Fence Split Rail Stained	90 lf	\$10.00 / lf	\$900.00	\$324.00	\$576.00
Ivywood Court Sub Total =				\$2,150.00	\$940.67	\$1,209.33
Javalina Court	Lighting Site Overhead Rewiring	5	\$500.00 ea	\$2,500.00	\$916.67	\$1,583.33
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$131.25	\$118.75
	Fence Split Rail Stained	60 lf	\$10.00 / lf	\$600.00	\$144.00	\$456.00
Javalina Court Sub Total =				\$3,350.00	\$1,191.92	\$2,158.08
Jotewood Court	Lighting Site Overhead Rewiring	4	\$500.00 ea	\$2,000.00	\$866.67	\$1,133.33
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$143.75	\$106.25
	Fence Split Rail Stained	100 lf	\$10.00 / lf	\$1,000.00	\$320.00	\$680.00
Jotewood Court Sub Total =				\$3,250.00	\$1,330.42	\$1,919.58
Journey Court	Lighting Site Overhead Rewiring	3	\$500.00 ea	\$1,500.00	\$600.00	\$900.00
	Fence Split Rail Stained	40 lf	\$10.00 / lf	\$400.00	\$112.00	\$288.00
Journey Court Sub Total =				\$1,900.00	\$712.00	\$1,188.00
Kodiak Bear Court	Lighting Site Overhead Rewiring	5	\$500.00 ea	\$2,500.00	\$2,166.67	\$333.33
La Casa Court	Lighting Site Overhead Rewiring	2	\$500.00 ea	\$1,000.00	\$400.00	\$600.00
Lago Court	Lighting Site Overhead Rewiring	1	\$500.00 ea	\$500.00	\$183.33	\$316.67

Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Lake Powell Drive	Lighting Site Overhead Rewiring	3	\$500.00 ea	\$1,500.00	\$850.00	\$650.00
	PCC Mail Box Pad	1	\$500.00 ea	\$500.00	\$337.50	\$162.50
Lake Powell Drive Sub Total =				\$2,000.00	\$1,187.50	\$812.50
Lanceleaf Court	Lighting Site Overhead Rewiring	3	\$500.00 ea	\$1,500.00	\$600.00	\$900.00
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$137.50	\$112.50
	Fence Split Rail Stained	60 lf	\$10.00 / lf	\$600.00	\$168.00	\$432.00
Lanceleaf Court Sub Total =				\$2,350.00	\$905.50	\$1,444.50
Little Peak Court	Lighting Site Overhead Rewiring	3	\$500.00 ea	\$1,500.00	\$750.00	\$750.00
	Fence Split Rail Stained	140 lf	\$10.00 / lf	\$1,400.00	\$560.00	\$840.00
Little Peak Court Sub Total =				\$2,900.00	\$1,310.00	\$1,590.00
Live Oak Court	Lighting Site Overhead Rewiring	4	\$500.00 ea	\$2,000.00	\$1,000.00	\$1,000.00
	PCC Sidewalks 3 ft	210 • ft	\$6.00 / • ft	\$1,260.00	\$787.50	\$472.50
	Fence Split Rail Stained	100 lf	\$10.00 / lf	\$1,000.00	\$400.00	\$600.00
	Electric Panel	1	\$1,500.00 ea	\$1,500.00	\$937.50	\$562.50
	Sprinkler Timing Station	1	\$250.00 ea	\$250.00	\$150.00	\$100.00
	Sprinkler Control Box	1	\$125.00 ea	\$125.00	\$31.25	\$93.75
Live Oak Court Sub Total =				\$6,135.00	\$3,306.25	\$2,828.75
Lockspur Court	Lighting Site Overhead Rewiring	4	\$500.00 ea	\$2,000.00	\$800.00	\$1,200.00
	Fence Split Rail Stained	80 lf	\$10.00 / lf	\$800.00	\$224.00	\$576.00
Lockspur Court Sub Total =				\$2,800.00	\$1,024.00	\$1,776.00
Mama Bear Court	Lighting Site Overhead Rewiring	7	\$500.00 ea	\$3,500.00	\$1,633.33	\$1,866.67
	PCC Mail Box Pad	2	\$250.00 ea	\$500.00	\$300.00	\$200.00
	Fence Split Rail Stained	80 lf	\$10.00 / lf	\$800.00	\$288.00	\$512.00
	Gate Metal	1	\$1,000.00 ea	\$1,000.00	\$466.67	\$533.33
Mama Bear Court Sub Total =				\$5,800.00	\$2,688.00	\$3,112.00
Mayfield Court	Lighting Site Overhead Rewiring	3	\$500.00 ea	\$1,500.00	\$650.00	\$850.00
	Fence Split Rail Stained	80 lf	\$10.00 / lf	\$800.00	\$256.00	\$544.00

Prepared by Resource 1 BC
Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Mayfield Court Sub Total =				\$2,300.00	\$906.00	\$1,394.00
Morning Breeze Court	Lighting Site Overhead Rewiring	5	\$500.00 ea	\$2,500.00	\$1,250.00	\$1,250.00
	PCC Mail Box Pad	2	\$250.00 ea	\$500.00	\$312.50	\$187.50
Morning Breeze Court Sub Total =				\$3,000.00	\$1,562.50	\$1,437.50
Narrowleaf Court	Lighting Site Overhead Rewiring	1	\$500.00 ea	\$500.00	\$283.33	\$216.67
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$168.75	\$81.25
	Fence Split Rail Stained	40 lf	\$10.00 / lf	\$400.00	\$192.00	\$208.00
Narrowleaf Court Sub Total =				\$1,150.00	\$644.08	\$505.92
New Forest Drive	Electric Panel	1	\$1,500.00 ea	\$1,500.00	\$862.50	\$637.50
	Sprinkler Timing Station	1	\$250.00 ea	\$250.00	\$150.00	\$100.00
	Sprinkler Control Box	6	\$125.00 ea	\$750.00	\$112.50	\$637.50
	Back Flow Preventer Rebuild	1	\$500.00 ea	\$500.00	\$75.00	\$425.00
	Fence Split Rail Stained	1060 lf	\$10.00 / lf	\$10,600.00	\$3,392.00	\$7,208.00
	Gate Metal 3 ft	1	\$1,000.00 ea	\$1,000.00	\$433.33	\$566.67
New Forest Drive Sub Total =				\$14,600.00	\$5,025.33	\$9,574.67
Oak Brook Court	Lighting Site Overhead Rewiring	3	\$500.00 ea	\$1,500.00	\$750.00	\$750.00
	Fence Split Rail Stained	360 lf	\$10.00 / lf	\$3,600.00	\$1,440.00	\$2,160.00
	Gate Metal 3 ft	1	\$1,000.00 ea	\$1,000.00	\$500.00	\$500.00
Oak Brook Court Sub Total =				\$6,100.00	\$2,690.00	\$3,410.00
Oak Brook Lane	Lighting Site Overhead Rewiring	6	\$500.00 ea	\$3,000.00	\$1,500.00	\$1,500.00
	PCC Mail Box Pad	3	\$250.00 ea	\$750.00	\$468.75	\$281.25
Oak Brook Lane Sub Total =				\$3,750.00	\$1,968.75	\$1,781.25
Oak View Court	Lighting Site Overhead Rewiring	6	\$500.00 ea	\$3,000.00	\$1,300.00	\$1,700.00
	PCC Mail Box Pad	2	\$250.00 ea	\$500.00	\$287.50	\$212.50
	Fence Split Rail Stained	65 lf	\$10.00 / lf	\$650.00	\$208.00	\$442.00
	Gate Metal 3 ft with Wood	1	\$1,000.00 ea	\$1,000.00	\$433.33	\$566.67
Oak View Court Sub Total =				\$5,150.00	\$2,228.83	\$2,921.17

Prepared by Resource 1 BC
Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Out Post Court	Lighting Site Overhead Rewiring	7	\$500.00 ea	\$3,500.00	\$3,033.33	\$466.67
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$225.00	\$25.00
Out Post Court Sub Total =				\$3,750.00	\$3,258.33	\$491.67
Panda Bear Court	Lighting Site Overhead Rewiring	1	\$500.00 ea	\$500.00	\$316.67	\$183.33
	PCC Mail Box Pad	1	\$500.00 ea	\$500.00	\$362.50	\$137.50
	Paving 1 1/2 inch AC Pathways	300 • ft	\$1.50 / • ft	\$450.00	\$270.00	\$180.00
	Slurry Seal Pathways	300 • ft	\$0.40 / • ft	\$120.00	\$0.00	\$120.00
Panda Bear Court Sub Total =				\$1,570.00	\$949.17	\$620.83
Papa Bear Court	Lighting Site Overhead Rewiring	9	\$500.00 ea	\$4,500.00	\$2,100.00	\$2,400.00
	PCC Mail Box Pad	2	\$250.00 ea	\$500.00	\$300.00	\$200.00
	Fence Split Rail Stained	80 lf	\$10.00 / lf	\$800.00	\$288.00	\$512.00
	Gate Metal	1	\$1,000.00 ea	\$1,000.00	\$466.67	\$533.33
Papa Bear Court Sub Total =				\$6,800.00	\$3,154.67	\$3,645.33
Pebble Court	Lighting Site Overhead Rewiring	1	\$500.00 ea	\$500.00	\$183.33	\$316.67
Pin Oak Court	Lighting Site Overhead Rewiring	7	\$500.00 ea	\$3,500.00	\$1,750.00	\$1,750.00
	PCC Mail Box Pad	2	\$250.00 ea	\$500.00	\$312.50	\$187.50
	Fence Split Rail Stained	65 lf	\$10.00 / lf	\$650.00	\$260.00	\$390.00
Pin Oak Court Sub Total =				\$4,650.00	\$2,322.50	\$2,327.50
Pintura Court	Lighting Site Overhead Rewiring	1	\$500.00 ea	\$500.00	\$250.00	\$250.00
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$156.25	\$93.75
	Fence Split Rail Stained	65 lf	\$10.00 / lf	\$650.00	\$260.00	\$390.00
	Gate Metal 3 ft	1	\$1,000.00 ea	\$1,000.00	\$500.00	\$500.00
Pintura Court Sub Total =				\$2,400.00	\$1,166.25	\$1,233.75
Polar Bear Court	Lighting Site Overhead Rewiring	5	\$500.00 ea	\$2,500.00	\$1,916.67	\$583.33
	Fence Split Rail Stained	700 lf	\$10.00 / lf	\$7,000.00	\$5,040.00	\$1,960.00
Polar Bear Court Sub Total =				\$9,500.00	\$6,956.67	\$2,543.33

Prepared by Resource 1 BC
Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Polar Bear Drive	Lighting Site Overhead Rewiring	11	\$500.00 ea	\$5,500.00	\$4,766.67	\$733.33
	PCC Mail Box Pad	2	\$500.00 ea	\$1,000.00	\$900.00	\$100.00
	Fence Split Rail Stained	2740 lf	\$10.00 / lf	\$27,400.00	\$23,016.00	\$4,384.00
Polar Bear Drive Sub Total =				\$33,900.00	\$28,682.67	\$5,217.33
Posado Court	Lighting Site Overhead Rewiring	2	\$500.00 ea	\$1,000.00	\$400.00	\$600.00
Posy Lake Court	Lighting Site Overhead Rewiring	6	\$500.00 ea	\$3,000.00	\$1,400.00	\$1,600.00
	PCC Mail Box Pad	2	\$250.00 ea	\$500.00	\$300.00	\$200.00
	Fence Split Rail Stained	80 lf	\$10.00 / lf	\$800.00	\$288.00	\$512.00
Posy Lake Court Sub Total =				\$4,300.00	\$1,988.00	\$2,312.00
Quarry Court	Lighting Site Overhead Rewiring	6	\$500.00 ea	\$3,000.00	\$2,000.00	\$1,000.00
	PCC Mail Box Pad	2	\$250.00 ea	\$500.00	\$375.00	\$125.00
	Fence Split Rail Stained	50 lf	\$10.00 / lf	\$500.00	\$300.00	\$200.00
	Paving 1 1/2 inch AC Pathways	1270 • ft	\$1.50 / • ft	\$1,905.00	\$1,143.00	\$762.00
	Slurry Seal Pathways	1270 • ft	\$0.40 / • ft	\$508.00	\$338.67	\$169.33
Quarry Court Sub Total =				\$6,413.00	\$4,156.67	\$2,256.33
Rio Court	Lighting Site Overhead Rewiring	1	\$500.00 ea	\$500.00	\$200.00	\$300.00
Rockland Drive	Retaining Walls Wood	180 lf	\$15.00 / lf	\$2,700.00	\$1,530.00	\$1,170.00
	Electric Panel	1	\$1,500.00 ea	\$1,500.00	\$1,012.50	\$487.50
	Sprinkler Timing Station	1	\$250.00 ea	\$250.00	\$150.00	\$100.00
	Sprinkler Control Box	2	\$125.00 ea	\$250.00	\$87.50	\$162.50
Rockland Drive Sub Total =				\$4,700.00	\$2,780.00	\$1,920.00
Rogue River Court	Lighting Site Overhead Rewiring	3	\$500.00 ea	\$1,500.00	\$850.00	\$650.00
Silverleaf Court	Lighting Site Overhead Rewiring	4	\$500.00 ea	\$2,000.00	\$800.00	\$1,200.00
	PCC Mail Box Pad	2	\$250.00 ea	\$500.00	\$275.00	\$225.00
	Fence Split Rail Stained	65 lf	\$10.00 / lf	\$650.00	\$182.00	\$468.00
Silverleaf Court Sub Total =				\$3,150.00	\$1,257.00	\$1,893.00

Prepared by Resource 1 BC
Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Sky Crest Court	Lighting Site Overhead Rewiring	5	\$500.00 ea	\$2,500.00	\$1,416.67	\$1,083.33
	PCC Mail Box Pad	2	\$250.00 ea	\$500.00	\$337.50	\$162.50
	Fence Split Rail Stained	60 lf	\$10.00 / lf	\$600.00	\$288.00	\$312.00
Sky Crest Court Sub Total =				\$3,600.00	\$2,042.17	\$1,557.83
Smoketree Court	Lighting Site Overhead Rewiring	2	\$500.00 ea	\$1,000.00	\$566.67	\$433.33
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$168.75	\$81.25
	Fence Split Rail Stained	120 lf	\$10.00 / lf	\$1,200.00	\$576.00	\$624.00
Smoketree Court Sub Total =				\$2,450.00	\$1,311.42	\$1,138.58
Sofia Court	Lighting Site Overhead Rewiring	1	\$500.00 ea	\$500.00	\$200.00	\$300.00
	Back Flow Preventer Rebuild	1	\$500.00 ea	\$500.00	\$50.00	\$450.00
Sofia Court Sub Total =				\$1,000.00	\$250.00	\$750.00
Spring Canyon Court	Lighting Site Overhead Rewiring	3	\$500.00 ea	\$1,500.00	\$750.00	\$750.00
Spruce Lake Court	Lighting Site Overhead Rewiring	2	\$500.00 ea	\$1,000.00	\$500.00	\$500.00
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$156.25	\$93.75
	Fence Split Rail Stained	120 lf	\$10.00 / lf	\$1,200.00	\$480.00	\$720.00
Spruce Lake Court Sub Total =				\$2,450.00	\$1,136.25	\$1,313.75
Sunstone Court	Lighting Site Overhead Rewiring	4	\$500.00 ea	\$2,000.00	\$733.33	\$1,266.67
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$131.25	\$118.75
Sunstone Court Sub Total =				\$2,250.00	\$864.58	\$1,385.42
Sweet Gum Court	Lighting Site Overhead Rewiring	3	\$500.00 ea	\$1,500.00	\$750.00	\$750.00
Teddy Bear Court	Lighting Site Overhead Rewiring	2	\$500.00 ea	\$1,000.00	\$633.33	\$366.67
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$181.25	\$68.75
Teddy Bear Court Sub Total =				\$1,250.00	\$814.58	\$435.42
Thomasville Court	Lighting Site Overhead Rewiring	5	\$500.00 ea	\$2,500.00	\$1,083.33	\$1,416.67
	Fence Split Rail Stained	65 lf	\$10.00 / lf	\$650.00	\$208.00	\$442.00

Prepared by Resource 1 BC
Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Thomasville Court Sub Total =				\$3,150.00	\$1,291.33	\$1,858.67
Timber Grove Court	Lighting Site Overhead Rewiring	2	\$500.00 ea	\$1,000.00	\$500.00	\$500.00
Trout Court	Lighting Site Overhead Rewiring	2	\$500.00 ea	\$1,000.00	\$566.67	\$433.33
Valecito Court	Lighting Site Overhead Rewiring	2	\$500.00 ea	\$1,000.00	\$400.00	\$600.00
	Fence Split Rail Stained	40 lf	\$10.00 / lf	\$400.00	\$112.00	\$288.00
Valecito Court Sub Total =				\$1,400.00	\$512.00	\$888.00
Village Center Way	Paving 2 inch AC Overlay	27640 • ft	\$2.00 / • ft	\$55,280.00	\$13,267.20	\$42,012.80
	Slurry Seal	27640 • ft	\$0.40 / • ft	\$11,056.00	\$0.00	\$11,056.00
	Paving Stripping	1	\$635.00 ea	\$635.00	\$0.00	\$635.00
	PCC Curbs and Gutters	1530 • ft	\$11.00 / • ft	\$16,830.00	\$9,677.25	\$7,152.75
	PCC Sidewalks 4 ft	3060 • ft	\$5.00 / • ft	\$15,300.00	\$8,797.50	\$6,502.50
	Lighting Site Overhead Rewiring	13	\$500.00 ea	\$6,500.00	\$2,816.67	\$3,683.33
	Fence Split Rail Stained	30 lf	\$10.00 / lf	\$300.00	\$96.00	\$204.00
Village Center Way Sub Total =				\$105,901.00	\$34,654.62	\$71,246.38
Village Parkway	Lighting Site Overhead Rewiring	23	\$500.00 ea	\$11,500.00	\$4,983.33	\$6,516.67
	Electric Panel	1	\$1,500.00 ea	\$1,500.00	\$825.00	\$675.00
	Sprinkler Timing Station	1	\$250.00 ea	\$250.00	\$150.00	\$100.00
	Sprinkler Control Box	6	\$125.00 ea	\$750.00	\$75.00	\$675.00
	Back Flow Preventer Rebuild	1	\$500.00 ea	\$500.00	\$50.00	\$450.00
	Fence Split Rail Stained	210 lf	\$10.00 / lf	\$2,100.00	\$588.00	\$1,512.00
	Gate Metal 3 ft	2	\$1,000.00 ea	\$2,000.00	\$800.00	\$1,200.00
	Electric Panel near Teddy Bear Court	1	\$1,500.00 ea	\$1,500.00	\$1,087.50	\$412.50
	Sprinkler Timing Station near Teddy Bear Court	1	\$250.00 ea	\$250.00	\$50.00	\$200.00
	Sprinkler Control Box near Teddy Bear Court	2	\$125.00 ea	\$250.00	\$112.50	\$137.50
	Fence Split Rail Stained added 2018	220 lf	\$15.00 / lf	\$3,300.00	\$3,135.00	\$165.00
	PCC Mail Box Pad added 2018	3	\$250.00 ea	\$750.00	\$731.25	\$18.75
Village Parkway Sub Total =				\$24,650.00	\$12,587.58	\$12,062.42

Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Vineyard Court	Lighting Site Overhead Rewiring	4	\$500.00 ea	\$2,000.00	\$1,133.33	\$866.67
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$168.75	\$81.25
	Fence Split Rail Stained	60 lf	\$10.00 / lf	\$600.00	\$288.00	\$312.00
Vineyard Court Sub Total =				\$2,850.00	\$1,590.08	\$1,259.92
White Tail Court	Lighting Site Overhead Rewiring	2	\$500.00 ea	\$1,000.00	\$500.00	\$500.00
	Fence Split Rail Stained	140 lf	\$10.00 / lf	\$1,400.00	\$560.00	\$840.00
White Tail Court Sub Total =				\$2,400.00	\$1,060.00	\$1,340.00
Whitebark Court	Lighting Site Overhead Rewiring	6	\$500.00 ea	\$3,000.00	\$1,700.00	\$1,300.00
	PCC Mail Box Pad	2	\$250.00 ea	\$500.00	\$337.50	\$162.50
	Fence Split Rail Stained	60 lf	\$10.00 / lf	\$600.00	\$288.00	\$312.00
Whitebark Court Sub Total =				\$4,100.00	\$2,325.50	\$1,774.50
Williamsburg Drive	Electric Panel	1	\$1,500.00 ea	\$1,500.00	\$825.00	\$675.00
	Sprinkler Timing Station	1	\$250.00 ea	\$250.00	\$150.00	\$100.00
	Sprinkler Control Box	2	\$125.00 ea	\$250.00	\$25.00	\$225.00
	Back Flow Preventer Rebuild	1	\$500.00 ea	\$500.00	\$50.00	\$450.00
	PCC Mail Box Pad	7	\$500.00 ea	\$3,500.00	\$1,925.00	\$1,575.00
	Fence Split Rail Stained	70 lf	\$10.00 / lf	\$700.00	\$196.00	\$504.00
Williamsburg Drive Sub Total =				\$6,700.00	\$3,171.00	\$3,529.00
Wood Leaf Court	Lighting Site Overhead Rewiring	3	\$500.00 ea	\$1,500.00	\$750.00	\$750.00
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$156.25	\$93.75
	Fence Split Rail Stained	80 lf	\$10.00 / lf	\$800.00	\$320.00	\$480.00
Wood Leaf Court Sub Total =				\$2,550.00	\$1,226.25	\$1,323.75
Yearling Court	Lighting Site Overhead Rewiring	3	\$500.00 ea	\$1,500.00	\$750.00	\$750.00
	Fence Split Rail Stained	65 lf	\$10.00 / lf	\$650.00	\$260.00	\$390.00
	Gate Metal 3 ft	1	\$1,000.00 ea	\$1,000.00	\$500.00	\$500.00
Yearling Court Sub Total =				\$3,150.00	\$1,510.00	\$1,640.00
Storm Water Detention on Desert Lake Drive	Fence Split Rail Stained	660 lf	\$10.00 / lf	\$6,600.00	\$1,584.00	\$5,016.00
	Bench Metal	2	\$1,500.00 ea	\$3,000.00	\$1,400.00	\$1,600.00
	Fido House	1	\$250.00 ea	\$250.00	\$62.50	\$187.50

Prepared by Resource 1 BC
Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Storm Water Detention on Desert Lake Drive Sub Total =				\$9,850.00	\$3,046.50	\$6,803.50
Detention off of Calistoga Court	Fence Split Rail Stained	210 lf	\$10.00 / lf	\$2,100.00	\$420.00	\$1,680.00
Detention off of Crystal Canyon Boulevard and Garnet Drive	Fence Split Rail Stained	400 lf	\$10.00 / lf	\$4,000.00	\$800.00	\$3,200.00
Detention Pond North of Aquamarine Drive	Fence Split Rail Stained	880 lf	\$10.00 / lf	\$8,800.00	\$4,576.00	\$4,224.00
Storm Water Detention Basin D	Fence Split Rail Stained	660 lf	\$10.00 / lf	\$6,600.00	\$1,848.00	\$4,752.00
Storm Detention off New Forest Drive	Fence Split Rail Stained	1200 lf	\$10.00 / lf	\$12,000.00	\$4,320.00	\$7,680.00
	Paving 1 1/2 inch AC Overlay	3600 • ft	\$1.50 / • ft	\$5,400.00	\$1,944.00	\$3,456.00
	Slurry Seal Access Road	3600 • ft	\$0.40 / • ft	\$1,440.00	\$240.00	\$1,200.00
Storm Detention off New Forest Drive Sub Total =				\$18,840.00	\$6,504.00	\$12,336.00
Basin off Quarry Court	Tubular Steel 6 ft Fencing	180 lf	\$30.00 / lf	\$5,400.00	\$2,700.00	\$2,700.00
	Fence Post Wood 6 ft	25	\$100.00 ea	\$2,500.00	\$1,666.67	\$833.33
	Fencing Chain Link 4 ft Green	1650 lf	\$15.00 / lf	\$24,750.00	\$16,706.25	\$8,043.75
	PCC Pad	320 • ft	\$5.00 / • ft	\$1,600.00	\$1,080.00	\$520.00
	Electric Panel	1	\$1,500.00 ea	\$1,500.00	\$1,012.50	\$487.50
	Sprinkler Timing Station	1	\$250.00 ea	\$250.00	\$0.00	\$250.00
	Sprinkler Control Box	2	\$125.00 ea	\$250.00	\$125.00	\$125.00
	Back Flow Preventer Rebuild	1	\$1,000.00 ea	\$1,000.00	\$250.00	\$750.00
	Fido House	2	\$250.00 ea	\$500.00	\$275.00	\$225.00
Basin off Quarry Court Sub Total =				\$37,750.00	\$23,815.42	\$13,934.58
Basin off Briar Drive	Fence Split Rail Stained	1390 lf	\$10.00 / lf	\$13,900.00	\$6,672.00	\$7,228.00
	Gate Metal 3 ft	2	\$1,000.00 ea	\$2,000.00	\$1,133.33	\$866.67
Basin off Briar Drive Sub Total =				\$15,900.00	\$7,805.33	\$8,094.67
Asphalt Walking Path from Aquamarine Drive to Baby Bear Court	Paving 1 1/2 inch AC Pathways	35360 • ft	\$1.50 / • ft	\$53,040.00	\$31,824.00	\$21,216.00
	Slurry Seal Pathways	35360 • ft	\$0.40 / • ft	\$14,144.00	\$2,357.33	\$11,786.67
	Fence Split Rail Stained	450 lf	\$10.00 / lf	\$4,500.00	\$1,800.00	\$2,700.00
	Lighting Site Overhead Rewiring	7	\$500.00 ea	\$3,500.00	\$1,750.00	\$1,750.00

Prepared by Resource 1 BC
Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Asphalt Walking	Sprinkler Control Box	2	\$125.00 ea	\$250.00	\$62.50	\$187.50
Asphalt Walking Path from Aquamarine Drive to Baby Bear Court Sub Total =				\$75,434.00	\$37,793.83	\$37,640.17
Asphalt Walking Path from Village Way to Forest Park	Paving 1 1/2 inch AC Pathways	18730 • ft	\$1.50 / • ft	\$28,095.00	\$16,857.00	\$11,238.00
	Slurry Seal Pathways	18730 • ft	\$0.40 / • ft	\$7,492.00	\$1,248.67	\$6,243.33
	Lighting Site Overhead Rewiring	4	\$500.00 ea	\$2,000.00	\$1,000.00	\$1,000.00
	Sprinkler Control Box	2	\$125.00 ea	\$250.00	\$62.50	\$187.50
	PCC Sidewalk	220 • ft	\$6.00 / • ft	\$1,320.00	\$825.00	\$495.00
	Bench Metal	1	\$1,500.00 ea	\$1,500.00	\$750.00	\$750.00
	BBQ Metal	1	\$500.00 ea	\$500.00	\$200.00	\$300.00
	Fido House	2	\$250.00 ea	\$500.00	\$125.00	\$375.00
	PCC Pad at BBQ	100 • ft	\$6.00 / • ft	\$600.00	\$375.00	\$225.00
Asphalt Walking Path from Village Way to Forest Park Sub Total =				\$42,257.00	\$21,443.17	\$20,813.83
Asphalt Walking Path from Empire Court to Bear Lake Drive	Paving 1 1/2 inch AC Pathways	15500 • ft	\$1.50 / • ft	\$23,250.00	\$13,950.00	\$9,300.00
	Slurry Seal Pathways	15500 • ft	\$0.40 / • ft	\$6,200.00	\$3,100.00	\$3,100.00
	Sprinkler Control Box	2	\$125.00 ea	\$250.00	\$75.00	\$175.00
	Bench Metal	1	\$1,500.00 ea	\$1,500.00	\$750.00	\$750.00
Asphalt Walking Path from Empire Court to Bear Lake Drive Sub Total =				\$31,200.00	\$17,875.00	\$13,325.00
Asphalt Walking Path from Bear River Drive to Lockspur Court	Paving 1 1/2 inch AC Pathways	14610 • ft	\$1.50 / • ft	\$21,915.00	\$13,149.00	\$8,766.00
	Slurry Seal Pathways	14610 • ft	\$0.40 / • ft	\$5,844.00	\$2,922.00	\$2,922.00
	Lighting Site Overhead Rewiring	5	\$500.00 ea	\$2,500.00	\$1,000.00	\$1,500.00
	Sprinkler Control Box	2	\$125.00 ea	\$250.00	\$25.00	\$225.00
	Bench Metal	1	\$1,500.00 ea	\$1,500.00	\$600.00	\$900.00
Asphalt Walking Path from Bear River Drive to Lockspur Court Sub Total =				\$32,009.00	\$17,696.00	\$14,313.00
Asphalt Walking Path from Bear Lake Drive to Sandpiper Drive	Paving 1 1/2 inch AC Pathways	23020 • ft	\$1.50 / • ft	\$34,530.00	\$20,718.00	\$13,812.00
	Slurry Seal Pathways	23020 • ft	\$0.40 / • ft	\$9,208.00	\$4,604.00	\$4,604.00
	Gate Metal	1	\$1,000.00 ea	\$1,000.00	\$433.33	\$566.67
	Fence Split Rail Stained	210 lf	\$10.00 / lf	\$2,100.00	\$672.00	\$1,428.00
	Sandpiper Paving 1 1/2 inch AC Overlay	11400 • ft	\$1.50 / • ft	\$17,100.00	\$12,540.00	\$4,560.00
	Sandpiper Slurry Seal	11400 • ft	\$0.40 / • ft	\$4,560.00	\$1,824.00	\$2,736.00
Asphalt Walking Path from Bear Lake Drive to Sandpiper Drive Sub Total =				\$68,498.00	\$40,791.33	\$27,706.67
Asphalt Walking Path from Village	Paving 1 1/2 inch AC Pathways	22270 • ft	\$1.50 / • ft	\$33,405.00	\$20,043.00	\$13,362.00
	Slurry Seal Pathways	22270 • ft	\$0.40 / • ft	\$8,908.00	\$4,454.00	\$4,454.00

Prepared by Resource 1 BC
Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Asphalt Walking Path from Village Parkway to Detention Pond on	Sprinkler Control Box	2	\$125.00 ea	\$250.00	\$37.50	\$212.50
	PCC Curbs with Gutters	310 • ft	\$15.00 / • ft	\$4,650.00	\$2,673.75	\$1,976.25
	PCC Sidewalks 4 ft	180 • ft	\$6.00 / • ft	\$1,080.00	\$621.00	\$459.00
Asphalt Walking Path from Village Parkway to Detention Pond on Oak Brook Court Sub Total =				\$48,293.00	\$27,829.25	\$20,463.75
Asphalt Walking Path from Quarry Court to Detention Pond off Village Parkway	Paving 1 1/2 inch AC Pathways	11000 • ft	\$1.50 / • ft	\$16,500.00	\$9,900.00	\$6,600.00
	Slurry Seal Pathways	11000 • ft	\$0.40 / • ft	\$4,400.00	\$2,200.00	\$2,200.00
	Sprinkler Control Box	2	\$125.00 ea	\$250.00	\$100.00	\$150.00
Asphalt Walking Path from Quarry Court to Detention Pond off Village Parkway Sub Total =				\$21,150.00	\$12,200.00	\$8,950.00
Asphalt Walking Path from Honey Locust Court to Detention on Briar Drive	Paving 1 1/2 inch AC Pathways	15020 • ft	\$1.50 / • ft	\$22,530.00	\$13,518.00	\$9,012.00
	Slurry Seal Pathways	15020 • ft	\$0.40 / • ft	\$6,008.00	\$3,004.00	\$3,004.00
	Fence Split Rail Stained	1070 lf	\$10.00 / lf	\$10,700.00	\$5,564.00	\$5,136.00
	Sprinkler Control Box	2	\$125.00 ea	\$250.00	\$100.00	\$150.00
Asphalt Walking Path from Honey Locust Court to Detention on Briar Drive Sub Total =				\$39,488.00	\$22,186.00	\$17,302.00
Asphalt Walking Path from Rockland Drive to Detention Pond off Oak Brook Court	Paving 1 1/2 inch AC Pathways	26140 • ft	\$1.50 / • ft	\$39,210.00	\$23,526.00	\$15,684.00
	Slurry Seal Pathways	26140 • ft	\$0.40 / • ft	\$10,456.00	\$5,228.00	\$5,228.00
	Lighting Site Overhead Rewiring	5	\$500.00 ea	\$2,500.00	\$1,250.00	\$1,250.00
	Sprinkler Control Box	2	\$125.00 ea	\$250.00	\$62.50	\$187.50
	PCC Sidewalk	60 • ft	\$6.00 / • ft	\$360.00	\$225.00	\$135.00
	Fido House	1	\$250.00 ea	\$250.00	\$62.50	\$187.50
	Fence Split Rail Stained	90 lf	\$10.00 / lf	\$900.00	\$360.00	\$540.00
Asphalt Walking Path from Rockland Drive to Detention Pond off Oak Brook Court Sub Total =				\$53,926.00	\$30,714.00	\$23,212.00
Asphalt Walking Path Detention Pond on Oak Brook Court to Village Way	Paving 1 1/2 inch AC Pathways	23240 • ft	\$1.50 / • ft	\$34,860.00	\$20,916.00	\$13,944.00
	Slurry Seal Pathways	23240 • ft	\$0.40 / • ft	\$9,296.00	\$0.00	\$9,296.00
	Lighting Site Overhead Rewiring	3	\$500.00 ea	\$1,500.00	\$750.00	\$750.00
	Sprinkler Control Box	2	\$125.00 ea	\$250.00	\$62.50	\$187.50
	PCC Sidewalk	100 • ft	\$6.00 / • ft	\$600.00	\$375.00	\$225.00
	Fido House	1	\$250.00 ea	\$250.00	\$75.00	\$175.00
	Fence Split Rail Stained	90 lf	\$10.00 / lf	\$900.00	\$360.00	\$540.00
	Gate Metal 3 ft	1	\$1,000.00 ea	\$1,000.00	\$500.00	\$500.00

Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Asphalt Walking Path Detention Pond on Oak Brook Court to Village Way Sub Total =				\$48,656.00	\$23,038.50	\$25,617.50
Perimeter Fencing	Fence Split Rail Stained Phase 1 and 2	280 lf	\$10.00 / lf	\$2,800.00	\$784.00	\$2,016.00
	Fence Split Rail Stained Phase 3	880 lf	\$10.00 / lf	\$8,800.00	\$2,816.00	\$5,984.00
	Fence Split Rail Stained Entry Village Parkway	220 lf	\$10.00 / lf	\$2,200.00	\$704.00	\$1,496.00
	Fence Split Rail Stained Phase 5	320 lf	\$10.00 / lf	\$3,200.00	\$1,024.00	\$2,176.00
	Fence Split Rail Stained Phase 6	200 lf	\$10.00 / lf	\$2,000.00	\$640.00	\$1,360.00
	Fence Split Rail Stained Phase 7	400 lf	\$10.00 / lf	\$4,000.00	\$1,280.00	\$2,720.00
	Fence Split Rail Stained Phase 8	320 lf	\$10.00 / lf	\$3,200.00	\$1,152.00	\$2,048.00
	Fence Split Rail Stained Phase 9	240 lf	\$10.00 / lf	\$2,400.00	\$864.00	\$1,536.00
	Fence Split Rail Stained Phase 10	200 lf	\$10.00 / lf	\$2,000.00	\$800.00	\$1,200.00
	Fence Split Rail Stained Phase 11	400 lf	\$10.00 / lf	\$4,000.00	\$1,600.00	\$2,400.00
	Fence Split Rail Stained Phase 13	680 lf	\$10.00 / lf	\$6,800.00	\$2,720.00	\$4,080.00
	Fence Split Rail Stained Phase 14	440 lf	\$10.00 / lf	\$4,400.00	\$2,112.00	\$2,288.00
	Fence Split Rail Stained Phase 15	280 lf	\$10.00 / lf	\$2,800.00	\$1,456.00	\$1,344.00
	Fence Split Rail Stained Phase 16	80 lf	\$10.00 / lf	\$800.00	\$448.00	\$352.00
Perimeter Fencing Sub Total =				\$49,400.00	\$18,400.00	\$31,000.00
Additional Pathway Asphalt Work	Paving Cut and Patch Phase 1	1	\$5,000.00 ea	\$5,000.00	\$0.00	\$5,000.00
	Paving Cut and Patch Phase 2	1	\$5,000.00 ea	\$5,000.00	\$2,500.00	\$2,500.00
	Crackfill Phase 1	1	\$2,000.00 ea	\$2,000.00	\$0.00	\$2,000.00
	Crackfill Phase 2	1	\$2,000.00 ea	\$2,000.00	\$1,333.33	\$666.67
Additional Pathway Asphalt Work Sub Total =				\$14,000.00	\$3,833.33	\$10,166.67
Briar Drive	Fence Split Rail Stained	300 lf	\$10.00 / lf	\$3,000.00	\$2,760.00	\$240.00
	PCC Mail Box Pad Large	2	\$750.00 ea	\$1,500.00	\$1,425.00	\$75.00
	PCC Mail Box Pad Small	1	\$250.00 ea	\$250.00	\$237.50	\$12.50
Briar Drive Sub Total =				\$4,750.00	\$4,422.50	\$327.50

Prepared by Resource 1 BC
Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Haskell Peak Court	Lighting Site Overhead Rewiring	4	\$500.00 ea	\$2,000.00	\$1,933.33	\$66.67
Huckleberry Court	Lighting Site Overhead Rewiring	2	\$500.00 ea	\$1,000.00	\$933.33	\$66.67
	Fence Split Rail Stained	300 lf	\$10.00 / lf	\$3,000.00	\$2,760.00	\$240.00
Huckleberry Court Sub Total =				\$4,000.00	\$3,693.33	\$306.67
Ivyberry Court	Lighting Site Overhead Rewiring	2	\$500.00 ea	\$1,000.00	\$933.33	\$66.67
	Fence Split Rail Stained	300 lf	\$10.00 / lf	\$3,000.00	\$2,760.00	\$240.00
Ivyberry Court Sub Total =				\$4,000.00	\$3,693.33	\$306.67
Juneberry Court	Lighting Site Overhead Rewiring	2	\$500.00 ea	\$1,000.00	\$933.33	\$66.67
	Fence Split Rail Stained	300 lf	\$10.00 / lf	\$3,000.00	\$2,760.00	\$240.00
Juneberry Court Sub Total =				\$4,000.00	\$3,693.33	\$306.67
Mountainash Court	Lighting Site Overhead Rewiring	3	\$500.00 ea	\$1,500.00	\$1,400.00	\$100.00
	Fence Split Rail Stained	300 lf	\$10.00 / lf	\$3,000.00	\$2,760.00	\$240.00
Mountainash Court Sub Total =				\$4,500.00	\$4,160.00	\$340.00
Pequeno Court	Lighting Site Overhead Rewiring	4	\$500.00 ea	\$2,000.00	\$1,866.67	\$133.33
Silverbell Court	Lighting Site Overhead Rewiring	4	\$500.00 ea	\$2,000.00	\$1,866.67	\$133.33
	Fence Split Rail Stained	320 lf	\$10.00 / lf	\$3,200.00	\$2,944.00	\$256.00
Silverbell Court Sub Total =				\$5,200.00	\$4,810.67	\$389.33
Winterhazel Court	Lighting Site Overhead Rewiring	3	\$500.00 ea	\$1,500.00	\$1,400.00	\$100.00
	Fence Split Rail Stained	300 lf	\$10.00 / lf	\$3,000.00	\$2,760.00	\$240.00
Winterhazel Court Sub Total =				\$4,500.00	\$4,160.00	\$340.00
Asphalt Walking Pathway from Huckleberry Court to Honey Locust Court	Paving 1 1/2 inch AC Pathways	11940 • ft	\$1.50 / • ft	\$17,910.00	\$15,522.00	\$2,388.00
	Slurry Seal Pathways	11940 • ft	\$0.40 / • ft	\$4,776.00	\$3,184.00	\$1,592.00
	Fence Split Rail Stained	860 lf	\$10.00 / lf	\$8,600.00	\$7,912.00	\$688.00

Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Asphalt Walking Pathway from Huckleberry Court to Honey Locust Court Sub Total =				\$31,286.00	\$26,618.00	\$4,668.00
Asphalt Pathway from Goose Lake Court to Granite Peak Court	Paving 1 1/2 inch AC Pathways	23830 • ft	\$1.50 / • ft	\$35,745.00	\$33,362.00	\$2,383.00
	Slurry Seal Pathways	23830 • ft	\$0.40 / • ft	\$9,532.00	\$7,943.33	\$1,588.67
	PCC Sidewalks	2830 • ft	\$6.00 / • ft	\$16,980.00	\$16,555.50	\$424.50
	Lighting Site Overhead Rewiring	10	\$500.00 ea	\$5,000.00	\$4,833.33	\$166.67
	Fence Split Rail Stained	1130 lf	\$10.00 / lf	\$11,300.00	\$10,848.00	\$452.00
	Picnic Table Wood Natural State	1	\$500.00 ea	\$500.00	\$466.67	\$33.33
	Grape Arbor 6ft Natural State	180 lf	\$10.00 / lf	\$1,800.00	\$1,710.00	\$90.00
	Sprinkler Control Box	2	\$125.00 ea	\$250.00	\$237.50	\$12.50
	Back Flow Preventer Rebuild	1	\$750.00 ea	\$750.00	\$712.50	\$37.50
	Back Flow Preventer Bag	1	\$100.00 ea	\$100.00	\$95.00	\$5.00
Asphalt Pathway from Goose Lake Court to Granite Peak Court Sub Total =				\$81,957.00	\$76,763.83	\$5,193.17
Totals =				\$1,324,086.00	\$711,661.45	\$612,424.55

Woodland Village HOA 2019 Funding Study Cash Flow Analysis

Calendar Year	Annual Assessment	Annual Interest	Annual Expenses	Annual Income Tax	Net Reserve Funds	% Funded	Fully Funded Balance
2019	\$74,287	\$2,491	\$33,216	\$747	\$700,669	105.8%	\$661,966
2020	\$74,287	\$2,645	\$24,667	\$794	\$752,140	105.0%	\$716,271
2021	\$74,287	\$2,830	\$10,283	\$849	\$818,125	104.6%	\$782,489
2022	\$74,287	\$3,068	\$66,833	\$920	\$827,727	95.5%	\$866,626
2023	\$74,287	\$3,103	\$10,946	\$931	\$893,241	99.5%	\$897,845
2024	\$74,287	\$3,338	\$24,951	\$1,002	\$944,914	95.6%	\$988,538
2025	\$110,738	\$3,585	\$112,068	\$1,075	\$946,093	88.5%	\$1,068,748
2026	\$110,738	\$3,589	\$64,049	\$1,077	\$995,294	93.6%	\$1,063,584
2027	\$110,738	\$3,766	\$50,276	\$1,130	\$1,058,393	95.4%	\$1,109,124
2028	\$110,738	\$3,993	\$496,166	\$1,198	\$675,761	57.7%	\$1,171,513
2029	\$110,738	\$2,616	\$71,798	\$785	\$716,532	91.4%	\$783,811
2030	\$135,526	\$2,803	\$59,905	\$841	\$794,116	96.5%	\$823,228
2031	\$135,526	\$3,083	\$146,352	\$925	\$785,448	89.5%	\$877,649
2032	\$135,526	\$3,051	\$158,455	\$915	\$764,655	90.3%	\$847,099
2033	\$135,526	\$2,977	\$109,372	\$893	\$792,893	98.4%	\$805,852
2034	\$135,526	\$3,078	\$153,886	\$923	\$776,688	95.2%	\$816,204
2035	\$111,516	\$2,980	\$13,596	\$894	\$876,694	111.9%	\$783,567
2036	\$111,516	\$3,340	\$57,734	\$1,002	\$932,814	104.2%	\$895,570
2037	\$111,516	\$3,542	\$54,174	\$1,063	\$992,637	102.6%	\$967,064
2038	\$111,516	\$3,758	\$52,608	\$1,127	\$1,054,175	100.8%	\$1,045,917
2039	\$111,516	\$3,979	\$16,355	\$1,194	\$1,152,122	101.9%	\$1,130,305
2040	\$146,774	\$4,390	\$138,604	\$1,317	\$1,163,364	92.6%	\$1,255,750
2041	\$146,774	\$4,431	\$39,373	\$1,329	\$1,273,866	101.0%	\$1,261,489
2042	\$146,774	\$4,828	\$146,789	\$1,449	\$1,277,231	93.2%	\$1,371,047
2043	\$146,774	\$4,840	\$609,071	\$1,452	\$818,322	59.5%	\$1,375,864
2044	\$146,774	\$3,188	\$68,523	\$957	\$898,804	98.6%	\$911,767
2045	\$163,257	\$3,505	\$63,635	\$1,052	\$1,000,880	100.9%	\$992,389
2046	\$163,257	\$3,873	\$169,183	\$1,162	\$997,665	92.2%	\$1,082,318
2047	\$163,257	\$3,861	\$61,749	\$1,158	\$1,101,875	103.1%	\$1,069,142
2048	\$163,257	\$4,236	\$105,679	\$1,271	\$1,162,419	99.5%	\$1,168,099
2049	\$163,257	\$4,454	\$80,002	\$1,336	\$1,248,791	102.5%	\$1,217,811
Totals :	\$3,784,783	\$109,223	\$3,270,301	\$32,767			

¹ Cash Reserves minus Fully Funded Value

The cash distribution shown in this table applies to repair and replacement cash reserves only.

Basis of Funding Study

Cash reserves have been set to a minimum of \$0

Months Remaining in Calendar Year 2019: 12 Inflation = 2.00 % Interest = 0.36 %

Study Life = 30 years Initial Reserve Funds = \$657,853.66 Final Reserve Value = \$1,248,791.29

Annual Payments Held Constant for 5 years

Woodland Village HOA 2019 Reserve Assessment Summary
Projected Assessment by Month and by Calendar Year

Calendar Year	Member Monthly Reserve Assessment	Member Total Monthly Assessment	Member Total Annual Assessment	Monthly Reserve Assessment	Annual Reserve Assessment
2019	\$3.79	\$3.79	\$45.44	\$6,191	\$74,287
2020	\$3.79	\$3.79	\$45.44	\$6,191	\$74,287
2021	\$3.79	\$3.79	\$45.44	\$6,191	\$74,287
2022	\$3.79	\$3.79	\$45.44	\$6,191	\$74,287
2023	\$3.79	\$3.79	\$45.44	\$6,191	\$74,287
2024	\$3.79	\$3.79	\$45.44	\$6,191	\$74,287
2025	\$5.64	\$5.64	\$67.73	\$9,228	\$110,738
2026	\$5.64	\$5.64	\$67.73	\$9,228	\$110,738
2027	\$5.64	\$5.64	\$67.73	\$9,228	\$110,738
2028	\$5.64	\$5.64	\$67.73	\$9,228	\$110,738
2029	\$5.64	\$5.64	\$67.73	\$9,228	\$110,738
2030	\$6.91	\$6.91	\$82.89	\$11,294	\$135,526
2031	\$6.91	\$6.91	\$82.89	\$11,294	\$135,526
2032	\$6.91	\$6.91	\$82.89	\$11,294	\$135,526
2033	\$6.91	\$6.91	\$82.89	\$11,294	\$135,526
2034	\$6.91	\$6.91	\$82.89	\$11,294	\$135,526
2035	\$5.68	\$5.68	\$68.21	\$9,293	\$111,516
2036	\$5.68	\$5.68	\$68.21	\$9,293	\$111,516
2037	\$5.68	\$5.68	\$68.21	\$9,293	\$111,516
2038	\$5.68	\$5.68	\$68.21	\$9,293	\$111,516
2039	\$5.68	\$5.68	\$68.21	\$9,293	\$111,516
2040	\$7.48	\$7.48	\$89.77	\$12,231	\$146,774
2041	\$7.48	\$7.48	\$89.77	\$12,231	\$146,774
2042	\$7.48	\$7.48	\$89.77	\$12,231	\$146,774
2043	\$7.48	\$7.48	\$89.77	\$12,231	\$146,774
2044	\$7.48	\$7.48	\$89.77	\$12,231	\$146,774
2045	\$8.32	\$8.32	\$99.85	\$13,605	\$163,257
2046	\$8.32	\$8.32	\$99.85	\$13,605	\$163,257
2047	\$8.32	\$8.32	\$99.85	\$13,605	\$163,257
2048	\$8.32	\$8.32	\$99.85	\$13,605	\$163,257
2049	\$8.32	\$8.32	\$99.85	\$13,605	\$163,257

In the context of the Reserve Payment Summary, the "Annual Reserve Payment" corresponds with the "Annual Revenue" in the Cash Flow report.

Operations Payments Include an annual inflation factor of 2.00%

Number of Payment Months in Calendar Year 2019: 12

Number of Years of Constant Payments: 5

No of Assessed Members: 1635

Woodland Village HOA 2019 Funding Study - Expenses by Item and by Calendar Year

Item Description	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Reserve Category : Alexandria Court																			
Lighting Site Overhead Rewiring														\$3,307					
PCC Mail Box Pad																			
Fence Split Rail Stained				\$1,300															
Category Subtotal :				\$1,300										\$3,307					
Reserve Category : Alexandria Drive																			
Lighting Site Overhead Rewiring														\$3,968					
PCC Mail Box Pad																			
Fence Split Rail Stained				\$1,056															
Category Subtotal :				\$1,056										\$3,968					
Reserve Category : Alderwood Court																			
Lighting Site Overhead Rewiring														\$3,968					
PCC Mail Box Pad																			
Fence Split Rail Stained									\$838										
Category Subtotal :									\$838					\$3,968					
Reserve Category : Almondleaf Court																			
Lighting Site Overhead Rewiring														\$3,242					
PCC Mail Box Pad														\$648					
Fence Split Rail Stained									\$704										
Category Subtotal :									\$704					\$3,890					
Reserve Category : Aquamarine Drive																			
Lighting Site Overhead Rewiring														\$4,360					
Electric Panel														\$5,606					
Sprinkler Trimming Station										\$863									
Sprinkler Control Box				\$765														\$1,053	
Back Flow Preventer Rebuild				\$1,530															
PCC Mail Box Pad																			
Fence Split Rail Stained																			
Gate Metal																			

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Category Subtotal :	\$2,295					\$564	\$863				\$11,212						\$1,053		
Reserve Category : Baby Bear Court																			
Lighting Site Overhead																			
Rewiring															\$5,398				
PCC Mail Box Pad																			
Fence Split Rail Stained										\$1,832									
Category Subtotal :										\$1,832					\$5,398				
Reserve Category : Baileyville Court																			
Lighting Site Overhead																			
Rewiring														\$1,904					
PCC Mail Box Pad																			
Fence Split Rail Stained									\$479										
Gate Metal 3 ft with Wood														\$1,323					
Category Subtotal :									\$479					\$3,307					
Reserve Category : Bear Lake Drive																			
Lighting Site Overhead														\$10,373					
Rewiring																			
PCC Mail Box Pad																			
Fence Split Rail Stained								\$4,811											
Gate Metal														\$2,583					
Access Road Paving 1 1/2 Inch AC Overlay										\$4,103									
Access Road Slurry Seal																	\$1,258		
Access Road PCC Driveways											\$1,116								
Access Road Fence Wood						\$2,321													
PCC Sidewalks																			
Category Subtotal :					\$3,311			\$4,811		\$4,103	\$1,116		\$12,966				\$1,258		
Reserve Category : Bear River Court																			
Lighting Site Overhead																			
Rewiring															\$2,542				
PCC Mail Box Pad																			
Category Subtotal :															\$2,542				

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Reserve Category : Beechwood Court																			
Lighting Site Overhead Rewiring															\$2,024				
Electric Panel																			
Sprinkler Timing Station							\$288										\$351		
Sprinkler Control Box							\$138												
Back Flow Preventer Rebuild							\$553												
PCC Mail Box Pad																			
Fence Split Rail Stained										\$916									
Category Subtotal :					\$691		\$288			\$916					\$2,024		\$351		
Reserve Category : Blue Creek Court																			
Lighting Site Overhead Rewiring																\$2,065			
Reserve Category : Box Elder Court																			
Lighting Site Overhead Rewiring															\$3,968				
PCC Mail Box Pad																			
Fence Split Rail Stained									\$1,197										
Category Subtotal :									\$1,197						\$3,968				
Reserve Category : Brushland Drive and Court																			
Lighting Site Overhead Rewiring															\$4,630				
PCC Mail Box Pad																			
Category Subtotal :															\$4,630				
Reserve Category : Buckshot Court																			
Lighting Site Overhead Rewiring															\$2,542				
PCC Mail Box Pad																			
Category Subtotal :															\$2,542				
Reserve Category : Callisoga Court																			
Lighting Site Overhead Rewiring															\$1,271				

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Reserve Category : Castila Court																			
Lighting Site Overhead Rewiring													\$1,297						
Fence Split Rail Stained								\$704											
Category Subtotal :								\$704					\$1,297						
Reserve Category : Cedar View Court																			
Lighting Site Overhead Rewiring																\$1,377			
PCC Mail Box Pad																			
Fence Split Rail Stained											\$249								
Gate Metal 3 ft																\$1,377			
Access Road Paving 1 1/2 inch AC Overlay											\$3,738								
Access Road Slurry Seal	\$816						\$920						\$1,037						\$1,169
Access Road PCC Curbs with Gutters																			
Category Subtotal :	\$816						\$920				\$3,987		\$1,037			\$2,754			\$1,169
Reserve Category : Cherryleaf Court																			
Lighting Site Overhead Rewiring													\$3,890						
PCC Mail Box Pad																			
Fence Split Rail Stained								\$1,056											
Gate Metal 3 ft													\$1,297						
Category Subtotal :								\$1,056					\$5,187						
Reserve Category : Clear Lake Court																			
Lighting Site Overhead Rewiring																	\$2,065		
Reserve Category : Clear Springs Court																			
Lighting Site Overhead Rewiring													\$2,542						
PCC Mail Box Pad																			
Category Subtotal :													\$2,542						
Reserve Category : Cody Court																			
PCC Mail Box Pad																			

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Fence Split Rail Stained													\$1,167						
Category Subtotal :													\$1,167						
Reserve Category : Crystal Canyon Boulevard																			
Lighting Site Overhead Rewiring															\$4,723				
PCC Mail Box Pad																			
Fence Split Rail Stained										\$488									
Gate Metal 3 ft															\$1,350				
Fido House						\$282													
Category Subtotal :						\$282				\$488					\$6,073				
Reserve Category : Datewood Court																			
Lighting Site Overhead Rewiring														\$2,646					
PCC Mail Box Pad																			
Fence Split Rail Stained									\$718										
Gate Metal 3 ft														\$1,323					
Category Subtotal :									\$718					\$3,969					
Reserve Category : Davenport Court																			
Lighting Site Overhead Rewiring																\$2,065			
Reserve Category : Davenport Lane																			
Lighting Site Overhead Rewiring														\$4,630					
PCC Mail Box Pad																			
Fence Split Rail Stained									\$599										
Category Subtotal :									\$599					\$4,630					
Reserve Category : Desert Lake Court																			
Lighting Site Overhead Rewiring															\$2,699				
PCC Mail Box Pad																			
Fence Split Rail Stained														\$488					
Category Subtotal :										\$488					\$2,699				

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Reserve Category : Desert Lake Drive																			
Lighting Site Overhead Rewiring															\$17,544				
Electric Panel							\$575												
Sprinkler Timing Station																	\$702		
Sprinkler Control Box					\$553														
Back Flow Preventer Rebuild					\$553														
PCC Mail Box Pad																			
Fence Split Rail Stained										\$1,588									
Category Subtotal :					\$1,106		\$575			\$1,588					\$17,544		\$702		
Reserve Category : Drift Creek Court																			
Lighting Site Overhead Rewiring																\$2,065			
Reserve Category : Dustin Court																			
Lighting Site Overhead Rewiring																		\$5,732	
PCC Mail Box Pad																			
Fence Split Rail Stained																		\$908	
Category Subtotal :																		\$908	\$5,732
Reserve Category : Elk Court																			
Lighting Site Overhead Rewiring															\$1,297				
Fence Split Rail Stained								\$469											
Category Subtotal :								\$469							\$1,297				
Reserve Category : Empire Court																			
Lighting Site Overhead Rewiring															\$3,242				
PCC Mail Box Pad																			
Fence Split Rail Stained								\$1,525											
Gate Metal 3 ft															\$1,297				
Category Subtotal :								\$1,525							\$4,539				

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Reserve Category : Fairfax Court																			
Lighting Site Overhead Rewiring																	\$4,130		
Electric Panel																			
Sprinkler Timing Station							\$288										\$351		
Sprinkler Control Box						\$141													
Back Flow Preventer Rebuild						\$564													
PCC Mail Box Pad																			
Fence Split Rail Stained											\$1,744								
Category Subtotal :						\$705	\$288				\$1,744					\$4,130	\$351		
Reserve Category : Feather River Court																			
Lighting Site Overhead Rewiring												\$2,542							
PCC Mail Box Pad																			
Fence Split Rail Stained							\$460												
Category Subtotal :							\$460					\$2,542							
Reserve Category : Fiesta Court																			
Lighting Site Overhead Rewiring													\$1,297						
Fence Split Rail Stained							\$469												
Category Subtotal :							\$469						\$1,297						
Reserve Category : Fontana Court																			
Lighting Site Overhead Rewiring													\$1,297						
Reserve Category : Fonti Court																			
Lighting Site Overhead Rewiring													\$1,945						
Fence Split Rail Stained							\$763												
Category Subtotal :							\$763						\$1,945						
Reserve Category : Fortune Court																			
Lighting Site Overhead Rewiring												\$3,813							
Electric Panel																			

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Sprinkler Timing Station							\$288										\$351		
Sprinkler Control Box		\$130																	
Back Flow Preventer Rebuild		\$520																	
PCC Mail Box Pad																			
Fence Split Rail Stained							\$575												
Category Subtotal :		\$650					\$863					\$3,813					\$351		
Reserve Category : Fossil Court																			
Lighting Site Overhead													\$1,945						
Rewiring																			
Fence Split Rail Stained								\$704											
Category Subtotal :								\$704					\$1,945						
Reserve Category : Frost Peak Court																			
Lighting Site Overhead													\$1,945						
Rewiring																			
Fence Split Rail Stained								\$939											
Category Subtotal :								\$939					\$1,945						
Reserve Category : Georgetown Drive and Court																			
Lighting Site Overhead													\$5,835						
Rewiring																			
Electric Panel																			
Sprinkler Timing Station							\$288										\$351		
Sprinkler Control Box			\$133																
PCC Mail Box Pad																			
Fence Split Rail Stained								\$1,056											
Paving 1 1/2 inch AC Pathways										\$2,894									
Pathways Slurry Seal	\$645						\$727						\$819						\$924
Gate Metal													\$1,297						
Category Subtotal :	\$645		\$133				\$1,015	\$1,056		\$2,894			\$7,951				\$351		\$924
Reserve Category : Giant Panda Court																			
Lighting Site Overhead																			
Rewiring																			

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Reserve Category : Ginkgo Court																			
Lighting Site Overhead Rewiring																\$2,754			
PCC Mail Box Pad																\$344			
Fence Split Rail Stained											\$1,246								
Category Subtotal :											\$1,246					\$3,098			
Reserve Category : Goose Lake Drive																			
Lighting Site Overhead Rewiring																		\$2,149	
PCC Mail Box Pad																			
Fence Split Rail Stained																\$908			
Category Subtotal :																\$908		\$2,149	
Reserve Category : Grand Valley Court																			
Lighting Site Overhead Rewiring																\$1,945			
Fence Split Rail Stained																\$469			
Category Subtotal :																\$1,945			
Reserve Category : Grizzly Bear Court																			
Lighting Site Overhead Rewiring																			
PCC Mail Box Pad																			
Paving 1 1/2 inch AC Pathways																\$2,381			
Slurry Seal Pathway																\$598			
Category Subtotal :																\$2,381		\$674	\$760
Reserve Category : Hazelnut Drive																			
Lighting Site Overhead Rewiring																			
PCC Mail Box Pad																			
Category Subtotal :																			
Reserve Category : Hedge Court																			
Lighting Site Overhead Rewiring																			
PCC Mail Box Pad																			
Category Subtotal :																			
Lighting Site Overhead																			
Category Subtotal :																			

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Reserve Category : Honey Locust Court																			
Lighting Site Overhead																		\$1,433	
Rewiring																			
PCC Mail Box Pad																			
Fence Split Rail Stained														\$1,297					
Category Subtotal :														\$1,297				\$1,433	
Reserve Category : Ivywood Court																			
Lighting Site Overhead															\$1,350				
Rewiring																			
PCC Mail Box Pad																			
Fence Split Rail Stained										\$1,099									
Category Subtotal :										\$1,099					\$1,350				
Reserve Category : Javalina Court																			
Lighting Site Overhead													\$3,177						
Rewiring																			
PCC Mail Box Pad																			
Fence Split Rail Stained							\$690												
Category Subtotal :							\$690						\$3,177						
Reserve Category : Jolewood Court																			
Lighting Site Overhead														\$2,646					
Rewiring																			
PCC Mail Box Pad																			
Fence Split Rail Stained									\$1,197										
Category Subtotal :									\$1,197					\$2,646					
Reserve Category : Journey Court																			
Lighting Site Overhead														\$1,945					
Rewiring																			
Fence Split Rail Stained							\$469												
Category Subtotal :							\$469							\$1,945					
Reserve Category : Kodiak Bear Court																			
Lighting Site Overhead																			
Rewiring																			

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Reserve Category : La Casa Court																			
Lighting Site Overhead Rewiring													\$1,297						
Reserve Category : Lago Court																			
Lighting Site Overhead Rewiring												\$635							
Reserve Category : Lake Powell Drive																			
Lighting Site Overhead Rewiring																		\$2,149	
PCC Mail Box Pad																			
Category Subtotal :																		\$2,149	
Reserve Category : Lancelot Court																			
Lighting Site Overhead Rewiring													\$1,945						
PCC Mail Box Pad																			
Fence Split Rail Stained								\$704											
Category Subtotal :								\$704					\$1,945						
Reserve Category : Little Peak Court																			
Lighting Site Overhead Rewiring																	\$2,065		
Fence Split Rail Stained													\$1,744						
Category Subtotal :													\$1,744				\$2,065		
Reserve Category : Live Oak Court																			
Lighting Site Overhead Rewiring																	\$2,754		
PCC Sidewalks 3 ft																			
Fence Split Rail Stained													\$1,246						
Electric Panel																			
Sprinkler Timing Station													\$288					\$351	
Sprinkler Control Box													\$141						
Category Subtotal :								\$141	\$288				\$1,246				\$2,754	\$351	

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Reserve Category : Lockspur Court																			
Lighting Site Overhead Rewiring													\$2,593						
Fence Split Rail Stained								\$939											
Category Subtotal :								\$939					\$2,593						
Reserve Category : Mama Bear Court																			
Lighting Site Overhead Rewiring															\$4,723				
PCC Mail Box Pad																			
Fence Split Rail Stained										\$977									
Gate Metal															\$1,350				
Category Subtotal :										\$977					\$6,073				
Reserve Category : Mayfield Court																			
Lighting Site Overhead Rewiring														\$1,984					
Fence Split Rail Stained									\$958										
Category Subtotal :									\$958					\$1,984					
Reserve Category : Morning Breeze Court																			
Lighting Site Overhead Rewiring																	\$3,442		
PCC Mail Box Pad																			
Category Subtotal :																\$3,442			
Reserve Category : Narrowleaf Court																			
Lighting Site Overhead Rewiring																		\$716	
PCC Mail Box Pad																			
Fence Split Rail Stained																			
Category Subtotal :																			\$716
Reserve Category : New Forest Drive																			
Electric Panel																			
Sprinkler Timing Station								\$288										\$351	
Sprinkler Control Box								\$812											
Back Flow Preventer Rebuild								\$542											

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Fence Split Rail Stained									\$12,689										
Gate Metal 3 ft														\$1,323					
Category Subtotal :				\$1,354			\$288		\$12,689					\$1,323			\$351		
Reserve Category : Oak Brook Court																			
Lighting Site Overhead Rewinding																\$2,065			
Fence Split Rail Stained											\$4,485								
Gate Metal 3 ft																\$1,377			
Category Subtotal :											\$4,485					\$3,442			
Reserve Category : Oak Brook Lane																			
Lighting Site Overhead Rewinding																\$4,130			
PCC Mail Box Pad																	\$4,130		
Category Subtotal :																			
Reserve Category : Oak View Court																			
Lighting Site Overhead Rewinding																\$3,968			
PCC Mail Box Pad																			
Fence Split Rail Stained											\$778								
Gate Metal 3 ft with Wood														\$1,323					
Category Subtotal :											\$778			\$5,291					
Reserve Category : Out Post Court																			
Lighting Site Overhead Rewinding																			
PCC Mail Box Pad																			
Category Subtotal :																			
Reserve Category : Panda Bear Court																			
Lighting Site Overhead Rewinding																			
PCC Mail Box Pad																			
Paving 1 1/2 inch AC Pathways														\$550					
Sturry Seal Pathways	\$122										\$138					\$156			\$175

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Category Subtotal :	\$122						\$138			\$550			\$156						\$175
Reserve Category : Papa Bear Court																			
Lighting Site Overhead Rewiring															\$6,073				
PCC Mail Box Pad										\$977									
Fence Split Rail Stained										\$977					\$1,350				
Gate Metal															\$7,423				
Category Subtotal :										\$977									
Reserve Category : Pebble Court																			
Lighting Site Overhead Rewiring												\$635							
Reserve Category : Pin Oak Court																			
Lighting Site Overhead Rewiring																\$4,819			
PCC Mail Box Pad																			
Fence Split Rail Stained											\$810								
Category Subtotal :											\$810					\$4,819			
Reserve Category : Pintura Court																			
Lighting Site Overhead Rewiring																\$688			
PCC Mail Box Pad																			
Fence Split Rail Stained											\$810								
Gate Metal 3 ft																\$1,377			
Category Subtotal :											\$810					\$2,065			
Reserve Category : Polar Bear Court																			
Lighting Site Overhead Rewiring																			
Fence Split Rail Stained																			\$10,233
Category Subtotal :																			\$10,233
Reserve Category : Polar Bear Drive																			
Lighting Site Overhead Rewiring																			
PCC Mail Box Pad																			

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Fence Split Rail Stained																			
Category Subtotal :																			
Reserve Category : Posado Court																			
Lighting Site Overhead Rewiring													\$1,297						
Reserve Category : Posy Lake Court																			
Lighting Site Overhead Rewiring															\$4,049				
PCC Mail Box Pad																			
Fence Split Rail Stained										\$977									
Category Subtotal :										\$977					\$4,049				
Reserve Category : Quarry Court																			
Lighting Site Overhead Rewiring																			
PCC Mail Box Pad																\$688			
Fence Split Rail Stained																			
Paving 1 1/2 inch AC Pathways										\$2,326									
Slurry Seal Pathways					\$561								\$633				\$714		
Category Subtotal :					\$561					\$2,326		\$633				\$688	\$714		
Reserve Category : Rio Court																			
Lighting Site Overhead Rewiring													\$648						
Reserve Category : Rockland Drive																			
Retaining Walls Wood																		\$3,869	
Electric Panel																			
Sprinkler Timing Station							\$288										\$351		
Sprinkler Control Box									\$293										
Category Subtotal :							\$288		\$293								\$351	\$3,869	
Reserve Category : Rogue River Court																			
Lighting Site Overhead Rewiring																		\$2,149	

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Reserve Category : Silverleaf Court																			
Lighting Site Overhead Rewiring													\$2,593						
PCC Mail Box Pad								\$763											
Fence Split Rail Stained								\$763											
Category Subtotal :								\$763					\$2,593						
Reserve Category : Sky Crest Court																			
Lighting Site Overhead Rewiring																		\$3,582	
PCC Mail Box Pad																			
Fence Split Rail Stained													\$778						
Category Subtotal :													\$778					\$3,582	
Reserve Category : Smokefree Court																			
Lighting Site Overhead Rewiring																		\$1,433	
PCC Mail Box Pad																			
Fence Split Rail Stained													\$1,556						
Category Subtotal :													\$1,556					\$1,433	
Reserve Category : Sofia Court																			
Lighting Site Overhead Rewiring													\$648						
Back Flow Preventer Rebuild								\$531											
Category Subtotal :								\$531					\$648						
Reserve Category : Spring Canyon Court																			
Lighting Site Overhead Rewiring																		\$2,065	
Reserve Category : Spruce Lake Court																			
Lighting Site Overhead Rewiring																		\$1,377	
PCC Mail Box Pad																			
Fence Split Rail Stained													\$1,495						
Category Subtotal :													\$1,495					\$1,377	

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Reserve Category : Sunstone Court																			
Lighting Site Overhead Rewiring												\$2,542							
PCC Mail Box Pad																			
Category Subtotal :												\$2,542							
Reserve Category : Sweet Gum Court																			
Lighting Site Overhead Rewiring																\$2,065			
Reserve Category : Teddy Bear Court																			
Lighting Site Overhead Rewiring																			
PCC Mail Box Pad																			
Category Subtotal :																			
Reserve Category : Thomasville Court																			
Lighting Site Overhead Rewiring														\$3,307					
Fence Split Rail Stained									\$778										
Category Subtotal :									\$778					\$3,307					
Reserve Category : Timber Grove Court																			
Lighting Site Overhead Rewiring																\$1,377			
Reserve Category : Trout Court																			
Lighting Site Overhead Rewiring																		\$7,433	
Reserve Category : Valcillo Court																			
Lighting Site Overhead Rewiring																			\$1,297
Fence Split Rail Stained									\$469										
Category Subtotal :									\$469										\$1,297
Reserve Category : Village Center Way																			
Paving 2 Inch AC Overlay									\$63,580										
Slurry Seal									\$12,716										\$14,336
Paving Shipping									\$730										\$823
																			\$16,162
																			\$928

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
PCC Curbs and Gutters																			
PCC Sidewalks 4 ft																			
Lighting Site Overhead Rewiring														\$8,598					
Fence Split Rail Stained									\$359										
Category Subtotal :	\$11,927						\$77,026		\$359				\$15,159	\$8,598					\$17,090
Reserve Category : Village Parkway																			
Lighting Site Overhead Rewiring														\$15,212					
Electric Panel																			
Sprinkler Timing Station							\$288										\$351		
Sprinkler Control Box																			
Back Flow Preventer Rebuild																			
Fence Split Rail Stained								\$2,464											
Gate Metal 3 ft														\$2,593					
Electric Panel near Teddy Bear Court																			
Sprinkler Timing Station near Teddy Bear Court							\$265							\$324					
Sprinkler Control Box near Teddy Bear Court													\$305						
Fence Split Rail Stained added 2018																			
PCC Mail Box Pad added 2018																			
Category Subtotal :			\$1,592				\$288	\$2,464		\$305			\$2,917	\$15,212			\$351		
Reserve Category : Vineyard Court																			
Lighting Site Overhead Rewiring																		\$2,866	
PCC Mail Box Pad																			
Fence Split Rail Stained														\$778					
Category Subtotal :														\$778				\$2,866	
Reserve Category : White Tail Court																			
Lighting Site Overhead Rewiring																\$1,377			
Fence Split Rail Stained											\$1,744								

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Category Subtotal :											\$1,744					\$1,377			
Reserve Category : Whitebark Court																			
Lighting Site Overhead Rewiring																		\$4,299	
PCC Mail Box Pad																			
Fence Split Rail Stained																			
Category Subtotal :														\$778				\$4,299	
Reserve Category : Williamsburg Drive																			
Electric Panel																			
Sprinkler Timing Station							\$288											\$351	
Sprinkler Control Box							\$265												
Back Flow Preventer Rebuild							\$531												
PCC Mail Box Pad																			
Fence Split Rail Stained																			
Category Subtotal :			\$796				\$288		\$821									\$351	
Reserve Category : Wood Leaf Court																			
Lighting Site Overhead Rewiring																		\$2,065	
PCC Mail Box Pad																			
Fence Split Rail Stained																		\$997	
Category Subtotal :																		\$2,065	
Reserve Category : Yearling Court																			
Lighting Site Overhead Rewiring																		\$2,065	
Fence Split Rail Stained																		\$810	
Gate Metal 3 ft																		\$1,377	
Category Subtotal :																		\$3,442	
Reserve Category : Storm Water Detention on Desert Lake Drive																			
Fence Split Rail Stained																		\$7,591	
Bench Metal																		\$4,049	
Fido House																			
Category Subtotal :							\$282		\$7,591									\$4,049	

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Reserve Category : Detention off of Callistoga Court																			
Fence Split Rail Stained						\$2,368													
Reserve Category : Detention off of Crystal Canyon Boulevard and Garnet Drive																			
Fence Split Rail Stained						\$4,510													
Reserve Category : Detention Pond North of Aquamarine Drive																			
Fence Split Rail Stained														\$11,641					
Reserve Category : Storm Water Detention Basin D																			
Fence Split Rail Stained								\$7,744											
Reserve Category : Storm Detention off New Forest Drive																			
Fence Split Rail Stained										\$14,654									
Paving 1 1/2 inch AC Overlay										\$6,594									
Slurry Seal Access Road						\$1,499				\$1,690				\$1,905					
Category Subtotal :						\$1,499				\$1,690				\$21,248				\$1,905	
Reserve Category : Basin off Quarry Court																			
Tubular Steel 6 ft Fencing														\$6,728					
Fence Post Wood 6 ft																			
Fencing Chain Link 4 ft Green																			
PCC Pad																			
Electric Panel																			
Sprinkler Timing Station														\$311					
Sprinkler Control Box														\$311					
Back Flow Preventer Rebuild										\$1,127									
Fido House																		\$635	
Category Subtotal :						\$255				\$1,127				\$7,350				\$635	
Reserve Category : Basin off Briar Drive																			
Fence Split Rail Stained														\$18,023					
Gate Metal 3 ft																		\$2,866	
Category Subtotal :														\$18,023				\$2,866	
Reserve Category : Asphalt Walking Path from Aquamarine Drive to Baby Bear Court																			
Paving 1 1/2 inch AC Pathways														\$64,772					

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Slurry Seal Pathways		\$14,721						\$16,596						\$18,710					
Fence Spill Rail Stained											\$5,606								
Lighting Site Overhead Rewiring																\$4,819			
Sprinkler Control Box						\$282													
Category Subtotal :		\$14,721				\$282		\$16,596		\$64,772	\$5,606			\$18,710		\$4,819			
Reserve Category : Asphalt Walking Path from Village Way to Forest Park																			
Paving 1 1/2 inch AC Pathways										\$34,310									
Slurry Seal Pathways		\$7,797						\$8,791						\$9,911					
Lighting Site Overhead Rewiring																\$2,754			
Sprinkler Control Box						\$282													
PCC Sidewalk																			
Bench Metal																\$2,065			
BBQ Metal											\$623								
Fido House						\$564													
PCC Pad at BBQ																			
Category Subtotal :		\$7,797				\$846		\$8,791		\$34,310	\$623			\$9,911		\$4,819			
Reserve Category : Asphalt Walking Path from Empire Court to Bear Lake Drive																			
Paving 1 1/2 inch AC Pathways										\$28,393									
Slurry Seal Pathways				\$6,716						\$7,571						\$8,536			
Sprinkler Control Box							\$288												
Bench Metal																\$2,065			
Category Subtotal :				\$6,716			\$288			\$35,964						\$10,601			
Reserve Category : Asphalt Walking Path from Bear River Drive to Lockspur Court																			
Paving 1 1/2 inch AC Pathways										\$26,763									
Slurry Seal Pathways				\$6,330						\$7,137						\$8,046			
Lighting Site Overhead Rewiring														\$3,242					
Sprinkler Control Box																			
Bench Metal														\$1,945					

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Category Subtotal :			\$265	\$6,330						\$33,900			\$5,187			\$8,046			
Reserve Category : Asphalt Walking Path from Bear Lake Drive to Sandpiper Drive																			
Paving 1 1/2 inch AC Pathways										\$42,168									
Slurry Seal Pathways				\$9,974						\$11,245						\$12,677			
Gate Metal														\$1,323					
Fence Split Rail Stained									\$2,514										
Sandpiper Paving 1 1/2 inch AC Overlay												\$21,734							
Sandpiper Slurry Seal			\$4,842					\$5,350					\$5,913					\$6,534	
Category Subtotal :			\$4,842	\$9,974				\$5,350	\$2,514	\$53,413		\$21,734	\$5,913	\$1,323		\$12,677		\$6,534	
Reserve Category : Asphalt Walking Path from Village Parkway to Detention Pond on Oak Brook Court																			
Paving 1 1/2 inch AC Pathways										\$40,794									
Slurry Seal Pathways				\$9,649						\$10,878						\$12,264			
Sprinkler Control Box				\$271															
PCC Curbs with Gutters																			
PCC Sidewalks 4 ft																			
Category Subtotal :				\$9,920						\$51,672						\$12,264			
Reserve Category : Asphalt Walking Path from Quarry Court to Detention Pond off Village Parkway																			
Paving 1 1/2 inch AC Pathways										\$20,150									
Slurry Seal Pathways				\$4,766						\$5,373						\$6,058			
Sprinkler Control Box									\$299										
Category Subtotal :				\$4,766					\$299	\$25,523						\$6,058			
Reserve Category : Asphalt Walking Path from Honey Locust Court to Detention on Briar Drive																			
Paving 1 1/2 inch AC Pathways										\$27,514									
Slurry Seal Pathways				\$6,508						\$7,337						\$8,272			
Fence Split Rail Stained														\$14,154					
Sprinkler Control Box									\$299										
Category Subtotal :				\$6,508					\$299	\$34,851				\$14,154		\$8,272			

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Reserve Category : Asphalt Walking Path from Rockland Drive to Detention Pond off Oak Brook Court																			
Paving 1 1/2 inch AC Pathways										\$47,883									
Slurry Seal Pathways				\$11,326						\$12,769							\$14,395		
Lighting Site Overhead Rewiring																	\$3,442		
Sprinkler Control Box						\$282													
PCC Sidewalk																			
Fido House						\$282													
Fence Split Rail Stained											\$1,121								
Category Subtotal :				\$11,326		\$564				\$60,652	\$1,121						\$17,837		
Reserve Category : Asphalt Walking Path Detention Pond on Oak Brook Court to Village Way																			
Paving 1 1/2 inch AC Pathways										\$42,571									
Slurry Seal Pathways	\$9,484						\$10,692						\$12,054						\$13,589
Lighting Site Overhead Rewiring																	\$2,065		
Sprinkler Control Box						\$282													
PCC Sidewalk																			
Fido House							\$288												
Fence Split Rail Stained											\$1,121								
Gate Metal 3 ft																	\$1,377		
Category Subtotal :	\$9,484					\$282	\$10,980			\$42,571	\$1,121		\$12,054				\$3,442		\$13,589
Reserve Category : Perimeter Fencing																			
Fence Split Rail Stained Phase 1 and 2							\$3,295												
Fence Split Rail Stained Phase 3									\$10,534										
Fence Split Rail Stained Entry Village Parkway									\$2,633										
Fence Split Rail Stained Phase 5									\$3,831										
Fence Split Rail Stained Phase 6									\$2,394										
Fence Split Rail Stained Phase 7									\$4,788										

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Fence Split Rail Stained Phase 8										\$3,908									
Fence Split Rail Stained Phase 9										\$2,931									
Fence Split Rail Stained Phase 10										\$2,492									
Fence Split Rail Stained Phase 11										\$4,983									
Fence Split Rail Stained Phase 13										\$8,472									
Fence Split Rail Stained Phase 14													\$5,705						
Fence Split Rail Stained Phase 15														\$3,704					
Fence Split Rail Stained Phase 16															\$1,080				
Category Subtotal :								\$3,285	\$24,180	\$6,839	\$15,947		\$5,705	\$3,704	\$1,080				
Reserve Category : Additional Pathway Asphalt Work																			
Paving Cut and Patch Phase 1	\$5,101						\$5,751						\$6,453						\$7,309
Paving Cut and Patch Phase 2							\$5,416						\$6,106					\$6,884	
Crackfill Phase 1	\$2,040						\$2,166			\$2,300			\$2,442					\$2,754	\$2,924
Crackfill Phase 2							\$2,124			\$2,255			\$2,394					\$2,699	\$2,866
Category Subtotal :	\$7,141		\$2,124	\$7,582		\$2,255	\$8,051		\$2,394	\$8,548		\$2,542	\$9,076		\$2,699	\$9,638		\$2,866	\$10,233
Reserve Category : Briar Drive																			
Fence Split Rail Stained																			
PCC Mail Box Pad Large																			
PCC Mail Box Pad Small																			
Category Subtotal :																			
Reserve Category : Haskell Peak Court																			
Lighting Site Overhead Rewiring																			
Reserve Category : Huckleberry Court																			
Lighting Site Overhead Rewiring																			
Fence Split Rail Stained																			

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Category Subtotal :																			
Reserve Category : Ivyberry Court																			
Lighting Site Overhead																			
Rewiring																			
Fence Split Rail Stained																			
Category Subtotal :																			
Reserve Category : Juneberry Court																			
Lighting Site Overhead																			
Rewiring																			
Fence Split Rail Stained																			
Category Subtotal :																			
Reserve Category : Mountlarnash Court																			
Lighting Site Overhead																			
Rewiring																			
Fence Split Rail Stained																			
Category Subtotal :																			
Reserve Category : Pequeno Court																			
Lighting Site Overhead																			
Rewiring																			
Category Subtotal :																			
Reserve Category : Silverball Court																			
Lighting Site Overhead																			
Rewiring																			
Fence Split Rail Stained																			
Category Subtotal :																			
Reserve Category : Winterhazel Court																			
Lighting Site Overhead																			
Rewiring																			
Fence Split Rail Stained																			
Category Subtotal :																			
Reserve Category : Asphalt Walking Pathway from Huckleberry Court to Honey Locust Court																			
Paving 1 1/2 inch AC Pathways																			
Slurry Seal Pathways																			

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Fence Split Rail Stained																			
Category Subtotal :					\$5,278						\$5,950			\$23,692			\$6,708		
Reserve Category : Asphalt Pathway from Goose Lake Court to Granite Peak Court																			
Paving 1 1/2 inch AC Pathways															\$48,239				
Slurry Seal Pathways						\$10,746						\$12,115						\$13,658	
PCC Sidewalks																			
Lighting Site Overhead Rewiring																			
Fence Split Rail Stained																			
Picnic Table Wood Natural State															\$675				
Grape Arbor 6ft Natural State																			
Sprinkler Control Box																			
Back Flow Preventer Rebuild																			
Back Flow Preventer Bag																			
Category Subtotal :						\$10,746						\$12,115			\$48,914			\$13,658	
Expense Totals :	\$33,216	\$24,667	\$10,283	\$66,833	\$10,946	\$24,951	\$112,068	\$64,049	\$50,276	\$496,166	\$71,798	\$59,905	\$146,352	\$158,455	\$109,372	\$153,886	\$13,596	\$57,734	\$54,174

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Reserve Category : Alexandria Court												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad					\$404							
Fence Split Rail Stained					\$1,939							
Category Subtotal :					\$2,343							
Reserve Category : Alexandria Drive												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad					\$1,212							
Fence Split Rail Stained					\$1,575							
Category Subtotal :					\$2,787							
Reserve Category : Alderwood Court												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad					\$808							
Fence Split Rail Stained												
Category Subtotal :					\$808							
Reserve Category : Almondleaf Court												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad												
Fence Split Rail Stained												
Category Subtotal :												
Reserve Category : Aquamarine Drive												
Lighting Site Overhead Rewiring												
Electric Panel												
Sprinkler Timing Station										\$1,286		
Sprinkler Control Box					\$1,141							
Back Flow Preventer Rebuild					\$2,282							
PCC Mail Box Pad					\$1,141							
Fence Split Rail Stained												\$929
Gate Metal												

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Category Subtotal :		\$4,564						\$1,286				\$929
Reserve Category : Baby Bear Court												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad						\$412						
Fence Split Rail Stained												
Category Subtotal :						\$412						
Reserve Category : Baileyville Court												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad					\$404							
Fence Split Rail Stained												
Gate Metal 3 ft with Wood												
Category Subtotal :					\$404							
Reserve Category : Bear Lake Drive												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad				\$1,188								
Fence Split Rail Stained												
Gate Metal												
Access Road Paving 1 1/2 inch AC Overlay												
Access Road Slurry Seal				\$1,419						\$1,600		
Access Road PCC Driveways						\$906						
Access Road Fence Wood						\$3,461						
PCC Sidewalks						\$297						
Category Subtotal :				\$2,607		\$4,664				\$1,600		
Reserve Category : Bear River Court												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad				\$388								
Category Subtotal :				\$388								

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Reserve Category : Beechwood Court												
Lighting Site Overhead Rewiring												
Electric Panel						\$2,472						
Sprinkler Timing Station								\$429				
Sprinkler Control Box						\$206						
Back Flow Preventer Rebuild						\$824						
PCC Mail Box Pad						\$412						
Fence Split Rail Stained												
Category Subtotal :						\$3,914		\$429				
Reserve Category : Blue Creek Court												
Lighting Site Overhead Rewiring												
Reserve Category : Box Elder Court												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad						\$824						
Fence Split Rail Stained												
Category Subtotal :						\$824						
Reserve Category : Brushland Drive and Court												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad						\$404						
Category Subtotal :						\$404						
Reserve Category : Buckshot Court												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad						\$388						
Category Subtotal :						\$388						
Reserve Category : Calistoga Court												
Lighting Site Overhead Rewiring												

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Reserve Category : Casita Court												
Lighting Site Overhead Rewiring												
Fence Split Rail Stained												
Category Subtotal :												
Reserve Category : Cedar View Court												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad							\$3,363					
Fence Split Rail Stained												
Gate Metal 3 ft												
Access Road Paving 1 1/2 inch AC Overlay												
Access Road Slurry Seal						\$1,318						\$1,486
Access Road PCC Curbs with Gutters							\$2,589					
Category Subtotal :						\$1,318	\$5,952					\$1,486
Reserve Category : Cherryleaf Court												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad							\$792					
Fence Split Rail Stained												
Gate Metal 3 ft												
Category Subtotal :							\$792					
Reserve Category : Clear Lake Court												
Lighting Site Overhead Rewiring												
Reserve Category : Clear Springs Court												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad							\$388					
Category Subtotal :							\$388					
Reserve Category : Cody Court												
PCC Mail Box Pad											\$875	

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Fence Split Rail Stained												
Category Subtotal :									\$875			
Reserve Category : Crystal Canyon Boulevard												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad						\$1,236						
Fence Split Rail Stained												
Gate Metal 3 ft												
Fido House									\$420			
Category Subtotal :						\$1,236	\$420					
Reserve Category : Datewood Court												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad					\$404							
Fence Split Rail Stained												
Gate Metal 3 ft												
Category Subtotal :					\$404							
Reserve Category : Davenport Court												
Lighting Site Overhead Rewiring												
Reserve Category : Davenport Lane												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad					\$808							
Fence Split Rail Stained												
Category Subtotal :					\$808							
Reserve Category : Desert Lake Court												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad						\$412						
Fence Split Rail Stained												
Category Subtotal :						\$412						

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Reserve Category : Desert Lake Drive												
Lighting Site Overhead Rewiring												
Electric Panel						\$4,944						
Sprinkler Timing Station								\$959				
Sprinkler Control Box						\$824						
Back Flow Preventer Rebuild						\$824						
PCC Mail Box Pad						\$2,472						
Fence Split Rail Stained												
Category Subtotal :						\$9,064		\$858				
Reserve Category : Drift Creek Court												
Lighting Site Overhead Rewiring												
Reserve Category : Dustin Court												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad									\$875			
Fence Split Rail Stained												
Category Subtotal :									\$875			
Reserve Category : Elk Court												
Lighting Site Overhead Rewiring												
Fence Split Rail Stained												
Category Subtotal :												
Reserve Category : Empire Court												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad						\$396						
Fence Split Rail Stained												
Gate Metal 3 ft												
Category Subtotal :						\$396						

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Reserve Category : Fairfax Court												
Lighting Site Overhead Rewiring												
Electric Panel							\$2,522					
Sprinkler Timing Station								\$429				
Sprinkler Control Box							\$210					
Back Flow Preventer Rebuild							\$841					
PCC Mail Box Pad							\$841					
Fence Split Rail Stained												
Category Subtotal :							\$4,414	\$429				
Reserve Category : Feather River Court												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad			\$388									
Fence Split Rail Stained												
Category Subtotal :			\$388									
Reserve Category : Fiesta Court												
Lighting Site Overhead Rewiring												
Fence Split Rail Stained												
Category Subtotal :												
Reserve Category : Fontana Court												
Lighting Site Overhead Rewiring												
Reserve Category : Fossil Court												
Lighting Site Overhead Rewiring												
Fence Split Rail Stained												
Category Subtotal :												
Reserve Category : Fortune Court												
Lighting Site Overhead Rewiring												
Electric Panel			\$2,328									

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Sprinkler Timing Station								\$429				
Sprinkler Control Box			\$194									
Back Flow Preventer Rebuild			\$776									
PCC Mail Box Pad			\$388									
Fence Split Rail Stained												
Category Subtotal :			\$3,686					\$429				
Reserve Category : Fossil Court												
Lighting Site Overhead Rewiring												
Fence Split Rail Stained												
Category Subtotal :												
Reserve Category : Frost Peak Court												
Lighting Site Overhead Rewiring												
Fence Split Rail Stained												
Category Subtotal :												
Reserve Category : Georgetown Drive and Court												
Lighting Site Overhead Rewiring												
Electric Panel			\$2,375									
Sprinkler Timing Station								\$429				
Sprinkler Control Box				\$198								
PCC Mail Box Pad				\$1,188								
Fence Split Rail Stained												
Paving 1 1/2 inch AC Pathways						\$3,906						
Pathways Slurry Seal						\$1,042						\$1,174
Gate Metal												
Category Subtotal :			\$3,761			\$4,948		\$429				\$1,174
Reserve Category : Giant Panda Court												
Lighting Site Overhead Rewiring								\$4,288				

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Reserve Category : Ginkgo Court												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad												
Fence Split Rail Stained												
Category Subtotal :												
Reserve Category : Goose Lake Drive												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad									\$1,750			
Fence Split Rail Stained												
Category Subtotal :									\$1,750			
Reserve Category : Grand Valley Court												
Lighting Site Overhead Rewiring												
Fence Split Rail Stained												
Category Subtotal :												
Reserve Category : Grizzly Bear Court												
Lighting Site Overhead Rewiring	\$6,711										\$1,366	
PCC Mail Box Pad												
Paving 1 1/2 inch AC Pathways						\$3,214						
Slurry Seal Pathway						\$857						\$966
Category Subtotal :	\$6,711					\$4,071					\$1,366	\$966
Reserve Category : Hazelnut Drive												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad									\$808			
Category Subtotal :									\$808			
Reserve Category : Hedge Court												
Lighting Site Overhead												

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Reserve Category : Honey Locust Court												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad									\$437			
Fence Split Rail Stained												
Category Subtotal :									\$437			
Reserve Category : Ivywood Court												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad						\$412						
Fence Split Rail Stained												
Category Subtotal :						\$412						
Reserve Category : Javallina Court												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad			\$398									
Fence Split Rail Stained												
Category Subtotal :			\$398									
Reserve Category : Jolewood Court												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad					\$404							
Fence Split Rail Stained												
Category Subtotal :					\$404							
Reserve Category : Journey Court												
Lighting Site Overhead Rewiring												
Fence Split Rail Stained												
Category Subtotal :												
Reserve Category : Kodiak Bear Court												
Lighting Site Overhead Rewiring									\$4,288			

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Reserve Category : La Casa Court												
Lighting Site Overhead Rewiring												
Reserve Category : Lago Court												
Lighting Site Overhead Rewiring												
Reserve Category : Lake Powell Drive												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad									\$875			
Category Subtotal :									\$875			
Reserve Category : Lancelot Court												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad									\$396			
Fence Split Rail Stained												
Category Subtotal :									\$396			
Reserve Category : Little Peak Court												
Lighting Site Overhead Rewiring												
Fence Split Rail Stained												
Category Subtotal :												
Reserve Category : Live Oak Court												
Lighting Site Overhead Rewiring												
PCC Sidewalks 3 ft									\$2,118			
Fence Split Rail Stained												
Electric Panel									\$2,522			
Sprinkler Timing Station									\$429			
Sprinkler Control Box									\$210			
Category Subtotal :									\$4,850	\$429		

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Reserve Category : Lockspur Court												
Lighting Site Overhead Rewiring												
Fence Split Rail Stained												
Category Subtotal :												
Reserve Category : Mama Bear Court												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad						\$824						
Fence Split Rail Stained												
Gate Metal												
Category Subtotal :						\$824						
Reserve Category : Mayfield Court												
Lighting Site Overhead Rewiring												
Fence Split Rail Stained												
Category Subtotal :												
Reserve Category : Morning Breeze Court												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad							\$841					
Category Subtotal :							\$841					
Reserve Category : Narrowleaf Court												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad									\$437			
Fence Split Rail Stained												
Category Subtotal :									\$437			
Reserve Category : New Forest Drive												
Electric Panel					\$2,423							
Sprinkler Timing Station								\$429				
Sprinkler Control Box					\$1,212							
Back Flow Preventer Rebuild					\$808							

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Fence Split Rail Stained												
Gate Metal 3 ft												
Category Subtotal :					\$4,443			\$429				
Reserve Category : Oak Brook Court												
Lighting Site Overhead Rewiring												
Fence Split Rail Stained												
Gate Metal 3 ft												
Category Subtotal :												
Reserve Category : Oak Brook Lane												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad							\$1,261					
Category Subtotal :							\$1,261					
Reserve Category : Oak View Court												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad					\$808							
Fence Split Rail Stained												
Gate Metal 3 ft with Wood												
Category Subtotal :					\$808							
Reserve Category : Out Post Court												
Lighting Site Overhead Rewiring								\$6,003				
PCC Mail Box Pad												
Category Subtotal :								\$6,003				
Reserve Category : Panda Bear Court												
Lighting Site Overhead Rewiring	\$746											
PCC Mail Box Pad											\$911	
Paving 1 1/2 inch AC Pathways							\$742					
Slurry Seal Pathways						\$198						\$223

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Category Subtotal :	\$746					\$940					\$911	\$223
Reserve Category : Papa Bear Court												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad						\$824						
Fence Split Rail Stained												
Gate Metal												
Category Subtotal :						\$824						
Reserve Category : Pebble Court												
Lighting Site Overhead Rewiring												
Reserve Category : Pin Oak Court												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad							\$841					
Fence Split Rail Stained												
Category Subtotal :							\$841					
Reserve Category : Pintura Court												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad							\$420					
Fence Split Rail Stained												
Gate Metal 3 ft												
Category Subtotal :							\$420					
Reserve Category : Polar Bear Court												
Lighting Site Overhead Rewiring						\$4,039						
Fence Split Rail Stained												
Category Subtotal :						\$4,039						
Reserve Category : Polar Bear Drive												
Lighting Site Overhead Rewiring								\$9,434				
PCC Mail Box Pad												

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Fence Split Rail Stained			\$42,529									
Category Subtotal :			\$42,529					\$9,434				
Reserve Category : Posado Court												
Lighting Site Overhead Rewiring												
Reserve Category : Posy Lake Court												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad						\$824						
Fence Split Rail Stained												
Category Subtotal :						\$824						
Reserve Category : Quarry Court												
Lighting Site Overhead Rewiring		\$4,564										
PCC Mail Box Pad												\$929
Fence Split Rail Stained												
Paving 1 1/2 inch AC Pathways						\$3,140						
Slurry Seal Pathways												
Category Subtotal :		\$4,564				\$3,140				\$907		\$929
Reserve Category : Rio Court												
Lighting Site Overhead Rewiring												
Reserve Category : Rockland Drive												
Retaining Walls Wood												
Electric Panel									\$2,625			
Sprinkler Timing Station								\$429				
Sprinkler Control Box									\$437			
Category Subtotal :								\$429	\$3,062			
Reserve Category : Rogue River Court												
Lighting Site Overhead Rewiring												

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Reserve Category : Silverleaf Court												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad				\$792								
Fence Split Rail Stained												
Category Subtotal :				\$792								
Reserve Category : Sky Crest Court												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad									\$875			
Fence Split Rail Stained												
Category Subtotal :									\$875			
Reserve Category : SmokeTree Court												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad									\$437			
Fence Split Rail Stained												
Category Subtotal :									\$437			
Reserve Category : Sofia Court												
Lighting Site Overhead Rewiring												
Back Flow Preventer Rebuild				\$792								
Category Subtotal :				\$792								
Reserve Category : Spring Canyon Court												
Lighting Site Overhead Rewiring												
Reserve Category : Spruce Lake Court												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad							\$420					
Fence Split Rail Stained												
Category Subtotal :							\$420					

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Reserve Category : Sunstone Court												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad			\$388									
Category Subtotal :			\$388									
Reserve Category : Sweet Gum Court												
Lighting Site Overhead Rewiring												
Reserve Category : Teddy Bear Court												
Lighting Site Overhead Rewiring	\$1,491											
PCC Mail Box Pad											\$455	
Category Subtotal :	\$1,491										\$455	
Reserve Category : Thomasville Court												
Lighting Site Overhead Rewiring												
Fence Split Rail Stained												
Category Subtotal :												
Reserve Category : Timber Grove Court												
Lighting Site Overhead Rewiring												
Reserve Category : Trout Court												
Lighting Site Overhead Rewiring												
Reserve Category : Valecito Court												
Lighting Site Overhead Rewiring												
Fence Split Rail Stained												
Category Subtotal :												
Reserve Category : Village Center Way												
Paving 2 inch AC Overlay												
Slurry Seal						\$18,221						\$20,542
Paving Striping						\$1,047						\$1,180

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
PCC Curbs and Gutters					\$27,188							
PCC Sidewalks 4 ft					\$24,716							
Lighting Site Overhead Rewiring												
Fence Split Rail Stained												
Category Subtotal :					\$51,904	\$19,268						\$21,722
Reserve Category : Village Parkway												
Lighting Site Overhead Rewiring												
Electric Panel				\$2,375								
Sprinkler Timing Station								\$429				
Sprinkler Control Box				\$1,188								
Back Flow Preventer Rebuild				\$792								
Fence Split Rail Stained												
Gate Metal 3 ft												
Electric Panel near Teddy Bear Court											\$2,732	
Sprinkler Timing Station near Teddy Bear Court				\$396								
Sprinkler Control Box near Teddy Bear Court											\$455	
Fence Split Rail Stained added 2018	\$4,921											
PCC Mail Box Pad added 2018												
Category Subtotal :	\$4,921			\$4,751				\$429			\$3,187	
Reserve Category : Vineyard Court												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad									\$437			
Fence Split Rail Stained												
Category Subtotal :									\$437			
Reserve Category : White Tail Court												
Lighting Site Overhead Rewiring												
Fence Split Rail Stained												

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Category Subtotal :												
Reserve Category : Whitebark Court												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad									\$875			
Fence Spill Rail Stained												
Category Subtotal :									\$875			
Reserve Category : Williamsburg Drive												
Electric Panel				\$2,375								
Sprinkler Timing Station								\$429				
Sprinkler Control Box				\$396								
Back Flow Preventer Rebuild				\$792								
PCC Mail Box Pad				\$5,542								
Fence Spill Rail Stained												
Category Subtotal :				\$9,105				\$429				
Reserve Category : Wood Leaf Court												
Lighting Site Overhead Rewiring												
PCC Mail Box Pad							\$420					
Fence Spill Rail Stained												
Category Subtotal :							\$420					
Reserve Category : Yearling Court												
Lighting Site Overhead Rewiring												
Fence Spill Rail Stained												
Gate Metal 3 ft												
Category Subtotal :												
Reserve Category : Storm Water Detention on Desert Lake Drive												
Fence Spill Rail Stained												
Bench Metal												
Fido House									\$420			
Category Subtotal :									\$420			

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Reserve Category : Detention off of Callistoga Court												
Fence Split Rail Stained												\$3,902
Reserve Category : Detention off of Crystal Canyon Boulevard and Garnet Drive												
Fence Split Rail Stained												\$7,432
Reserve Category : Detention Pond North of Aquamarine Drive												
Fence Split Rail Stained												
Reserve Category : Storm Water Detention Basin D												
Fence Split Rail Stained												
Reserve Category : Storm Detention off New Forest Drive												
Fence Split Rail Stained												
Paving 1 1/2 inch AC Overlay												
Slurry Seal Access Road	\$2,148							\$2,421				
Category Subtotal :	\$2,148							\$2,421				
Reserve Category : Basin off Quarry Court												
Tubular Steel 6 ft Fencing												\$10,033
Fence Post Wood 6 ft		\$3,804										
Fencing Chain Link 4 ft Green												\$43,309
PCC Pad												\$2,800
Electric Panel												\$2,625
Sprinkler Timing Station		\$380										\$464
Sprinkler Control Box												\$464
Back Flow Preventer Rebuild								\$1,681				
Fido House												
Category Subtotal :		\$4,184						\$1,681				\$10,961
Reserve Category : Basin off Briar Drive												
Fence Split Rail Stained												
Gate Metal 3 ft												
Category Subtotal :												
Reserve Category : Asphalt Walking Path from Aquamarine Drive to Baby Bear Court												
Paving 1 1/2 inch AC Pathways								\$87,412				

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Slurry Seal Pathways	\$21,093						\$23,780					
Fence Split Rail Stained												
Lighting Site Overhead Rewiring												
Sprinkler Control Box							\$420					
Category Subtotal :	\$21,093					\$87,412	\$24,200					
Reserve Category : Asphalt Walking Path from Village Way to Forest Park												
Paving 1 1/2 inch AC Pathways						\$46,302						
Slurry Seal Pathways	\$11,173						\$12,596					
Lighting Site Overhead Rewiring												
Sprinkler Control Box							\$420					
PCC Sidewalk							\$2,219					
Bench Metal												
BBQ Metal												
Fido House							\$841					
PCC Pad at BBQ							\$1,009					
Category Subtotal :	\$11,173					\$46,302	\$17,085					
Reserve Category : Asphalt Walking Path from Empire Court to Bear Lake Drive												
Paving 1 1/2 inch AC Pathways						\$38,317						
Slurry Seal Pathways			\$9,623						\$10,849			
Sprinkler Control Box								\$429				
Bench Metal												
Category Subtotal :			\$9,623			\$38,317		\$429	\$10,849			
Reserve Category : Asphalt Walking Path from Bear River Drive to Lockspur Court												
Paving 1 1/2 inch AC Pathways						\$36,117						
Slurry Seal Pathways			\$9,071						\$10,226			
Lighting Site Overhead Rewiring												
Sprinkler Control Box							\$396					
Bench Metal												

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Category Subtotal :			\$9,071	\$396		\$36,117			\$10,226			
Reserve Category : Asphalt Walking Path from Bear Lake Drive to Sandpiper Drive												
Paving 1 1/2 inch AC Pathways						\$56,907						
Slurry Seal Pathways			\$14,292						\$16,113			
Gate Metal												
Fence Split Rail Stained												
Sandpiper Paving 1 1/2 inch AC Overlay								\$29,331				
Sandpiper Slurry Seal				\$7,221					\$7,979			
Category Subtotal :			\$14,292	\$7,221		\$56,907		\$29,331	\$24,092			
Reserve Category : Asphalt Walking Path from Village Parkway to Detention Pond on Oak Brook Court												
Paving 1 1/2 inch AC Pathways						\$55,053						
Slurry Seal Pathways			\$13,826						\$15,588			
Sprinkler Control Box					\$404							
PCC Curbs with Gutters					\$7,512							
PCC Sidewalks 4 ft					\$1,745							
Category Subtotal :			\$13,826		\$9,661	\$55,053			\$15,588			
Reserve Category : Asphalt Walking Path from Quarry Court to Detention Pond off Village Parkway												
Paving 1 1/2 inch AC Pathways						\$27,193						
Slurry Seal Pathways			\$6,829						\$7,699			
Sprinkler Control Box										\$446		
Category Subtotal :			\$6,829			\$27,193			\$7,699	\$446		
Reserve Category : Asphalt Walking Path from Honey Locust Court to Detention on Briar Drive												
Paving 1 1/2 inch AC Pathways						\$37,130						
Slurry Seal Pathways			\$9,325						\$10,513			
Fence Split Rail Stained												
Sprinkler Control Box										\$446		
Category Subtotal :			\$9,325			\$37,130			\$10,513	\$446		

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Reserve Category : Asphalt Walking Path from Rockland Drive to Detention Pond off Oak Brook Court												
Paving 1 1/2 inch AC Pathways						\$64,619						
Slurry Seal Pathways			\$16,229						\$18,297			
Lighting Site Overhead Rewiring												
Sprinkler Control Box							\$420					
PCC Sidewalk							\$605					
Fido House							\$420					
Fence Split Rail Stained												
Category Subtotal :			\$16,229			\$64,619	\$1,445		\$18,297			
Reserve Category : Asphalt Walking Path Detention Pond on Oak Brook Court to Village Way												
Paving 1 1/2 inch AC Pathways						\$57,451						
Slurry Seal Pathways						\$15,320						\$17,272
Lighting Site Overhead Rewiring												
Sprinkler Control Box							\$420					
PCC Sidewalk							\$1,009					
Fido House								\$429				
Fence Split Rail Stained												
Gate Metal 3 ft												
Category Subtotal :						\$72,771	\$1,429	\$429				\$17,272
Reserve Category : Perimeter Fencing												
Fence Split Rail Stained Phase 1 and 2												
Fence Split Rail Stained Phase 3												
Fence Split Rail Stained Entry Village Parkway												
Fence Split Rail Stained Phase 5												
Fence Split Rail Stained Phase 6												
Fence Split Rail Stained Phase 7												

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Fence Split Rail Stained Phase 8												
Fence Split Rail Stained Phase 9												
Fence Split Rail Stained Phase 10												
Fence Split Rail Stained Phase 11												
Fence Split Rail Stained Phase 13												
Fence Split Rail Stained Phase 14												
Fence Split Rail Stained Phase 15												
Fence Split Rail Stained Phase 16												
Category Subtotal :												
Reserve Category : Additional Pathway Asphalt Work												
Paving Cut and Patch Phase 1						\$8,240						\$9,290
Paving Cut and Patch Phase 2					\$7,761					\$8,749		
Crackfill Phase 1					\$3,104			\$3,296		\$3,500		\$3,716
Crackfill Phase 2					\$3,043					\$3,430		\$3,642
Category Subtotal :			\$3,043		\$10,865			\$3,231	\$11,536		\$3,430	\$12,249
Reserve Category : Briar Drive												
Fence Split Rail Stained								\$4,846				
PCC Mail Box Pad Large												
PCC Mail Box Pad Small												
Category Subtotal :								\$4,846				
Reserve Category : Haskell Peak Court												
Lighting Sile Overhead Rewiring												\$3,642
Reserve Category : Huckleberry Court												
Lighting Sile Overhead Rewiring											\$1,785	
Fence Split Rail Stained								\$4,846				

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Category Subtotal :					\$4,846					\$1,785		
Reserve Category : Ivyberry Court												
Lighting Site Overhead Rewiring										\$1,785		
Fence Split Rail Stained					\$4,846							
Category Subtotal :					\$4,846					\$1,785		
Reserve Category : Juneberry Court												
Lighting Site Overhead Rewiring										\$1,785		
Fence Split Rail Stained					\$4,846							
Category Subtotal :					\$4,846					\$1,785		
Reserve Category : Mountainash Court												
Lighting Site Overhead Rewiring										\$2,678		
Fence Split Rail Stained					\$4,846							
Category Subtotal :					\$4,846					\$2,678		
Reserve Category : Pequeno Court												
Lighting Site Overhead Rewiring										\$3,570		
Reserve Category : Silverbell Court												
Lighting Site Overhead Rewiring										\$3,570		
Fence Split Rail Stained					\$5,169							
Category Subtotal :					\$5,169					\$3,570		
Reserve Category : Winterhazel Court												
Lighting Site Overhead Rewiring										\$2,678		
Fence Split Rail Stained					\$4,846							
Category Subtotal :					\$4,846					\$2,678		
Reserve Category : Asphalt Walking Pathway from Huckleberry Court to Honey Locust Court												
Paving 1 1/2 inch AC Pathways										\$31,973		
Slurry Seal Pathways					\$7,563					\$8,526		

Woodland Village HOA 2019 Funding Study Expenses by Calendar Year - Continued

Item Description	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Fence Split Rail Stained					\$13,893							
Category Subtotal :				\$7,563	\$13,893					\$40,499		
Reserve Category : Asphalt Pathway from Goose Lake Court to Granite Peak Court												
Paving 1 1/2 inch AC Pathways											\$65,099	
Slurry Seal Pathways					\$15,398						\$17,360	
PCC Sidewalks												
Lighting Site Overhead Rewiring											\$9,106	
Fence Split Rail Stained						\$19,623						
Picnic Table Wood Natural Stole											\$911	
Grape Arbor 6ft Natural Stole	\$2,684											
Sprinkler Control Box	\$373											
Back Flow Preventer Rebuild	\$1,118											
Back Flow Preventer Bag	\$149											
Category Subtotal :	\$4,324				\$15,398	\$19,623					\$92,476	
Expense Totals :	\$52,608	\$16,355	\$138,604	\$39,373	\$146,789	\$609,071	\$68,523	\$63,635	\$169,183	\$61,749	\$105,679	\$80,002



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October 24, 2018

Year	Category	Item Name	Expense
2019	Aquamarine Drive	Sprinkler Control Box	\$765
		Back Flow Preventer Rebuild	\$1,530
	Aquamarine Drive Subtotal = \$2,295.00		
	Cedar View Court	Access Road Slurry Seal	\$816
	Georgetown Drive and Court	Pathways Slurry Seal	\$645
	Grizzly Bear Court	Slurry Seal Pathway	\$530
	Panda Bear Court	Slurry Seal Pathways	\$122
	Village Center Way	Slurry Seal	\$11,279
		Paving Stripping	\$648
	Village Center Way Subtotal = \$11,927.00		
	Basin off Quarry Court	Sprinkler Timing Station	\$255
	Asphalt Walking Path Detention Pond on Oak Brook Court to Village Way	Slurry Seal Pathways	\$9,484
	Additional Pathway Asphalt Work	Paving Cut and Patch Phase 1	\$5,101
		Crackfill Phase 1	\$2,040
	Additional Pathway Asphalt Work Subtotal = \$7,141.00		
2019 Annual Expense Total = \$33,215			
2020	Fortune Court	Sprinkler Control Box	\$130
		Back Flow Preventer Rebuild	\$520
	Fortune Court Subtotal = \$650.00		
	Storm Detention off New Forest Drive	Slurry Seal Access Road	\$1,499
	Asphalt Walking Path from Aquamarine Drive to Baby Bear Court	Slurry Seal Pathways	\$14,721
	Asphalt Walking Path from Village Way to Forest Park	Slurry Seal Pathways	\$7,797
2020 Annual Expense Total = \$24,667			
2021	Georgetown Drive and Court	Sprinkler Control Box	\$133

Year	Category	Item Name	Expense
2021	Sofia Court	Back Flow Preventer Rebuild	\$531
	Village Parkway	Sprinkler Control Box	\$796
		Back Flow Preventer Rebuild	\$531
		Sprinkler Timing Station near Teddy Bear Court	\$265
	Village Parkway Subtotal = \$1,592.00		
	Williamsburg Drive	Sprinkler Control Box	\$265
		Back Flow Preventer Rebuild	\$531
	Williamsburg Drive Subtotal = \$796.00		
	Asphalt Walking Path from Bear River Drive to Lockspur Court	Sprinkler Control Box	\$265
	Asphalt Walking Path from Bear Lake Drive to Sandpiper Drive	Sandpiper Slurry Seal	\$4,842
	Additional Pathway Asphalt Work	Crackfill Phase 2	\$2,124
2021 Annual Expense Total = \$10,283			
2022	Alexandria Court	Fence Split Rail Stained	\$1,300
	Alexandria Drive	Fence Split Rail Stained	\$1,056
	New Forest Drive	Sprinkler Control Box	\$812
		Back Flow Preventer Rebuild	\$542
	New Forest Drive Subtotal = \$1,354.00		
	Asphalt Walking Path from Empire Court to Bear Lake Drive	Slurry Seal Pathways	\$6,716
	Asphalt Walking Path from Bear River Drive to Lockspur Court	Slurry Seal Pathways	\$6,330
	Asphalt Walking Path from Bear Lake Drive to Sandpiper Drive	Slurry Seal Pathways	\$9,974
	Asphalt Walking Path from Village Parkway to Detention Pond on Oak Brook Court	Slurry Seal Pathways	\$9,649
		Sprinkler Control Box	\$271
	Asphalt Walking Path from Village Parkway to Detention Pond on Oak Brook Court Subtotal = \$9,920.00		
	Asphalt Walking Path from Quarry Court to Detention Pond off Village Parkway	Slurry Seal Pathways	\$4,766
	Asphalt Walking Path from Honey Locust Court to Detention on Briar Drive	Slurry Seal Pathways	\$6,508
	Asphalt Walking Path from Rockland Drive to Detention Pond off Oak Brook Court	Slurry Seal Pathways	\$11,326
	Additional Pathway Asphalt Work	Paving Cut and Patch Phase 2	\$5,416
		Crackfill Phase 1	\$2,166

Year	Category	Item Name	Expense
	Additional Pathway Asphalt Work Subtotal = \$7,582.00		
2022 Annual Expense Total = \$66,832			
2023	Bear Lake Drive	Access Road Slurry Seal	\$990
		Access Road Fence Wood	\$2,321
	Bear Lake Drive Subtotal = \$3,311.00		
	Beechwood Court	Sprinkler Control Box	\$138
		Back Flow Preventer Rebuild	\$553
	Beechwood Court Subtotal = \$691.00		
	Desert Lake Drive	Sprinkler Control Box	\$553
		Back Flow Preventer Rebuild	\$553
	Desert Lake Drive Subtotal = \$1,106.00		
	Quarry Court	Slurry Seal Pathways	\$561
Asphalt Walking Pathway from Huckleberry Court to Honey Locust Court	Slurry Seal Pathways	\$5,278	
2023 Annual Expense Total = \$10,947			
2024	Aquamarine Drive	Fence Split Rail Stained	\$564
	Crystal Canyon Boulevard	Fido House	\$282
	Fairfax Court	Sprinkler Control Box	\$141
		Back Flow Preventer Rebuild	\$564
	Fairfax Court Subtotal = \$705.00		
	Live Oak Court	Sprinkler Control Box	\$141
	Storm Water Detention on Desert Lake Drive	Fido House	\$282
	Detention off of Calistoga Court	Fence Split Rail Stained	\$2,368
	Detention off of Crystal Canyon Boulevard and Garnet Drive	Fence Split Rail Stained	\$4,510
	Basin off Quarry Court	Back Flow Preventer Rebuild	\$1,127
	Asphalt Walking Path from Aquamarine Drive to Baby Bear Court	Sprinkler Control Box	\$282
	Asphalt Walking Path from Village Way to Forest Park	Sprinkler Control Box	\$282
		Fido House	\$564
	Asphalt Walking Path from Village Way to Forest Park Subtotal = \$846.00		
	Asphalt Walking Path from Rockland Drive to Detention Pond off Oak Brook Court	Sprinkler Control Box	\$282
		Fido House	\$282
	Asphalt Walking Path from Rockland Drive to Detention Pond off Oak Brook Court Subtotal = \$564.00		

Year	Category	Item Name	Expense
2024	Asphalt Walking Path Detention Pond on Oak Brook Court to Village Way	Sprinkler Control Box	\$282
	Additional Pathway Asphalt Work	Crackfill Phase 2	\$2,255
	Asphalt Pathway from Goose Lake Court to Granite Peak Court	Slurry Seal Pathways	\$10,746
			2024 Annual Expense Total = \$24,954