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**Funding Reserve Analysis**  
*for*  
**Woodland Village HOA 2024 Financial Update**

October 2, 2023



Woodland Village

# **Funding Reserve Analysis**

*for*

## **Woodland Village HOA 2024 Financial Update**

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October 2, 2023

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

Subject: Woodland Village HOA 2024 Financial Update

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 1889 units. The homeowners maintain their homes, fences 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 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 required annually and a new reserve study, with a site visit, is required every five years, which would be June 2027, unless additional phases are added to the project.

#### **Depth of Study**

Reserve Study Update without Field Inspection A field inspection of the facility improvements was not made for this reserve study. Substantial reliance was placed on the previous reserve study supplied by the client, which was prepared by Resource 1 BC and dated June 21, 2022.

#### **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 2024 Financial Update funding study.

## Woodland Village HOA 2024 Financial Update Funding Study Summary - Continued

<i>Reserve Study by Calendar Year Starting</i>	<i>January 1, 2024</i>
<i>Funding Study Length</i>	<i>30 Years</i>
<i>Number of Assessment Paying Members</i>	<i>1889</i>
<i>Reserve Balance as of January 1, 2024<sup>1</sup></i>	<i>\$846,149</i>
<i>Annual Inflation Rate</i>	<i>3.00%</i>
<i>Tax Rate on Reserve Interest <sup>2</sup></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>

<sup>1</sup> See "Financial Condition of Association" in this report.

<sup>2</sup> Taxed as an IRS exempt association (IRS Tax Rules Attached)

### 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 \$846,149 on January 1, 2024. Based upon a study start date of January 1, 2024 a total of 0 days of accrued interest at 2.00 percent per annum were compounded to yield an initial reserve balance of \$846,149.

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
2024	\$9.28	\$111	\$17,530	\$210,355	\$788,842
2025	\$9.28	\$111	\$17,530	\$210,355	\$957,368
2026	\$9.28	\$111	\$17,530	\$210,355	\$1,088,540
2027	\$9.28	\$111	\$17,530	\$210,355	\$1,200,150
2028	\$9.28	\$111	\$17,530	\$210,355	\$1,268,100
2029	\$9.28	\$111	\$17,530	\$210,355	\$1,343,803

### Assessment Change Period

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

Resource 1 BC recommends a financial update every year. Ongoing repairs, reserve account balance 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 good financial condition and/or is adequately funded. The overall status of the reserves of the association is in good and/or adequately funded. The reserve account is under funded by approximately \$337,069.51; this is the total of the present cost depreciation, \$1,183,218.75, less monies in reserves. See total present cost report. This is about \$178.44 per unit. Resource 1 BC 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.

### **Reserve Funding Goal**

The reserve fund is set to be as close to Fully Funded as possible on an annual basis.

### **Next Full Service Reserve Study Required Date**

Woodland Village HOA will need a new full service reserve study in place before June 6, 2027, 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; R050-13, 8-10-2015)

### **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 August 24, 2022. Please feel free to contact us.

### **Date of Physical Inspection**

Woodland Village HOA 2024 Financial Update HOA was physically inspected by Resource 1 BC on June 06, 2022.

### **Study Start and Study End Date**

This Reserve Study encompasses 30 Years. The Study Start Date is January 1, 2024 and the study ends on December 31, 2053.

### **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 financial update.

## **Inflation Rate**

According to the average inflation rate from InflationData.com [historical CPI] is 3.0 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 2, 2023 the price of crude oil was \$88.64 per barrel and has been fluctuating wildly. 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.

1. The executive board shall: (a) At least once every 5 years, cause to be conducted a study of the reserves required to repair, replace and restore the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; (b) At least annually, review the results of that study to determine whether those reserves are sufficient; and (c) At least annually, make any adjustments to the association's funding plan which the executive board deems necessary to provide adequate funding for the required reserves.

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

3. The study of the reserves must include, without limitation: (a) A summary of an inspection 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; (b) An identification 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 have a remaining useful life of less than 30 years; (c) An estimate of the remaining 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 identified pursuant to paragraph (b); (d) An estimate of the cost of maintenance, repair, 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 (e) An estimate of the total annual assessment that may 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.

4. A summary of the study of the reserves required by 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.

5. If a common-interest community was developed as part 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: (a) The park facilities and related improvements are identified as major components of the common elements of the association; and

(b) The association is obligated to repair, replace or 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 reserve fund, adjusted for inflation, that will be required in any given year to provide adequately funded reserves; (3) The estimated interest income, net of projected federal income tax, earned in the reserve fund; (4) The projected expenditures from the reserve fund; and (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 dates 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 of major components of the common elements has changed, since the last reserve study, a quantification 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 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



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; 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.

2. 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; R050-13, 8-10-2015)

#### **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. If known, 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 contained in the reserve study.
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. A listing of any significant components of the common-interest community that the association may be obligated to

maintain, repair, replace or restore which are not included in the funding projection in the reserve study and the reason for excluding those components from that funding projection.

12. For updated reserve studies, a statement, prominently displayed, which reads substantially as follows: Quantities of major components of the common elements as reported in previous reserve studies are deemed to be accurate and reliable. This 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; R050-13, 8-10-2015)

### **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.

1. Except as otherwise provided in subsection 2 and 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: (a) The budget for the daily operation of the association. The budget must include, without limitation, the estimated annual revenue and expenditures of the association and any contributions to be made to the reserve account of the association. (b) The budget to provide adequate funding for the reserves required by paragraph (b) of subsection 2 of NRS 116.3115. The budget must include, without limitation: (1) The current estimated replacement cost, estimated remaining life and estimated useful life of each major component of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; (2) As of the end of the fiscal year for which the budget is prepared, the current estimate of the amount of cash reserves that are necessary, and the current amount of accumulated cash reserves that are set aside, to repair, replace or restore the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore; (3) A statement as to whether the executive board 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 (4) A general statement describing the procedures 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.

2. In lieu of distributing copies of the budgets of the 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: (a) The budgets are available for review at the business 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 (b) Copies of the budgets will be provided upon request.

3. Within 60 days after adoption of any proposed budget 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.

4. The executive board shall, at the same time and in 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: (a) The responsibility of the unit's owner to pay any such fees, fines, assessments or costs in a timely manner; and (b) The association's rights concerning the collection 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.

1. Except as otherwise provided in subsection 2, the executive board shall: (a) If the annual budget of the association is \$45,000 or more but less than \$75,000, cause the financial statement of the association to be reviewed by an independent certified public accountant during the year immediately preceding the year in which a study of the reserves of the association is to be conducted pursuant to NRS 116.31152. (b) If the annual budget of the association is \$75,000 or more but less than \$150,000, cause the financial statement of the association to be reviewed by an independent certified public accountant every fiscal year. (c) If the annual budget of the association is \$150,000 or more, cause the financial statement of the association to be audited by an independent certified public accountant every fiscal year.
2. Except as otherwise provided in this subsection, for 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.
3. The Commission shall adopt regulations prescribing the requirements for the auditing or reviewing of financial statements of an association pursuant to this section. Such regulations must include, without limitation: (a) The qualifications necessary for a person to audit or review financial statements of an association; and (b) The standards and format to be followed in auditing 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 2024 Financial Update 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 2024 Financial Update 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 2024 Financial Update 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 an 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 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

Nevada 2020 Legislative Update for the CIC Industry- 3 hours credits Nevada Law

Nevada 2020 Budgets and Reserves in the CIC for the Reserves Study Providers- 3 hours General Credit

Nevada 2021 Legislative Update for the CIC Industry- 3 hours credits Nevada Law

Nevada 2021 Budgets and Reserves in the CIC for the Reserves Study Providers- 3 hours General Credit

Nevada 2021 Budgets and Reserves in the CIC for the Reserves Study Providers

with new Federal Regulations- 3 hours General Credit

Nevada 2022 Budgets and Reserves in the CIC for the Reserves Study Providers- 3 hours General Credit

Nevada 2022 Legislative Update for the CIC Industry- 3 hours credits Nevada Law

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

Nevada 2020 Legislative Update for the CIC Industry- 3 hours credits Nevada Law

Nevada 2020 Budgets and Reserves in the CIC for the Reserves Study Providers- 3 hours General Credit

Nevada 2021 Legislative Update for the CIC Industry- 3 hours credits Nevada Law

Nevada 2021 Budgets and Reserves in the CIC for the Reserves Study Providers- 3 hours General Credit

Nevada 2021 Budgets and Reserves in the CIC for the Reserves Study Providers with new Federal Regulations- 3 hours General Credit

Nevada 2022 Budgets and Reserves in the CIC for the Reserves Study Providers- 3 hours General Credit

Nevada 2022 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:



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Christine Rowan  
Associate



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

Enclosures:

Glossary of Terms

Internal Revenue Service Tax Rules

## IRS Tax Rules

Unlike most things with the IRS, association tax rates are really not very complicated.

Tax rates on the first \$50,000 in association taxable income can be either 15% or 30%. To qualify for the lower tax rate, the association must file with the IRS as a non exempt membership association.

When an association pays taxes as a non exempt membership association, the tax rate for the first \$50,000 of taxable income is 15%. The tax rate increases to 30% for taxable income beyond the first \$50,000. Non exempt membership organizations are treated the same as a time-share associations. Taxes are filed with form 1120.

When an association pays taxes under form 1120H, the tax rate for all taxable income is 30% and the IRS considers it a homeowners association. Taxes are filed with form 1120.H

Tax Rate Comparison		
Taxable Income	Form 1120	Form 1120H
First \$50,000	\$7,500	\$15,000
Remaining \$30,000	\$9,000	\$9,000
Income Tax	\$16,500	\$24,000

Associations benefit from filing Form 1120 rather than Form 1120H because the tax rate for form 1120 is 15% for the first \$50,000 of taxable income compared to a flat rate of 30% for Form 1120H. Associations may elect on an annual basis to file either Form 1120H or Form 1120. However, filing Form 1120 puts associations at risk if they do not comply with all IRS procedures.

In summary, there are two ways to report financial activities to the IRS:

**a. Form 1120H**

Form 1120H is the tax form specifically made for homeowner associations and is likened to the 1040EZ for its relative simplicity. The tax rate for 1120H filers is 30%.

**b. Form 1120**

Form 1120 is an option for all incorporated HOA's (and all HOA's should be incorporated.). While it is more complex, it carries a tax rate of 15%. Since healthy reserve funds can often rise to hundreds of thousands and even millions of dollars, it is usually prudent to use the Form 1120 and cut the tax rate in half. Check with a knowledgeable CPA.

It is important to note that small associations with reserve balances of less than \$50,000 can benefit greatly by changing tax forms. This will result in lower dues to the membership.

Check with your CPA for compliance of IRS rules and regulations.

For more information click on the US Treasury link: <http://www.irs.ustreas.gov/formspubs/index.html>



## Glossary of Terms Used in this Reserve Study

**CASH FLOW:** The collection and expenditure of money over time.

**CASH FLOW METHOD:** A method of developing a Reserve Funding Plan where contributions to the Reserve fund are designed to offset the variable annual expenditures from the Reserve fund.

**CATEGORY:** A group of associated reserve items.

**DEPRECIATION:** AFI uses straight line depreciation. Defined as the Present Cost divided by the Expected Life and multiplied by the sum of the Expected Life less the Remaining Life. Depreciation for a new reserve item begins at zero and ends with the replacement cost of the component .  
(Present Cost - Net Present Value = Depreciated value of the component)

**EFFECTIVE AGE:** The difference between Expected Life and the Remaining Life. Not usually the same as the chronological age.

**EXPECTED LIFE:** The estimated time, in years, that a reserve item can be expected to perform its intended function.

**FINANCIAL ANALYSIS:** That portion of a Reserve Study which evaluates both the present and the future association reserve fund. Recommended Reserve contributions are calculated, and the projected Reserve income and expense over time is presented.

**FULLY FUNDED:** 100% Funded. When the actual or projected Reserve balance is equal to the Fully Funded Balance. Occurs when the funds in the reserve account are equal to the Depreciated Value of the assets.

**FULLY FUNDED BALANCE (FFB):** An indicator against which the Reserve balance can be compared. This number is calculated for each reserve item by year, then totaled.

**NET PRESENT VALUE:** The current value of the component less the depreciated value of that component.

**NUMBER OF UNITS:** A measurement used with the Unit Cost to calculate the Present Cost. Square feet, cubic yards, lineal feet are examples.

**PERCENT FUNDED:** The ratio of the actual Reserve Balance to the Fully Funded Reserve Balance expressed as a percentage. The value of the Percent Funded changes with time.

**PHYSICAL INSPECTION:** The portion of the Reserve Study that generates the reserve item inventory and the condition of the reserve items.

**PRESENT COST:** The cost of a component today. Consists of the Unit Cost times the Number of Units of that component.

**REMAINING LIFE:** The estimated number of years that an existing reserve item will serve its intended function.

**REPLACEMENT COST:** The cost of replacing a reserve item to a new condition. The Current Replacement Cost is the cost to replace a reserve item today.

**RESERVE BALANCE:** Actual or projected funds at year end that the association has available to defray future expenses. Also known as Reserves, Reserve Accounts, or Cash Reserves.

**RESERVE ITEM:** An element of a reserve category. Reserve Items consists of association facilities, which must be maintained or replaced by the association. Also known as a "Component".

**RESERVE STUDY:** A budget planning tool which analyses the current reserve fund and expected future expenses. A Reserve Study consists of a Physical Inspection of the facilities and a Financial Analysis of the reserve fund.

**RESERVE STUDY ANALYST:** A qualified individual that prepares Reserve Studies.

**SPECIAL ASSESSMENT:** An assessment levied on the members of an association in addition to regular assessments. Special Assessments are often regulated by Governing Documents or local statutes.

**UNIT COST:** The present cost of a reserve item on a unit basis. Dollars per foot of fence is an example.

**Woodland Village HOA 2024 Financial Update Reserve Study Expense Item Summary**

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
<b>Alexandria Court</b>					
Lighting Site Overhead Rewiring	\$3,000	8 Years	30 Years	\$3,929	Yes
PCC Mail Box Pad	\$250	18 Years	40 Years	\$442	Yes
Fence Split Rail Stained	\$1,440	5 Years	25 Years	\$1,724	Yes
<b>Alexandria Drive</b>					
Lighting Site Overhead Rewiring	\$3,600	8 Years	30 Years	\$4,714	Yes
PCC Mail Box Pad	\$750	18 Years	40 Years	\$1,325	Yes
Fence Split Rail Stained	\$1,170	5 Years	25 Years	\$1,400	Yes
<b>Alderwood Court</b>					
Lighting Site Overhead Rewiring	\$3,600	8 Years	30 Years	\$4,714	Yes
PCC Mail Box Pad	\$500	18 Years	40 Years	\$884	Yes
Fence Split Rail Stained	\$1,260	3 Years	25 Years	\$1,420	Yes
<b>Almondleaf Court</b>					
Lighting Site Overhead Rewiring	\$3,000	7 Years	30 Years	\$3,813	Yes
PCC Mail Box Pad	\$500	7 Years	30 Years	\$635	Yes
Fence Split Rail Stained	\$1,080	2 Years	25 Years	\$1,182	Yes
<b>Aquamarine Drive</b>					
Lighting Site Overhead Rewiring	\$4,200	5 Years	30 Years	\$5,027	Yes
Electric Panel	\$5,850	5 Years	40 Years	\$7,002	Yes
Sprinkler Timing Station	\$1,500	1 Years	10 Year	\$1,593	Yes
Sprinkler Control Box	\$1,050	0 Years	20 Years	\$1,082	Yes
Back Flow Preventer Rebuild	\$2,250	0 Years	20 Years	\$2,318	Yes
Back Flow Preventer Bag	\$150	0 Years	20 Years	\$155	Yes
PCC Mail Box Pad	\$750	15 Years	40 Years	\$1,211	Yes
Fence Split Rail Stained	\$900	0 Years	25 Years	\$927	Yes
Gate Metal	\$1,200	5 Years	30 Years	\$1,436	Yes
<b>Baby Bear Court</b>					
Lighting Site Overhead Rewiring	\$4,800	9 Years	30 Years	\$6,477	Yes
PCC Mail Box Pad	\$250	19 Years	40 Years	\$455	Yes
Fence Split Rail Stained	\$2,700	4 Years	25 Years	\$3,136	Yes
Back Flow Preventer Rebuild	\$750	18 Years	20 Years	\$1,325	Yes

## Woodland Village HOA 2024 Financial Update 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 Bag	\$150	18 Years	20 Years	\$265	Yes
<b>Baileyville Court</b>					
Lighting Site Overhead Rewiring	\$1,800	8 Years	30 Years	\$2,357	Yes
PCC Mail Box Pad	\$250	18 Years	40 Years	\$442	Yes
Fence Split Rail Stained	\$720	3 Years	25 Years	\$812	Yes
Gate Metal 3 ft with Wood	\$1,200	8 Years	30 Years	\$1,571	Yes
<b>Bear Lake Drive</b>					
Lighting Site Overhead Rewiring	\$9,600	7 Years	30 Years	\$12,200	Yes
PCC Mail Box Pad	\$750	17 Years	40 Years	\$1,286	Yes
Fence Split Rail Stained	\$7,380	2 Years	25 Years	\$8,074	Yes
Gate Metal	\$2,400	7 Years	30 Years	\$3,050	Yes
Access Road Paving 1 1/2 inch AC Overlay	\$3,920	7 Years	25 Years	\$4,982	Yes
Access Road Slurry Seal	\$1,120	0 Years	6 Years	\$1,154	Yes
Access Road PCC Driveways	\$1,320	19 Years	40 Years	\$2,403	Yes
Access Road Fence Wood	\$2,450	4 Years	25 Years	\$2,846	Yes
PCC Sidewalks	\$360	19 Years	40 Years	\$655	Yes
<b>Bear River Court</b>					
Lighting Site Overhead Rewiring	\$2,400	6 Years	30 Years	\$2,960	Yes
PCC Mail Box Pad	\$250	16 Years	40 Years	\$416	Yes
<b>Beechwood Court</b>					
Lighting Site Overhead Rewiring	\$1,800	9 Years	30 Years	\$2,429	Yes
Electric Panel	\$1,950	19 Years	40 Years	\$3,550	Yes
Sprinkler Timing Station	\$500	0 Years	10 Years	\$515	Yes
Sprinkler Control Box	\$175	0 Years	20 Years	\$180	Yes
Back Flow Preventer Rebuild	\$750	0 Years	20 Years	\$773	Yes
Back Flow Preventer Bag	\$150	0 Years	20 Years	\$155	Yes
PCC Mail Box Pad	\$250	19 Years	40 Years	\$455	Yes
Fence Split Rail Stained	\$1,350	4 Years	25 Years	\$1,568	Yes
<b>Blue Creek Court</b>					



## Woodland Village HOA 2024 Financial Update 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	\$1,800	10 Years	30 Years	\$2,503	Yes
<b>Box Elder Court</b>					
Lighting Site Overhead Rewiring	\$3,600	8 Years	30 Years	\$4,714	Yes
PCC Mail Box Pad	\$500	19 Years	40 Years	\$910	Yes
Fence Split Rail Stained	\$1,800	3 Years	25 Years	\$2,029	Yes
<b>Brushland Drive and Court</b>					
Lighting Site Overhead Rewiring	\$4,200	8 Years	30 Years	\$5,500	Yes
PCC Mail Box Pad	\$250	18 Years	40 Years	\$442	Yes
<b>Buckshot Court</b>					
Lighting Site Overhead Rewiring	\$2,400	6 Years	30 Years	\$2,960	Yes
PCC Mail Box Pad	\$250	16 Years	40 Years	\$416	Yes
<b>Calistoga Court</b>					
Lighting Site Overhead Rewiring	\$1,200	6 Years	30 Years	\$1,480	Yes
<b>Casita Court</b>					
Lighting Site Overhead Rewiring	\$1,200	7 Years	30 Years	\$1,525	Yes
Fence Split Rail Stained	\$1,080	2 Years	25 Years	\$1,182	Yes
<b>Cedar View Court</b>					
Lighting Site Overhead Rewiring	\$1,200	10 Years	30 Years	\$1,668	Yes
PCC Mail Box Pad	\$2,000	20 Years	40 Years	\$3,752	Yes
Fence Split Rail Stained	\$360	5 Years	25 Years	\$431	Yes
Gate Metal 3 ft	\$1,200	10 Years	30 Years	\$1,668	Yes
Access Road Paving 1 1/2 inch AC Overlay	\$3,500	8 Years	25 Years	\$4,583	Yes
Access Road Slurry Seal	\$1,000	0 Years	6 Years	\$1,030	Yes
Access Road PCC Curbs with Gutters	\$1,680	20 Years	40 Years	\$3,152	Yes
<b>Cherryleaf Court</b>					
Lighting Site Overhead Rewiring	\$3,600	7 Years	30 Years	\$4,575	Yes
PCC Mail Box Pad	\$500	17 Years	40 Years	\$857	Yes
Fence Split Rail Stained	\$1,620	2 Years	25 Years	\$1,772	Yes

## Woodland Village HOA 2024 Financial Update Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Gate Metal 3 ft	\$1,200	7 Years	30 Years	\$1,525	Yes
<b>Clear Lake Court</b>					
Lighting Site Overhead Rewiring	\$1,800	10 Years	30 Years	\$2,503	Yes
<b>Clear Springs Court</b>					
Lighting Site Overhead Rewiring	\$2,400	6 Years	30 Years	\$2,960	Yes
PCC Mail Box Pad	\$250	16 Years	40 Years	\$416	Yes
<b>Cody Court</b>					
PCC Mail Box Pad	\$500	22 Years	40 Years	\$996	Yes
Fence Split Rail Stained	\$1,620	6 Years	25 Years	\$1,998	Yes
<b>Crystal Canyon Boulevard</b>					
Lighting Site Overhead Rewiring	\$4,200	9 Years	30 Years	\$5,667	Yes
PCC Mail Box Pad	\$750	19 Years	40 Years	\$1,366	Yes
Fence Split Rail Stained	\$720	4 Years	25 Years	\$836	Yes
Gate Metal 3 ft	\$1,200	9 Years	30 Years	\$1,619	Yes
Fido House	\$250	0 Years	20 Years	\$258	Yes
<b>Datewood Court</b>					
Lighting Site Overhead Rewiring	\$2,400	8 Years	30 Years	\$3,143	Yes
PCC Mail Box Pad	\$250	18 Years	40 Years	\$442	Yes
Fence Split Rail Stained	\$1,080	3 Years	25 Years	\$1,218	Yes
Gate Metal 3 ft	\$1,200	8 Years	30 Years	\$1,571	Yes
<b>Davenport Court</b>					
Lighting Site Overhead Rewiring	\$1,800	10 Years	30 Years	\$2,503	Yes
<b>Davenport Lane</b>					
Lighting Site Overhead Rewiring	\$4,200	8 Years	30 Years	\$5,500	Yes
PCC Mail Box Pad	\$500	18 Years	40 Years	\$884	Yes
Fence Split Rail Stained	\$900	3 Years	25 Years	\$1,015	Yes
<b>Desert Lake Court</b>					
Lighting Site Overhead Rewiring	\$2,400	9 Years	30 Years	\$3,238	Yes
PCC Mail Box Pad	\$250	19 Years	40 Years	\$455	Yes

## Woodland Village HOA 2024 Financial Update 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	\$720	4 Years	25 Years	\$836	Yes
<b>Desert Lake Drive</b>					
Lighting Site Overhead Rewiring	\$15,600	9 Years	30 Years	\$21,050	Yes
Electric Panel	\$3,900	19 Years	40 Years	\$7,101	Yes
Sprinkler Timing Station	\$1,000	0 Years	10 Years	\$1,030	Yes
Sprinkler Control Box	\$700	0 Years	20 Years	\$721	Yes
Back Flow Preventer Rebuild	\$750	0 Years	20 Years	\$773	Yes
Back Flow Preventer Bag	\$150	0 Years	20 Years	\$155	Yes
PCC Mail Box Pad	\$1,500	19 Years	40 Years	\$2,731	Yes
Fence Split Rail Stained	\$2,340	4 Years	25 Years	\$2,718	Yes
<b>Drift Creek Court</b>					
Lighting Site Overhead Rewiring	\$1,800	8 Years	30 Years	\$2,357	Yes
<b>Dustin Court</b>					
Lighting Site Overhead Rewiring	\$4,800	12 Years	30 Years	\$7,086	Yes
PCC Mail Box Pad	\$500	22 Years	40 Years	\$996	Yes
Fence Split Rail Stained	\$1,260	6 Years	25 Years	\$1,554	Yes
<b>Elk Court</b>					
Lighting Site Overhead Rewiring	\$1,200	6 Years	30 Years	\$1,480	Yes
Fence Split Rail Stained	\$720	2 Years	25 Years	\$788	Yes
<b>Empire Court</b>					
Lighting Site Overhead Rewiring	\$3,000	6 Years	30 Years	\$3,700	Yes
PCC Mail Box Pad	\$250	16 Years	40 Years	\$416	Yes
Fence Split Rail Stained	\$2,340	2 Years	25 Years	\$2,560	Yes
Gate Metal 3 ft	\$1,200	6 Years	30 Years	\$1,480	Yes
<b>Fairfax Court</b>					
Lighting Site Overhead Rewiring	\$3,600	10 Years	30 Years	\$5,005	Yes
Electric Panel	\$1,950	20 Years	40 Years	\$3,658	Yes
Sprinkler Timing Station	\$500	1 Years	10 Year	\$531	Yes
Sprinkler Control Box	\$175	0 Years	20 Years	\$180	Yes
Back Flow Preventer Rebuild	\$750	0 Years	20 Years	\$773	Yes

## Woodland Village HOA 2024 Financial Update 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 Bag	\$150	0 Years	20 Years	\$155	Yes
PCC Mail Box Pad	\$500	20 Years	40 Years	\$938	Yes
Fence Split Rail Stained	\$2,520	5 Years	25 Years	\$3,016	Yes
<b>Feather River Court</b>					
Lighting Site Overhead Rewiring	\$2,400	6 Years	30 Years	\$2,960	Yes
PCC Mail Box Pad	\$250	16 Years	40 Years	\$416	Yes
Fence Split Rail Stained	\$720	1 Years	25 Year	\$764	Yes
<b>Fiesta Court</b>					
Lighting Site Overhead Rewiring	\$1,200	6 Years	30 Years	\$1,480	Yes
Fence Split Rail Stained	\$720	2 Years	25 Years	\$788	Yes
<b>Fontana Court</b>					
Lighting Site Overhead Rewiring	\$1,200	6 Years	30 Years	\$1,480	Yes
<b>Fonti Court</b>					
Lighting Site Overhead Rewiring	\$1,800	6 Years	30 Years	\$2,220	Yes
Fence Split Rail Stained	\$1,170	2 Years	25 Years	\$1,280	Yes
<b>Fortune Court</b>					
Lighting Site Overhead Rewiring	\$3,600	6 Years	30 Years	\$4,440	Yes
Electric Panel	\$1,950	16 Years	40 Years	\$3,245	Yes
Sprinkler Timing Station	\$500	1 Years	10 Year	\$531	Yes
Sprinkler Control Box	\$175	0 Years	20 Years	\$180	Yes
Back Flow Preventer Rebuild	\$750	0 Years	20 Years	\$773	Yes
Back Flow Preventer Bag	\$150	0 Years	20 Years	\$155	Yes
PCC Mail Box Pad	\$250	16 Years	40 Years	\$416	Yes
Fence Split Rail Stained	\$900	1 Years	25 Year	\$956	Yes
<b>Fossil Court</b>					
Lighting Site Overhead Rewiring	\$1,800	6 Years	30 Years	\$2,220	Yes
Fence Split Rail Stained	\$1,080	2 Years	25 Years	\$1,182	Yes
<b>Frost Peak Court</b>					
Lighting Site Overhead Rewiring	\$1,800	6 Years	30 Years	\$2,220	Yes

## Woodland Village HOA 2024 Financial Update 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	\$1,440	2 Years	25 Years	\$1,575	Yes
<b>Georgetown Drive and Court</b>					
Lighting Site Overhead Rewiring	\$5,400	7 Years	30 Years	\$6,863	Yes
Electric Panel	\$1,950	17 Years	40 Years	\$3,344	Yes
Sprinkler Timing Station	\$500	1 Years	10 Year	\$531	Yes
Sprinkler Control Box	\$175	0 Years	20 Years	\$180	Yes
PCC Mail Box Pad	\$750	17 Years	40 Years	\$1,286	Yes
Fence Split Rail Stained	\$1,620	24 Years	25 Years	\$3,426	Yes
Paving 1 1/2 inch AC Pathways	\$2,765	12 Years	20 Years	\$4,082	Yes
Pathways Slurry Seal	\$790	0 Years	6 Years	\$814	Yes
Gate Metal	\$1,200	7 Years	30 Years	\$1,525	Yes
<b>Giant Panda Court</b>					
Lighting Site Overhead Rewiring	\$3,000	21 Years	30 Years	\$5,800	Yes
<b>Ginkgo Court</b>					
Lighting Site Overhead Rewiring	\$2,400	10 Years	30 Years	\$3,337	Yes
PCC Mail Box Pad	\$250	10 Years	40 Years	\$348	Yes
Fence Split Rail Stained	\$1,800	5 Years	25 Years	\$2,155	Yes
<b>Goose Lake Drive</b>					
Lighting Site Overhead Rewiring	\$1,800	12 Years	30 Years	\$2,657	Yes
PCC Mail Box Pad	\$1,000	22 Years	40 Years	\$1,992	Yes
Fence Split Rail Stained	\$1,260	7 Years	25 Years	\$1,601	Yes
<b>Grand Valley Court</b>					
Lighting Site Overhead Rewiring	\$1,800	7 Years	30 Years	\$2,288	Yes
Fence Split Rail Stained	\$720	2 Years	25 Years	\$788	Yes
<b>Grizzly Bear Court</b>					
Lighting Site Overhead Rewiring	\$5,400	14 Years	30 Years	\$8,464	Yes
PCC Mail Box Pad	\$750	24 Years	40 Years	\$1,586	Yes
Paving 1 1/2 inch AC Pathways	\$2,275	12 Years	20 Years	\$3,358	Yes
Slurry Seal Pathway	\$650	0 Years	6 Years	\$670	Yes

## Woodland Village HOA 2024 Financial Update Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
<b>Hazelnut Drive</b>					
Lighting Site Overhead Rewiring	\$3,000	8 Years	30 Years	\$3,929	Yes
PCC Mail Box Pad	\$500	18 Years	40 Years	\$884	Yes
<b>Hedge Court</b>					
Lighting Site Overhead	\$600	6 Years	30 Years	\$740	Yes
<b>Honey Locust Court</b>					
Lighting Site Overhead Rewiring	\$1,200	12 Years	30 Years	\$1,772	Yes
PCC Mail Box Pad	\$250	22 Years	40 Years	\$498	Yes
Fence Split Rail Stained	\$1,800	7 Years	25 Years	\$2,288	Yes
<b>Ivywood Court</b>					
Lighting Site Overhead Rewiring	\$1,200	9 Years	30 Years	\$1,619	Yes
PCC Mail Box Pad	\$250	19 Years	40 Years	\$455	Yes
Fence Split Rail Stained	\$1,620	4 Years	25 Years	\$1,882	Yes
<b>Javalina Court</b>					
Lighting Site Overhead Rewiring	\$3,000	6 Years	30 Years	\$3,700	Yes
PCC Mail Box Pad	\$250	16 Years	40 Years	\$416	Yes
Fence Split Rail Stained	\$1,080	1 Years	25 Year	\$1,147	Yes
<b>Jotewood Court</b>					
Lighting Site Overhead Rewiring	\$2,400	8 Years	30 Years	\$3,143	Yes
PCC Mail Box Pad	\$250	18 Years	40 Years	\$442	Yes
Fence Split Rail Stained	\$1,800	3 Years	25 Years	\$2,029	Yes
<b>Journey Court</b>					
Lighting Site Overhead Rewiring	\$1,800	7 Years	30 Years	\$2,288	Yes
Fence Split Rail Stained	\$720	2 Years	25 Years	\$788	Yes
<b>Kodiak Bear Court</b>					
Lighting Site Overhead Rewiring	\$3,000	21 Years	30 Years	\$5,800	Yes
<b>La Casa Court</b>					
Lighting Site Overhead Rewiring	\$1,200	7 Years	30 Years	\$1,525	Yes

## Woodland Village HOA 2024 Financial Update Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
<b>Lago Court</b>					
Lighting Site Overhead Rewiring	\$600	6 Years	30 Years	\$740	Yes
<b>Lake Powell Drive</b>					
Lighting Site Overhead Rewiring	\$1,800	12 Years	30 Years	\$2,657	Yes
PCC Mail Box Pad	\$500	22 Years	40 Years	\$996	Yes
<b>Lanceleaf Court</b>					
Lighting Site Overhead Rewiring	\$1,800	7 Years	30 Years	\$2,288	Yes
PCC Mail Box Pad	\$250	17 Years	40 Years	\$429	Yes
Fence Split Rail Stained	\$1,080	2 Years	25 Years	\$1,182	Yes
<b>Little Peak Court</b>					
Lighting Site Overhead Rewiring	\$1,800	10 Years	30 Years	\$2,503	Yes
Fence Split Rail Stained	\$2,520	5 Years	25 Years	\$3,016	Yes
<b>Live Oak Court</b>					
Lighting Site Overhead Rewiring	\$2,400	10 Years	30 Years	\$3,337	Yes
PCC Sidewalks 3 ft	\$2,520	20 Years	40 Years	\$4,728	Yes
Fence Split Rail Stained	\$1,800	5 Years	25 Years	\$2,155	Yes
Electric Panel	\$1,950	20 Years	40 Years	\$3,658	Yes
Sprinkler Timing Station	\$500	1 Years	10 Year	\$531	Yes
Sprinkler Control Box	\$175	0 Years	20 Years	\$180	Yes
<b>Lockspur Court</b>					
Lighting Site Overhead Rewiring	\$2,400	7 Years	30 Years	\$3,050	Yes
Fence Split Rail Stained	\$1,440	2 Years	25 Years	\$1,575	Yes
<b>Mama Bear Court</b>					
Lighting Site Overhead Rewiring	\$4,200	9 Years	30 Years	\$5,667	Yes
PCC Mail Box Pad	\$500	19 Years	40 Years	\$910	Yes
Fence Split Rail Stained	\$1,440	4 Years	25 Years	\$1,673	Yes
Gate Metal	\$1,200	9 Years	30 Years	\$1,619	Yes
<b>Mayfield Court</b>					
Lighting Site Overhead Rewiring	\$1,800	8 Years	30 Years	\$2,357	Yes

## Woodland Village HOA 2024 Financial Update 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	\$1,440	3 Years	25 Years	\$1,623	Yes
<b>Morning Breeze Court</b>					
Lighting Site Overhead Rewiring	\$3,000	10 Years	30 Years	\$4,171	Yes
PCC Mail Box Pad	\$500	20 Years	40 Years	\$938	Yes
<b>Narrowleaf Court</b>					
Lighting Site Overhead Rewiring	\$600	12 Years	30 Years	\$886	Yes
PCC Mail Box Pad	\$250	22 Years	40 Years	\$498	Yes
Fence Split Rail Stained	\$720	7 Years	25 Years	\$915	Yes
<b>New Forest Drive</b>					
Electric Panel	\$1,950	18 Years	40 Years	\$3,446	Yes
Sprinkler Timing Station	\$500	2 Years	10 Years	\$547	Yes
Sprinkler Control Box	\$1,050	0 Years	20 Years	\$1,082	Yes
Back Flow Preventer Rebuild	\$750	0 Years	20 Years	\$773	Yes
Back Flow Preventer Bag	\$150	0 Years	20 Years	\$155	Yes
Fence Split Rail Stained	\$19,080	3 Years	25 Years	\$21,509	Yes
Gate Metal 3 ft	\$1,200	8 Years	30 Years	\$1,571	Yes
<b>Oak Brook Court</b>					
Lighting Site Overhead Rewiring	\$1,800	10 Years	30 Years	\$2,503	Yes
Fence Split Rail Stained	\$6,480	5 Years	25 Years	\$7,756	Yes
Gate Metal 3 ft	\$1,200	10 Years	30 Years	\$1,668	Yes
<b>Oak Brook Lane</b>					
Lighting Site Overhead Rewiring	\$3,600	10 Years	30 Years	\$5,005	Yes
PCC Mail Box Pad	\$750	20 Years	40 Years	\$1,407	Yes
<b>Oak View Court</b>					
Lighting Site Overhead Rewiring	\$3,600	8 Years	30 Years	\$4,714	Yes
PCC Mail Box Pad	\$500	18 Years	40 Years	\$884	Yes
Fence Split Rail Stained	\$1,170	3 Years	25 Years	\$1,319	Yes
Gate Metal 3 ft with Wood	\$1,200	8 Years	30 Years	\$1,571	Yes
<b>Out Post Court</b>					



## Woodland Village HOA 2024 Financial Update 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	\$4,200	21 Years	30 Years	\$8,119	Yes
PCC Mail Box Pad	\$250	31 Years	40 Years	\$652	Yes
<b>Panda Bear Court</b>					
Lighting Site Overhead Rewiring	\$600	14 Years	30 Years	\$940	Yes
PCC Mail Box Pad	\$500	24 Years	40 Years	\$1,058	Yes
Paving 1 1/2 inch AC Pathways	\$525	12 Years	20 Years	\$775	Yes
Slurry Seal Pathways	\$150	0 Years	6 Years	\$155	Yes
<b>Papa Bear Court</b>					
Lighting Site Overhead Rewiring	\$5,400	9 Years	30 Years	\$7,287	Yes
PCC Mail Box Pad	\$500	19 Years	40 Years	\$910	Yes
Fence Split Rail Stained	\$1,440	4 Years	25 Years	\$1,673	Yes
Gate Metal	\$1,200	9 Years	30 Years	\$1,619	Yes
<b>Pebble Court</b>					
Lighting Site Overhead Rewiring	\$600	6 Years	30 Years	\$740	Yes
<b>Pin Oak Court</b>					
Lighting Site Overhead Rewiring	\$4,200	10 Years	30 Years	\$5,840	Yes
PCC Mail Box Pad	\$500	20 Years	40 Years	\$938	Yes
Fence Split Rail Stained	\$1,170	5 Years	25 Years	\$1,400	Yes
<b>Pintura Court</b>					
Lighting Site Overhead Rewiring	\$600	10 Years	30 Years	\$834	Yes
PCC Mail Box Pad	\$250	20 Years	40 Years	\$469	Yes
Fence Split Rail Stained	\$1,170	5 Years	25 Years	\$1,400	Yes
Gate Metal 3 ft	\$1,200	10 Years	30 Years	\$1,668	Yes
<b>Polar Bear Court</b>					
Lighting Site Overhead Rewiring	\$3,000	18 Years	30 Years	\$5,301	Yes
Fence Split Rail Stained	\$12,600	13 Years	25 Years	\$19,167	Yes
<b>Polar Bear Drive</b>					
Lighting Site Overhead Rewiring	\$6,600	21 Years	30 Years	\$12,759	Yes
PCC Mail Box Pad	\$1,000	31 Years	40 Years	\$2,609	Yes

## Woodland Village HOA 2024 Financial Update 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	\$49,320	16 Years	25 Years	\$82,080	Yes
<b>Posado Court</b>					
Lighting Site Overhead Rewiring	\$1,200	7 Years	30 Years	\$1,525	Yes
<b>Posy Lake Court</b>					
Lighting Site Overhead Rewiring	\$3,600	9 Years	30 Years	\$4,858	Yes
PCC Mail Box Pad	\$500	19 Years	40 Years	\$910	Yes
Fence Split Rail Stained	\$1,440	5 Years	25 Years	\$1,724	Yes
<b>Quarry Court</b>					
Lighting Site Overhead Rewiring	\$3,600	15 Years	30 Years	\$5,814	Yes
PCC Mail Box Pad	\$500	25 Years	40 Years	\$1,090	Yes
Fence Split Rail Stained	\$900	10 Years	25 Years	\$1,251	Yes
Paving 1 1/2 inch AC Pathways	\$2,223	12 Years	20 Years	\$3,281	Yes
Slurry Seal Pathways	\$635	0 Years	6 Years	\$654	Yes
<b>Rio Court</b>					
Lighting Site Overhead Rewiring	\$600	7 Years	30 Years	\$763	Yes
<b>Rockland Drive</b>					
Retaining Walls Wood	\$3,240	12 Years	30 Years	\$4,783	Yes
Electric Panel	\$1,950	22 Years	40 Years	\$3,884	Yes
Sprinkler Timing Station	\$500	1 Years	10 Year	\$531	Yes
Sprinkler Control Box	\$350	2 Years	20 Years	\$383	Yes
<b>Rogue River Court</b>					
Lighting Site Overhead Rewiring	\$1,800	12 Years	30 Years	\$2,657	Yes
<b>Silverleaf Court</b>					
Lighting Site Overhead Rewiring	\$2,400	7 Years	30 Years	\$3,050	Yes
PCC Mail Box Pad	\$500	17 Years	40 Years	\$857	Yes
Fence Split Rail Stained	\$1,170	2 Years	25 Years	\$1,280	Yes
<b>Sky Crest Court</b>					
Lighting Site Overhead Rewiring	\$3,000	12 Years	30 Years	\$4,429	Yes
PCC Mail Box Pad	\$500	22 Years	40 Years	\$996	Yes

## Woodland Village HOA 2024 Financial Update 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	\$1,080	7 Years	25 Years	\$1,373	Yes
<b>Smoketree Court</b>					
Lighting Site Overhead Rewiring	\$1,200	12 Years	30 Years	\$1,772	Yes
PCC Mail Box Pad	\$250	22 Years	40 Years	\$498	Yes
Fence Split Rail Stained	\$2,160	7 Years	25 Years	\$2,745	Yes
<b>Sofia Court</b>					
Lighting Site Overhead Rewiring	\$600	7 Years	30 Years	\$763	Yes
Back Flow Preventer Rebuild	\$750	0 Years	20 Years	\$773	Yes
Back Flow Preventer Bag	\$150	0 Years	20 Years	\$155	Yes
<b>Spring Canyon Court</b>					
Lighting Site Overhead Rewiring	\$1,800	10 Years	30 Years	\$2,503	Yes
<b>Spruce Lake Court</b>					
Lighting Site Overhead Rewiring	\$1,200	10 Years	30 Years	\$1,668	Yes
PCC Mail Box Pad	\$250	20 Years	40 Years	\$469	Yes
Fence Split Rail Stained	\$2,160	5 Years	25 Years	\$2,585	Yes
<b>Sunstone Court</b>					
Lighting Site Overhead Rewiring	\$2,400	6 Years	30 Years	\$2,960	Yes
PCC Mail Box Pad	\$250	16 Years	40 Years	\$416	Yes
<b>Sweet Gum Court</b>					
Lighting Site Overhead Rewiring	\$1,800	10 Years	30 Years	\$2,503	Yes
<b>Teddy Bear Court</b>					
Lighting Site Overhead Rewiring	\$1,200	15 Years	30 Years	\$1,938	Yes
PCC Mail Box Pad	\$250	25 Years	40 Years	\$545	Yes
<b>Thomasville Court</b>					
Lighting Site Overhead Rewiring	\$3,000	8 Years	30 Years	\$3,929	Yes
Fence Split Rail Stained	\$1,170	3 Years	25 Years	\$1,319	Yes
<b>Timber Grove Court</b>					

## Woodland Village HOA 2024 Financial Update 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	\$1,200	10 Years	30 Years	\$1,668	Yes
<b>Trout Court</b>					
Lighting Site Overhead Rewiring	\$1,200	12 Years	30 Years	\$1,772	Yes
<b>Valecito Court</b>					
Lighting Site Overhead Rewiring	\$1,200	7 Years	30 Years	\$1,525	Yes
Fence Split Rail Stained	\$720	2 Years	25 Years	\$788	Yes
<b>Village Center Drive</b>					
Paving 2 inch AC Overlay	\$82,920	24 Years	25 Years	\$175,377	Yes
Slurry Seal	\$13,820	5 Years	6 Years	\$16,542	Yes
Paving Striping	\$700	5 Years	6 Years	\$838	Yes
PCC Curbs and Gutters	\$18,360	18 Years	40 Years	\$32,442	Yes
PCC Sidewalks 4 ft	\$36,720	18 Years	40 Years	\$64,885	Yes
Lighting Site Overhead Rewiring	\$7,800	8 Years	30 Years	\$10,214	Yes
Fence Split Rail Stained	\$540	3 Years	25 Years	\$609	Yes
<b>Village Parkway</b>					
Lighting Site Overhead Rewiring	\$13,800	9 Years	30 Years	\$18,621	Yes
Electric Panel	\$1,950	17 Years	40 Years	\$3,344	Yes
Sprinkler Timing Station	\$500	1 Years	10 Year	\$531	Yes
Sprinkler Control Box	\$1,050	0 Years	20 Years	\$1,082	Yes
Back Flow Preventer Rebuild	\$750	0 Years	20 Years	\$773	Yes
Fence Split Rail Stained	\$3,780	2 Years	25 Years	\$4,136	Yes
Gate Metal 3 ft	\$2,400	7 Years	30 Years	\$3,050	Yes
Electric Panel near Teddy Bear Court	\$1,950	24 Years	40 Years	\$4,124	Yes
Sprinkler Timing Station near Teddy Bear Court	\$500	0 Years	10 Years	\$515	Yes
Sprinkler Control Box near Teddy Bear Court	\$350	4 Years	20 Years	\$407	Yes
Fence Split Rail Stained added 2018	\$3,960	4 Years	25 Years	\$4,600	Yes
PCC Mail Box Pad added 2018	\$750	34 Years	40 Years	\$2,140	Yes
<b>Vineyard Court</b>					

## Woodland Village HOA 2024 Financial Update 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	\$2,400	14 Years	30 Years	\$3,762	Yes
PCC Mail Box Pad	\$250	22 Years	40 Years	\$498	Yes
Fence Split Rail Stained	\$1,080	7 Years	25 Years	\$1,373	Yes
<b>White Tail Court</b>					
Lighting Site Overhead Rewiring	\$1,200	10 Years	30 Years	\$1,668	Yes
Fence Split Rail Stained	\$2,520	5 Years	25 Years	\$3,016	Yes
<b>Whitebark Court</b>					
Lighting Site Overhead Rewiring	\$3,600	12 Years	30 Years	\$5,315	Yes
PCC Mail Box Pad	\$500	22 Years	40 Years	\$996	Yes
Fence Split Rail Stained	\$1,080	7 Years	25 Years	\$1,373	Yes
<b>Williamsburg Drive</b>					
Electric Panel	\$1,950	17 Years	40 Years	\$3,344	Yes
Sprinkler Timing Station	\$500	1 Years	10 Year	\$531	Yes
Sprinkler Control Box	\$350	0 Years	20 Years	\$361	Yes
Back Flow Preventer Rebuild	\$750	0 Years	20 Years	\$773	Yes
Back Flow Preventer Bag	\$150	0 Years	20 Years	\$155	Yes
PCC Mail Box Pad	\$3,500	17 Years	40 Years	\$6,002	Yes
Fence Split Rail Stained	\$1,260	2 Years	25 Years	\$1,379	Yes
<b>Wood Leaf Court</b>					
Lighting Site Overhead Rewiring	\$1,800	10 Years	30 Years	\$2,503	Yes
PCC Mail Box Pad	\$250	20 Years	40 Years	\$469	Yes
Fence Split Rail Stained	\$1,440	5 Years	25 Years	\$1,724	Yes
<b>Yearling Court</b>					
Lighting Site Overhead Rewiring	\$1,800	10 Years	30 Years	\$2,503	Yes
Fence Split Rail Stained	\$1,170	5 Years	25 Years	\$1,400	Yes
Gate Metal 3 ft	\$1,200	10 Years	30 Years	\$1,668	Yes
<b>Storm Water Detention on Desert Lake Drive</b>					
Fence Split Rail Stained	\$11,880	1 Years	25 Year	\$12,614	Yes
Bench Metal	\$3,000	9 Years	30 Years	\$4,048	Yes
Fido House	\$250	0 Years	20 Years	\$258	Yes
<b>Detention off of Calistoga Court</b>					

## Woodland Village HOA 2024 Financial Update 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	\$3,780	0 Years	25 Years	\$3,895	Yes
<b>Detention off of Crystal Canyon Boulevard and Garnet Drive</b>					
Fence Split Rail Stained	\$7,200	0 Years	25 Years	\$7,419	Yes
<b>Detention Pond North of Aquamarine Drive</b>					
Fence Split Rail Stained	\$15,840	8 Years	25 Years	\$20,743	Yes
<b>Storm Water Detention Basin D</b>					
Fence Split Rail Stained	\$11,880	2 Years	25 Years	\$12,997	Yes
<b>Storm Detention off New Forest Drive</b>					
Fence Split Rail Stained	\$21,600	4 Years	25 Years	\$25,091	Yes
Paving 1 1/2 inch AC Overlay	\$6,300	7 Years	25 Years	\$8,006	Yes
Slurry Seal Access Road	\$1,800	0 Years	6 Years	\$1,855	Yes
<b>Basin off Quarry Court</b>					
Tubular Steel 6 ft Fencing	\$6,300	5 Years	20 Years	\$7,541	Yes
Fence Post Wood 6 ft	\$3,125	15 Years	30 Years	\$5,047	Yes
Fencing Chain Link 4 ft Green	\$33,000	22 Years	40 Years	\$65,736	Yes
PCC Pad	\$3,840	22 Years	40 Years	\$7,649	Yes
Electric Panel	\$1,950	22 Years	40 Years	\$3,884	Yes
Sprinkler Timing Station	\$500	0 Years	10 Years	\$515	Yes
Sprinkler Control Box	\$350	5 Years	20 Years	\$419	Yes
Back Flow Preventer Rebuild	\$1,000	5 Years	20 Years	\$1,197	Yes
Back Flow Preventer Bag	\$150	5 Years	20 Years	\$180	Yes
Fido House	\$500	6 Years	20 Years	\$617	Yes
<b>Basin off Briar Drive</b>					
Fence Split Rail Stained	\$25,020	7 Years	25 Years	\$31,797	Yes
Gate Metal 3 ft	\$2,400	12 Years	30 Years	\$3,543	Yes
<b>Asphalt Walking Path from Aquamarine Drive to Baby Bear Court</b>					
Paving 1 1/2 inch AC Pathways	\$61,880	12 Years	20 Years	\$91,351	Yes
Slurry Seal Pathways	\$17,680	0 Years	6 Years	\$18,218	Yes
Fence Split Rail Stained	\$8,100	5 Years	25 Years	\$9,695	Yes
Lighting Site Overhead Rewiring	\$4,200	10 Years	30 Years	\$5,840	Yes
Sprinkler Control Box	\$350	0 Years	20 Years	\$361	Yes

## Woodland Village HOA 2024 Financial Update Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
<b>Asphalt Walking Path from Village Way to Forest Park</b>					
Paving 1 1/2 inch AC Pathways	\$32,778	12 Years	20 Years	\$48,388	Yes
Slurry Seal Pathways	\$9,365	0 Years	6 Years	\$9,650	Yes
Lighting Site Overhead Rewiring	\$2,400	10 Years	30 Years	\$3,337	Yes
Sprinkler Control Box	\$350	0 Years	20 Years	\$361	Yes
PCC Sidewalk	\$2,640	20 Years	40 Years	\$4,953	Yes
Bench Metal	\$1,500	10 Years	30 Years	\$2,086	Yes
BBQ Metal	\$500	5 Years	25 Years	\$598	Yes
Fido House	\$500	0 Years	20 Years	\$515	Yes
PCC Pad at BBQ	\$1,200	20 Years	40 Years	\$2,251	Yes
<b>Asphalt Walking Path from Empire Court to Bear Lake Drive</b>					
Paving 1 1/2 inch AC Pathways	\$27,125	12 Years	20 Years	\$40,044	Yes
Slurry Seal Pathways	\$7,750	0 Years	6 Years	\$7,986	Yes
Sprinkler Control Box	\$350	1 Years	20 Year	\$372	Yes
Bench Metal	\$1,500	10 Years	30 Years	\$2,086	Yes
<b>Asphalt Walking Path from Bear River Drive to Lockspur Court</b>					
Paving 1 1/2 inch AC Pathways	\$25,568	12 Years	20 Years	\$37,744	Yes
Slurry Seal Pathways	\$7,305	0 Years	6 Years	\$7,527	Yes
Lighting Site Overhead Rewiring	\$3,000	7 Years	30 Years	\$3,813	Yes
Sprinkler Control Box	\$350	0 Years	20 Years	\$361	Yes
Bench Metal	\$1,500	4 Years	30 Years	\$1,742	Yes
<b>Asphalt Walking Path from Bear Lake Drive to Sandpiper Drive</b>					
Paving 1 1/2 inch AC Pathways	\$40,285	12 Years	20 Years	\$59,471	Yes
Slurry Seal Pathways	\$11,510	0 Years	6 Years	\$11,860	Yes
Gate Metal	\$1,200	8 Years	30 Years	\$1,571	Yes
Fence Split Rail Stained	\$3,780	3 Years	25 Years	\$4,261	Yes
Sandpiper Drive Paving 1 1/2 inch AC Overlay	\$19,950	11 Years	20 Years	\$28,582	Yes
Sandpiper Drive Slurry Seal	\$5,700	0 Years	6 Years	\$5,873	Yes
<b>Asphalt Walking Path from Village Parkway to Detention Pond on Oak Brook Court</b>					
Paving 1 1/2 inch AC Pathways	\$38,973	12 Years	20 Years	\$57,534	Yes

## Woodland Village HOA 2024 Financial Update Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Slurry Seal Pathways	\$11,135	0 Years	6 Years	\$11,474	Yes
Sprinkler Control Box	\$350	0 Years	20 Years	\$361	Yes
PCC Curbs with Gutters	\$3,720	18 Years	40 Years	\$6,573	Yes
PCC Sidewalks 4 ft	\$2,160	18 Years	40 Years	\$3,817	Yes
<b>Asphalt Walking Path from Quarry Court to Detention Pond off Village Parkway</b>					
Paving 1 1/2 inch AC Pathways	\$19,250	12 Years	20 Years	\$28,418	Yes
Slurry Seal Pathways	\$5,500	0 Years	6 Years	\$5,667	Yes
Sprinkler Control Box	\$350	4 Years	20 Years	\$407	Yes
<b>Asphalt Walking Path from Honey Locust Court to Detention Pond on Briar Drive</b>					
Paving 1 1/2 inch AC Pathways	\$26,285	12 Years	20 Years	\$38,804	Yes
Slurry Seal Pathways	\$7,510	0 Years	6 Years	\$7,738	Yes
Fence Split Rail Stained	\$19,260	8 Years	25 Years	\$25,221	Yes
Sprinkler Control Box	\$350	3 Years	20 Years	\$395	Yes
<b>Asphalt Walking Path from Rockland Drive to Detention Pond off Oak Brook Court</b>					
Paving 1 1/2 inch AC Pathways	\$45,745	12 Years	20 Years	\$67,532	Yes
Slurry Seal Pathways	\$13,070	0 Years	6 Years	\$13,468	Yes
Lighting Site Overhead Rewiring	\$3,000	10 Years	30 Years	\$4,171	Yes
Sprinkler Control Box	\$350	0 Years	20 Years	\$361	Yes
PCC Sidewalk	\$720	20 Years	40 Years	\$1,351	Yes
Fido House	\$250	0 Years	20 Years	\$258	Yes
Fence Split Rail Stained	\$1,620	5 Years	25 Years	\$1,939	Yes
<b>Asphalt Walking Path Detention Pond on Oak Brook Court to Village Way</b>					
Paving 1 1/2 inch AC Pathways	\$40,670	12 Years	20 Years	\$60,040	Yes
Slurry Seal Pathways	\$11,620	0 Years	6 Years	\$11,973	Yes
Lighting Site Overhead Rewiring	\$1,800	10 Years	30 Years	\$2,503	Yes
Sprinkler Control Box	\$350	0 Years	20 Years	\$361	Yes
PCC Sidewalk	\$1,200	20 Years	40 Years	\$2,251	Yes
Fido House	\$250	1 Years	20 Year	\$265	Yes
Fence Split Rail Stained	\$1,620	5 Years	25 Years	\$1,939	Yes
Gate Metal 3 ft	\$1,200	10 Years	30 Years	\$1,668	Yes
<b>Perimeter Fencing</b>					



## Woodland Village HOA 2024 Financial Update 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 1 and 2	\$5,040	2 Years	25 Years	\$5,514	Yes
Fence Split Rail Stained Phase 3	\$15,840	3 Years	25 Years	\$17,857	Yes
Fence Split Rail Stained Entry Village Parkway	\$3,960	3 Years	25 Years	\$4,464	Yes
Fence Split Rail Stained Phase 5	\$5,760	3 Years	25 Years	\$6,493	Yes
Fence Split Rail Stained Phase 6	\$3,600	3 Years	25 Years	\$4,058	Yes
Fence Split Rail Stained Phase 7	\$7,200	3 Years	25 Years	\$8,117	Yes
Fence Split Rail Stained Phase 8	\$5,760	4 Years	25 Years	\$6,691	Yes
Fence Split Rail Stained Phase 9	\$4,320	4 Years	25 Years	\$5,018	Yes
Fence Split Rail Stained Phase 10	\$3,600	5 Years	25 Years	\$4,309	Yes
Fence Split Rail Stained Phase 11	\$7,200	5 Years	25 Years	\$8,618	Yes
Fence Split Rail Stained Phase 13	\$12,240	5 Years	25 Years	\$14,651	Yes
Fence Split Rail Stained Phase 14	\$7,920	7 Years	25 Years	\$10,065	Yes
Fence Split Rail Stained Phase 15	\$5,040	8 Years	25 Years	\$6,600	Yes
Fence Split Rail Stained Phase 16	\$1,440	9 Years	25 Years	\$1,943	Yes
<b>Additional Pathway Asphalt Work</b>					
Paving Cut and Patch Phase 1	\$50,000	4 Years	6 Years	\$58,081	Yes
Paving Cut and Patch Phase 2	\$50,000	0 Years	6 Years	\$51,521	Yes
<b>Briar Drive</b>					
Fence Split Rail Stained	\$5,400	18 Years	25 Years	\$9,542	Yes
PCC Mail Box Pad Large	\$2,000	31 Years	40 Years	\$5,217	Yes
PCC Mail Box Pad Small	\$250	31 Years	40 Years	\$652	Yes
PCC Mail Box Pad Large New	\$1,000	36 Years	40 Years	\$3,030	Yes
Back Flow Preventer Rebuild Large	\$1,000	16 Years	20 Years	\$1,664	Yes
Back Flow Preventer Bag Missing	\$250	0 Years	20 Years	\$258	Yes

## Woodland Village HOA 2024 Financial Update Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
<b>Haskell Peak Court</b>					
Lighting Site Overhead Rewiring	\$2,400	24 Years	30 Years	\$5,076	Yes
<b>Huckleberry Court</b>					
Lighting Site Overhead Rewiring	\$1,200	23 Years	30 Years	\$2,463	Yes
Fence Split Rail Stained	\$5,400	18 Years	25 Years	\$9,542	Yes
<b>Ivyberry Court</b>					
Lighting Site Overhead Rewiring	\$1,200	23 Years	30 Years	\$2,463	Yes
Fence Split Rail Stained	\$5,400	18 Years	25 Years	\$9,542	Yes
<b>Juneberry Court</b>					
Lighting Site Overhead Rewiring	\$1,200	23 Years	30 Years	\$2,463	Yes
Fence Split Rail Stained	\$5,400	18 Years	25 Years	\$9,542	Yes
<b>Mountainash Court</b>					
Lighting Site Overhead Rewiring	\$1,800	23 Years	30 Years	\$3,695	Yes
Fence Split Rail Stained	\$5,400	18 Years	25 Years	\$9,542	Yes
<b>Pequeno Court</b>					
Lighting Site Overhead Rewiring	\$2,400	23 Years	30 Years	\$4,926	Yes
<b>Silverbell Court</b>					
Lighting Site Overhead Rewiring	\$2,400	23 Years	30 Years	\$4,926	Yes
Fence Split Rail Stained	\$5,760	18 Years	25 Years	\$10,178	Yes
<b>Winterhazel Court</b>					
Lighting Site Overhead Rewiring	\$1,800	23 Years	30 Years	\$3,695	Yes
Fence Split Rail Stained	\$5,400	18 Years	25 Years	\$9,542	Yes
<b>Asphalt Walking Path from Huckleberry Court to Honey Locust Court</b>					
Paving 1 1/2 inch AC Pathways	\$20,895	13 Years	20 Years	\$31,785	Yes
Slurry Seal Pathways	\$5,970	0 Years	6 Years	\$6,152	Yes
Fence Split Rail Stained	\$15,480	18 Years	25 Years	\$27,353	Yes
<b>Asphalt Walking Path from Goose Lake Court to Granite Peak Court</b>					

## Woodland Village HOA 2024 Financial Update 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	\$41,703	14 Years	20 Years	\$65,366	Yes
Slurry Seal Pathways	\$11,915	0 Years	6 Years	\$12,277	Yes
PCC Sidewalks	\$33,960	34 Years	40 Years	\$96,919	Yes
Lighting Site Overhead Rewiring	\$6,000	24 Years	30 Years	\$12,690	Yes
Fence Split Rail Stained	\$20,340	19 Years	25 Years	\$37,034	Yes
Picnic Table Wood Natural State	\$500	9 Years	15 Years	\$675	Yes
Grape Arbor 6ft Natural State	\$1,800	14 Years	20 Years	\$2,821	Yes
Sprinkler Control Box	\$350	14 Years	20 Years	\$549	Yes
Back Flow Preventer Rebuild	\$750	14 Years	20 Years	\$1,176	Yes
Back Flow Preventer Bag	\$250	14 Years	20 Years	\$392	Yes
<b>Brady Ridge Court</b>					
Lighting Site Overhead Rewiring	\$2,400	26 Years	30 Years	\$5,390	Yes
Fence Split Rail Stained	\$3,780	21 Years	25 Years	\$7,307	Yes
<b>Jones Creek Court</b>					
Lighting Site Overhead Rewiring	\$3,000	26 Years	30 Years	\$6,737	Yes
Fence Split Rail Stained	\$3,780	21 Years	25 Years	\$7,307	Yes
<b>Tohakum Court</b>					
Lighting Site Overhead Rewiring	\$600	26 Years	30 Years	\$1,347	Yes
<b>Angel Lake Court</b>					
Lighting Site Overhead Rewiring	\$1,800	27 Years	30 Years	\$4,165	Yes
Fence Split Rail Stained	\$2,700	22 Years	25 Years	\$5,378	Yes
<b>Davis Meadows Court</b>					
Lighting Site Overhead Rewiring	\$3,600	27 Years	30 Years	\$8,330	Yes
Fence Split Rail Stained	\$2,880	22 Years	25 Years	\$5,737	Yes
Back Flow Preventer Rebuild Large	\$1,000	17 Years	20 Years	\$1,715	Yes
Back Flow Preventer Bag Missing	\$250	0 Years	20 Years	\$258	Yes
<b>Orr Valley Court</b>					

## Woodland Village HOA 2024 Financial Update 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	\$1,800	27 Years	30 Years	\$4,165	Yes
<b>Gary Hills Court</b>					
Lighting Site Overhead Rewiring	\$2,400	27 Years	30 Years	\$5,553	Yes
Fence Split Rail Stained	\$3,960	22 Years	25 Years	\$7,888	Yes
<b>Ginny Creek Court</b>					
Lighting Site Overhead Rewiring	\$3,000	27 Years	30 Years	\$6,942	Yes
Fence Split Rail Stained	\$3,780	22 Years	25 Years	\$7,530	Yes
Sprinkler Control Box	\$175	17 Years	20 Years	\$300	Yes
<b>Knott Creek Court</b>					
Lighting Site Overhead Rewiring	\$1,200	27 Years	30 Years	\$2,777	Yes
Fence Split Rail Stained	\$3,780	22 Years	25 Years	\$7,530	Yes
<b>Marys River Court</b>					
Lighting Site Overhead Rewiring	\$1,200	27 Years	30 Years	\$2,777	Yes
<b>Relay Ridge Court</b>					
Lighting Site Overhead Rewiring	\$1,800	27 Years	30 Years	\$4,165	Yes
<b>Rye Patch Court</b>					
Lighting Site Overhead Rewiring	\$1,200	27 Years	30 Years	\$2,777	Yes
<b>Salvatore Court</b>					
Lighting Site Overhead Rewiring	\$2,400	27 Years	30 Years	\$5,553	Yes
Fence Split Rail Stained	\$3,780	22 Years	25 Years	\$7,530	Yes
Sprinkler Control Box	\$175	17 Years	20 Years	\$300	Yes
<b>Trail Canyon Court</b>					
Lighting Site Overhead Rewiring	\$1,200	27 Years	30 Years	\$2,777	Yes
Fence Split Rail Stained	\$3,780	22 Years	25 Years	\$7,530	Yes
<b>Trinity Range Court</b>					
Lighting Site Overhead Rewiring	\$2,400	27 Years	30 Years	\$5,553	Yes
Fence Split Rail Stained	\$3,600	22 Years	25 Years	\$7,171	Yes

## Woodland Village HOA 2024 Financial Update Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
<b>Village Parkway from Brady Ridge Court to New Forest Drive</b>					
Fence Split Rail Stained	\$39,780	21 Years	25 Years	\$76,903	Yes
PCC Mail Box Pad Medium	\$1,000	36 Years	40 Years	\$3,030	Yes
PCC Mail Box Pad Small	\$250	36 Years	40 Years	\$758	Yes
Back Flow Preventer Large	\$1,000	16 Years	20 Years	\$1,664	Yes
Back Flow Preventer Bag Missing	\$250	0 Years	20 Years	\$258	Yes
Sprinkler Control Box	\$175	16 Years	20 Years	\$291	Yes
Fido House	\$250	11 Years	15 Years	\$358	Yes
<b>New Forest Drive from Village Parkway to Briar Drive</b>					
Lighting Site Overhead Rewiring	\$7,200	27 Years	30 Years	\$16,660	Yes
Flag Pole	\$0.00	50 Years	50 Years	\$0	No
Solar Panels for Street Light and Flag Pole	\$400	7 Years	10 Years	\$508	Yes
Fence Split Rail Stained	\$40,500	22 Years	25 Years	\$80,676	Yes
PCC Mail Box Pad Large	\$2,000	37 Years	40 Years	\$6,245	Yes
Back Flow Preventer Large	\$1,000	17 Years	20 Years	\$1,715	Yes
Back Flow Preventer Bag Missing	\$250	0 Years	20 Years	\$258	Yes
Sprinkler Control Box	\$875	17 Years	20 Years	\$1,500	Yes
Fido House	\$500	12 Years	15 Years	\$738	Yes
PCC Pavers	\$1,200	37 Years	40 Years	\$3,747	Yes
PCC Pad at Pavers	\$120	37 Years	40 Years	\$375	Yes
Horseshoe Pi	\$1,000	17 Years	20 Years	\$1,715	Yes
Gazebo	\$5,000	37 Years	40 Years	\$15,612	Yes
Gazebo Roof Composition	\$2,375	27 Years	30 Years	\$5,496	Yes
Gazebo Paint Ceiling and Posts	\$750	4 Years	7 Years	\$871	Yes
Picnic Tables Metal	\$6,000	27 Years	30 Years	\$13,884	Yes
Bench Trex-like	\$2,500	27 Years	30 Years	\$5,785	Yes
BBQ Metal	\$500	12 Years	15 Years	\$738	Yes
Planters Raised Bed Metal	\$2,500	37 Years	40 Years	\$7,806	Yes
Bird House Wood	\$500	17 Years	20 Years	\$857	Yes
PCC Landscaping Boarder	\$600	27 Years	30 Years	\$1,388	Yes

## Woodland Village HOA 2024 Financial Update Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
<b>Asphalt Walking Path from Granite Peak Court to Village Parkway</b>					
Paving 1 1/2 inch AC Pathways	\$24,885	16 Years	20 Years	\$41,414	Yes
Slurry Seal Pathways	\$7,110	0 Years	6 Years	\$7,326	Yes
<b>Asphalt Walking Path from Village Parkway to Briar Drive Excluding Section from Honey Locust to Huckleberry</b>					
Paving 1 1/2 inch AC Pathways	\$39,165	17 Years	20 Years	\$67,162	Yes
Slurry Seal Pathways	\$11,190	0 Years	6 Years	\$11,530	Yes
Lighting Site Overhead Rewiring	\$1,800	27 Years	30 Years	\$4,165	Yes
Fence Split Rail Stained	\$7,020	22 Years	25 Years	\$13,984	Yes
Fido House	\$1,000	12 Years	15 Years	\$1,476	Yes
Sprinkler Control Box	\$350	17 Years	20 Years	\$600	Yes
<b>Asphalt Walking Path from Briar Path to New Forest Drive</b>					
Paving 1 1/2 inch AC Pathways	\$13,860	17 Years	20 Years	\$23,768	Yes
Slurry Seal Pathways	\$3,960	0 Years	6 Years	\$4,080	Yes
Fence Wood 6 ft	\$19,600	22 Years	25 Years	\$39,043	Yes
PCC Landscape Boarder	\$3,300	27 Years	30 Years	\$7,636	Yes
<b>Landscaping</b>					
Landscaping Restoration	\$30,000	0 Year	1 Years	\$30,912	Yes
Drip Line Repairs	\$4,000	0 Years	2 Years	\$4,122	Yes
<b>Reserve Studies Estimates</b>					
Full New Reserve Study Estimate With a Site Visit	\$3,700	2 Years	5 Years	\$4,048	Yes
Reserve Study Annual Financial Update	\$1,000	0 Year	1 Years	\$1,030	Yes

Months Remaining in Calendar Year 2024: 12

Expected annual inflation: 3.00%

Interest earned on reserve funds: 2.00%

Initial Reserve: \$846,149

Woodland Village HOA 2024 Financial Update 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 2024 Financial Update 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	\$600 ea	5	\$3,000	8 Years	30 Years	2032	\$3,929
				30 Years		2062	\$9,652
PCC Mail Box Pad	\$250 ea	1	\$250	18 Years	40 Years	2042	\$442
				40 Years		2082	\$1,464
Fence Split Rail Stained	\$18.00 / lf	80 lf	\$1,440	5 Years	25 Years	2029	\$1,724
				25 Years		2054	\$3,645
Alexandria Drive							
Lighting Site Overhead Rewiring	\$600 ea	6	\$3,600	8 Years	30 Years	2032	\$4,714
				30 Years		2062	\$11,582
PCC Mail Box Pad	\$250 ea	3	\$750	18 Years	40 Years	2042	\$1,325
				40 Years		2082	\$4,393
Fence Split Rail Stained	\$18.00 / lf	65 lf	\$1,170	5 Years	25 Years	2029	\$1,400
				25 Years		2054	\$2,962
Alderwood Court							
Lighting Site Overhead Rewiring	\$600 ea	6	\$3,600	8 Years	30 Years	2032	\$4,714
				30 Years		2062	\$11,582
PCC Mail Box Pad	\$250 ea	2	\$500	18 Years	40 Years	2042	\$884
				40 Years		2082	\$2,929
Fence Split Rail Stained	\$18.00 / lf	70 lf	\$1,260	3 Years	25 Years	2027	\$1,420
				25 Years		2052	\$3,004
				25 Years		2077	\$6,354
Almondleaf Court							
Lighting Site Overhead Rewiring	\$600 ea	5	\$3,000	7 Years	30 Years	2031	\$3,813
				30 Years		2061	\$9,367
PCC Mail Box Pad	\$250 ea	2	\$500	7 Years	30 Years	2031	\$635
				30 Years		2061	\$1,561
Fence Split Rail Stained	\$18.00 / lf	60 lf	\$1,080	2 Years	25 Years	2026	\$1,182
				25 Years		2051	\$2,499
				25 Years		2076	\$5,286
Aquamarine Drive							
Lighting Site	\$600 ea	7	\$4,200	5 Years	30 Years	2029	\$5,027



## Woodland Village HOA 2024 Financial Update 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	\$600 ea	7	\$4,200	30 Years	30 Years	2059	\$12,351
Electric Panel	\$1,950 ea	3	\$5,850	5 Years 40 Years	40 Years	2029 2069	\$7,002 \$23,213
Sprinkler Timing Station	\$500 ea	3	\$1,500	1 Year 10 Year	10 Years	2025 2035 2045 2055	\$1,593 \$2,149 \$2,900 \$3,913
Sprinkler Control Box	\$175 ea	6	\$1,050	0 Years 20 Years	20 Years	2024 2044 2064	\$1,082 \$1,970 \$3,587
Back Flow Preventer Rebuild	\$750 ea	3	\$2,250	0 Years 20 Years	20 Years	2024 2044 2064	\$2,318 \$4,221 \$7,686
Back Flow Preventer Bag	\$150 ea	1	\$150	0 Years 20 Years	20 Years	2024 2044 2064	\$155 \$281 \$512
PCC Mail Box Pad	\$250 ea	3	\$750	15 Years 40 Years	40 Years	2039 2079	\$1,211 \$4,016
Fence Split Rail Stained	\$18.00 / lf	50 lf	\$900	0 Years 25 Years	25 Years	2024 2049 2074	\$927 \$1,961 \$4,148
Gate Metal	\$1,200 ea	1	\$1,200	5 Years 30 Years	30 Years	2029 2059	\$1,436 \$3,529
<b>Baby Bear Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	8	\$4,800	9 Years 30 Years	30 Years	2033 2063	\$6,477 \$15,913
PCC Mail Box Pad	\$250 ea	1	\$250	19 Years 40 Years	40 Years	2043 2083	\$455 \$1,509
Fence Split Rail Stained	\$18.00 / lf	150 lf	\$2,700	4 Years 25 Years	25 Years	2028 2053	\$3,136 \$6,633
Back Flow Preventer Rebuild	\$750 ea	1	\$750	18 Years 20 Years	20 Years	2042 2062	\$1,325 \$2,413
Back Flow Preventer Bag	\$150 ea	1	\$150	18 Years 20 Years	20 Years	2042 2062	\$265 \$483

## Woodland Village HOA 2024 Financial Update 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
Baileyville Court							
Lighting Site Overhead Rewiring	\$600 ea	3	\$1,800	8 Years 30 Years	30 Years	2032 2062	\$2,357 \$5,791
PCC Mail Box Pad	\$250 ea	1	\$250	18 Years 40 Years	40 Years	2042 2082	\$442 \$1,464
Fence Split Rail Stained	\$18.00 / lf	40 lf	\$720	3 Years 25 Years	25 Years	2027 2052 2077	\$812 \$1,717 \$3,631
Gate Metal 3 ft with Wood	\$1,200 ea	1	\$1,200	8 Years 30 Years	30 Years	2032 2062	\$1,571 \$3,861
Bear Lake Drive							
Lighting Site Overhead Rewiring	\$600 ea	16	\$9,600	7 Years 30 Years	30 Years	2031 2061	\$12,200 \$29,974
PCC Mail Box Pad	\$250 ea	3	\$750	17 Years 40 Years	40 Years	2041 2081	\$1,286 \$4,264
Fence Split Rail Stained	\$18.00 / lf	410 lf	\$7,380	2 Years 25 Years	25 Years	2026 2051 2076	\$8,074 \$17,077 \$36,118
Gate Metal	\$1,200 ea	2	\$2,400	7 Years 30 Years	30 Years	2031 2061	\$3,050 \$7,494
Access Road Paving 1 1/2 inch AC Overlay	\$1.75 / • ft	2240 • ft	\$3,920	7 Years 25 Years	25 Years	2031 2056	\$4,982 \$10,537
Access Road Slurry Seal	\$0.50 / • ft	2240 • ft	\$1,120	0 Years 6 Years	6 Years	2024 2030 2036 2042 2048 2054	\$1,154 \$1,381 \$1,653 \$1,979 \$2,369 \$2,835
Access Road PCC Driveways	\$12.00 / • ft	110 • ft	\$1,320	19 Years 40 Years	40 Years	2043 2083	\$2,403 \$7,968
Access Road Fence Wood	\$35.00 / lf	70 lf	\$2,450	4 Years 25 Years	25 Years	2028 2053	\$2,846 \$6,019
PCC Sidewalks	\$12.00 / • ft	30 • ft	\$360	19 Years 40 Years	40 Years	2043 2083	\$655 \$2,173

## Woodland Village HOA 2024 Financial Update 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
Bear River Court							
Lighting Site Overhead Rewiring	\$600 ea	4	\$2,400	6 Years	30 Years	2030	\$2,960
				30 Years		2060	\$7,272
PCC Mail Box Pad	\$250 ea	1	\$250	16 Years	40 Years	2040	\$416
				40 Years		2080	\$1,379
Beechwood Court							
Lighting Site Overhead Rewiring	\$600 ea	3	\$1,800	9 Years	30 Years	2033	\$2,429
				30 Years		2063	\$5,967
Electric Panel	\$1,950 ea	1	\$1,950	19 Years 40 Years	40 Years	2043 2083	\$3,550 \$11,770
Sprinkler Timing Station	\$500 ea	1	\$500	0 Years	10 Years	2024	\$515
				10 Years		2034	\$695
						2044	\$938
						2054	\$1,266
Sprinkler Control Box	\$175 ea	1	\$175	0 Years	20 Years	2024	\$180
				20 Years		2044	\$328
						2064	\$598
Back Flow Preventer Rebuild	\$750 ea	1	\$750	0 Years	20 Years	2024	\$773
				20 Years		2044	\$1,407
						2064	\$2,562
Back Flow Preventer Bag	\$150 ea	1	\$150	0 Years	20 Years	2024	\$155
				20 Years		2044	\$281
						2064	\$512
PCC Mail Box Pad	\$250 ea	1	\$250	19 Years 40 Years	40 Years	2043 2083	\$455 \$1,509
				Fence Split Rail Stained		\$18.00 / lf	75 lf
Blue Creek Court							
Lighting Site Overhead Rewiring	\$600 ea	3	\$1,800	10 Years 30 Years	30 Years	2034 2064	\$2,503 \$6,149
				Box Elder Court			
Lighting Site	\$600 ea	6	\$3,600	8 Years	30 Years	2032	\$4,714

## Woodland Village HOA 2024 Financial Update 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	\$600 ea	6	\$3,600	30 Years	30 Years	2062	\$11,582
PCC Mail Box Pad	\$250 ea	2	\$500	19 Years 40 Years	40 Years	2043 2083	\$910 \$3,018
Fence Split Rail Stained	\$18.00 / lf	100 lf	\$1,800	3 Years 25 Years	25 Years	2027 2052 2077	\$2,029 \$4,292 \$9,077
<b>Brushland Drive and Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	7	\$4,200	8 Years 30 Years	30 Years	2032 2062	\$5,500 \$13,513
PCC Mail Box Pad	\$250 ea	1	\$250	18 Years 40 Years	40 Years	2042 2082	\$442 \$1,464
<b>Buckshot Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	4	\$2,400	6 Years 30 Years	30 Years	2030 2060	\$2,960 \$7,272
PCC Mail Box Pad	\$250 ea	1	\$250	16 Years 40 Years	40 Years	2040 2080	\$416 \$1,379
<b>Calistoga Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	2	\$1,200	6 Years 30 Years	30 Years	2030 2060	\$1,480 \$3,636
<b>Casita Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	2	\$1,200	7 Years 30 Years	30 Years	2031 2061	\$1,525 \$3,747
Fence Split Rail Stained	\$18.00 / lf	60 lf	\$1,080	2 Years 25 Years	25 Years	2026 2051 2076	\$1,182 \$2,499 \$5,286
<b>Cedar View Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	2	\$1,200	10 Years 30 Years	30 Years	2034 2064	\$1,668 \$4,099
PCC Mail Box Pad	\$500 ea	4	\$2,000	20 Years 40 Years	40 Years	2044 2084	\$3,752 \$12,439
Fence Split Rail	\$18.00 / lf	20 lf	\$360	5 Years	25 Years	2029	\$431

## Woodland Village HOA 2024 Financial Update 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	\$18.00 / lf	20 lf	\$360	25 Years	25 Years	2054	\$911
Gate Metal 3 ft	\$1,200 ea	1	\$1,200	10 Years 30 Years	30 Years	2034 2064	\$1,668 \$4,099
Access Road Paving 1 1/2 inch AC Overlay	\$1.75 / • ft	2000 • ft	\$3,500	8 Years 25 Years	25 Years	2032 2057	\$4,583 \$9,694
Access Road Slurry Seal	\$0.50 / • ft	2000 • ft	\$1,000	0 Years 6 Years	6 Years	2024 2030 2036 2042 2048 2054	\$1,030 \$1,233 \$1,476 \$1,767 \$2,115 \$2,532
Access Road PCC Curbs with Gutters	\$12.00 / • ft	140 • ft	\$1,680	20 Years 40 Years	40 Years	2044 2084	\$3,152 \$10,449
<b>Cherryleaf Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	6	\$3,600	7 Years 30 Years	30 Years	2031 2061	\$4,575 \$11,240
PCC Mail Box Pad	\$250 ea	2	\$500	17 Years 40 Years	40 Years	2041 2081	\$857 \$2,842
Fence Split Rail Stained	\$18.00 / lf	90 lf	\$1,620	2 Years 25 Years	25 Years	2026 2051 2076	\$1,772 \$3,749 \$7,928
Gate Metal 3 ft	\$1,200 ea	1	\$1,200	7 Years 30 Years	30 Years	2031 2061	\$1,525 \$3,747
<b>Clear Lake Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	3	\$1,800	10 Years 30 Years	30 Years	2034 2064	\$2,503 \$6,149
<b>Clear Springs Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	4	\$2,400	6 Years 30 Years	30 Years	2030 2060	\$2,960 \$7,272
PCC Mail Box Pad	\$250 ea	1	\$250	16 Years 40 Years	40 Years	2040 2080	\$416 \$1,379

## Woodland Village HOA 2024 Financial Update 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
<b>Cody Court</b>							
PCC Mail Box Pad	\$250 ea	2	\$500	22 Years 40 Years	40 Years	2046 2086	\$996 \$3,302
Fence Split Rail Stained	\$18.00 / lf	90 lf	\$1,620	6 Years 25 Years	25 Years	2030 2055	\$1,998 \$4,226
<b>Crystal Canyon Boulevard</b>							
Lighting Site Overhead Rewiring	\$600 ea	7	\$4,200	9 Years 30 Years	30 Years	2033 2063	\$5,667 \$13,924
PCC Mail Box Pad	\$250 ea	3	\$750	19 Years 40 Years	40 Years	2043 2083	\$1,366 \$4,527
Fence Split Rail Stained	\$18.00 / lf	40 lf	\$720	4 Years 25 Years	25 Years	2028 2053	\$836 \$1,769
Gate Metal 3 ft	\$1,200 ea	1	\$1,200	9 Years 30 Years	30 Years	2033 2063	\$1,619 \$3,978
Fido House	\$250 ea	1	\$250	0 Years 20 Years	20 Years	2024 2044 2064	\$258 \$469 \$854
<b>Datewood Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	4	\$2,400	8 Years 30 Years	30 Years	2032 2062	\$3,143 \$7,722
PCC Mail Box Pad	\$250 ea	1	\$250	18 Years 40 Years	40 Years	2042 2082	\$442 \$1,464
Fence Split Rail Stained	\$18.00 / lf	60 lf	\$1,080	3 Years 25 Years	25 Years	2027 2052 2077	\$1,218 \$2,575 \$5,446
Gate Metal 3 ft	\$1,200 ea	1	\$1,200	8 Years 30 Years	30 Years	2032 2062	\$1,571 \$3,861
<b>Davenport Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	3	\$1,800	10 Years 30 Years	30 Years	2034 2064	\$2,503 \$6,149

## Woodland Village HOA 2024 Financial Update 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
Davenport Lane							
Lighting Site Overhead Rewiring	\$600 ea	7	\$4,200	8 Years	30 Years	2032	\$5,500
				30 Years		2062	\$13,513
PCC Mail Box Pad	\$250 ea	2	\$500	18 Years	40 Years	2042	\$884
				40 Years		2082	\$2,929
Fence Split Rail Stained	\$18.00 / lf	50 lf	\$900	3 Years	25 Years	2027	\$1,015
				25 Years		2052	\$2,146
						2077	\$4,539
Desert Lake Court							
Lighting Site Overhead Rewiring	\$600 ea	4	\$2,400	9 Years	30 Years	2033	\$3,238
				30 Years		2063	\$7,956
PCC Mail Box Pad	\$250 ea	1	\$250	19 Years	40 Years	2043	\$455
				40 Years		2083	\$1,509
Fence Split Rail Stained	\$18.00 / lf	40 lf	\$720	4 Years	25 Years	2028	\$836
				25 Years		2053	\$1,769
Desert Lake Drive							
Lighting Site Overhead Rewiring	\$600 ea	26	\$15,600	9 Years	30 Years	2033	\$21,050
				30 Years		2063	\$51,716
Electric Panel	\$1,950 ea	2	\$3,900	19 Years	40 Years	2043	\$7,101
				40 Years		2083	\$23,541
Sprinkler Timing Station	\$500 ea	2	\$1,000	0 Years	10 Years	2024	\$1,030
						2034	\$1,390
				10 Years		2044	\$1,876
						2054	\$2,532
Sprinkler Control Box	\$175 ea	4	\$700	0 Years	20 Years	2024	\$721
				20 Years		2044	\$1,313
						2064	\$2,391
Back Flow Preventer Rebuild	\$750 ea	1	\$750	0 Years	20 Years	2024	\$773
				20 Years		2044	\$1,407
						2064	\$2,562
Back Flow Preventer Bag	\$150 ea	1	\$150	0 Years	20 Years	2024	\$155
				20 Years		2044	\$281
						2064	\$512

## Woodland Village HOA 2024 Financial Update 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	6	\$1,500	19 Years 40 Years	40 Years	2043 2083	\$2,731 \$9,054
Fence Split Rail Stained	\$18.00 / lf	130 lf	\$2,340	4 Years 25 Years	25 Years	2028 2053	\$2,718 \$5,749
<b>Drift Creek Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	3	\$1,800	8 Years 30 Years	30 Years	2032 2062	\$2,357 \$5,791
<b>Dustin Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	8	\$4,800	12 Years 30 Years	30 Years	2036 2066	\$7,086 \$17,409
PCC Mail Box Pad	\$250 ea	2	\$500	22 Years 40 Years	40 Years	2046 2086	\$996 \$3,302
Fence Split Rail Stained	\$18.00 / lf	70 lf	\$1,260	6 Years 25 Years	25 Years	2030 2055	\$1,554 \$3,287
<b>Elk Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	2	\$1,200	6 Years 30 Years	30 Years	2030 2060	\$1,480 \$3,636
Fence Split Rail Stained	\$18.00 / lf	40 lf	\$720	2 Years 25 Years	25 Years	2026 2051 2076	\$788 \$1,666 \$3,524
<b>Empire Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	5	\$3,000	6 Years 30 Years	30 Years	2030 2060	\$3,700 \$9,090
PCC Mail Box Pad	\$250 ea	1	\$250	16 Years 40 Years	40 Years	2040 2080	\$416 \$1,379
Fence Split Rail Stained	\$18.00 / lf	130 lf	\$2,340	2 Years 25 Years	25 Years	2026 2051 2076	\$2,560 \$5,415 \$11,452
Gate Metal 3 ft	\$1,200 ea	1	\$1,200	6 Years 30 Years	30 Years	2030 2060	\$1,480 \$3,636



## Woodland Village HOA 2024 Financial Update 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
Fairfax Court							
Lighting Site Overhead Rewiring	\$600 ea	6	\$3,600	10 Years	30 Years	2034	\$5,005
				30 Years		2064	\$12,298
Electric Panel	\$1,950 ea	1	\$1,950	20 Years	40 Years	2044	\$3,658
				40 Years		2084	\$12,128
Sprinkler Timing Station	\$500 ea	1	\$500	1 Year	10 Years	2025	\$531
				10 Year		2035	\$716
						2045	\$967
						2055	\$1,304
Sprinkler Control Box	\$175 ea	1	\$175	0 Years	20 Years	2024	\$180
				20 Years		2044	\$328
						2064	\$598
Back Flow Preventer Rebuild	\$750 ea	1	\$750	0 Years	20 Years	2024	\$773
				20 Years		2044	\$1,407
						2064	\$2,562
Back Flow Preventer Bag	\$150 ea	1	\$150	0 Years	20 Years	2024	\$155
				20 Years		2044	\$281
						2064	\$512
PCC Mail Box Pad	\$250 ea	2	\$500	20 Years	40 Years	2044	\$938
				40 Years		2084	\$3,110
Fence Split Rail Stained	\$18.00 / lf	140 lf	\$2,520	5 Years	25 Years	2029	\$3,016
				25 Years		2054	\$6,380
Feather River Court							
Lighting Site Overhead Rewiring	\$600 ea	4	\$2,400	6 Years	30 Years	2030	\$2,960
				30 Years		2060	\$7,272
PCC Mail Box Pad	\$250 ea	1	\$250	16 Years	40 Years	2040	\$416
				40 Years		2080	\$1,379
Fence Split Rail Stained	\$18.00 / lf	40 lf	\$720	1 Year	25 Years	2025	\$764
				25 Year		2050	\$1,617
						2075	\$3,420
Fiesta Court							
Lighting Site Overhead Rewiring	\$600 ea	2	\$1,200	6 Years	30 Years	2030	\$1,480
				30 Years		2060	\$3,636

## Woodland Village HOA 2024 Financial Update 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	\$18.00 / lf	40 lf	\$720	2 Years	25 Years	2026	\$788
				25 Years		2051	\$1,666
						2076	\$3,524
Fontana Court							
Lighting Site Overhead Rewiring	\$600 ea	2	\$1,200	6 Years	30 Years	2030	\$1,480
				30 Years		2060	\$3,636
Fonti Court							
Lighting Site Overhead Rewiring	\$600 ea	3	\$1,800	6 Years	30 Years	2030	\$2,220
				30 Years		2060	\$5,454
Fence Split Rail Stained	\$18.00 / lf	65 lf	\$1,170	2 Years	25 Years	2026	\$1,280
				25 Years		2051	\$2,707
						2076	\$5,726
Fortune Court							
Lighting Site Overhead Rewiring	\$600 ea	6	\$3,600	6 Years	30 Years	2030	\$4,440
				30 Years		2060	\$10,909
Electric Panel	\$1,950 ea	1	\$1,950	16 Years 40 Years	40 Years	2040 2080	\$3,245 \$10,758
Sprinkler Timing Station	\$500 ea	1	\$500	1 Year	10 Years	2025	\$531
						2035	\$716
				10 Year		2045	\$967
						2055	\$1,304
Sprinkler Control Box	\$175 ea	1	\$175	0 Years	20 Years	2024	\$180
				20 Years		2044	\$328
						2064	\$598
Back Flow Preventer Rebuild	\$750 ea	1	\$750	0 Years	20 Years	2024	\$773
				20 Years		2044	\$1,407
						2064	\$2,562
Back Flow Preventer Bag	\$150 ea	1	\$150	0 Years	20 Years	2024	\$155
				20 Years		2044	\$281
						2064	\$512
PCC Mail Box Pad	\$250 ea	1	\$250	16 Years 40 Years	40 Years	2040 2080	\$416 \$1,379
Fence Split Rail	\$18.00 / lf	50 lf	\$900	1 Year	25 Years	2025	\$956

## Woodland Village HOA 2024 Financial Update 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	\$18.00 / lf	50 lf	\$900	25 Year	25 Years	2050 2075	\$2,021 \$4,275
<b>Fossil Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	3	\$1,800	6 Years 30 Years	30 Years	2030 2060	\$2,220 \$5,454
Fence Split Rail Stained	\$18.00 / lf	60 lf	\$1,080	2 Years 25 Years	25 Years	2026 2051 2076	\$1,182 \$2,499 \$5,286
<b>Frost Peak Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	3	\$1,800	6 Years 30 Years	30 Years	2030 2060	\$2,220 \$5,454
Fence Split Rail Stained	\$18.00 / lf	80 lf	\$1,440	2 Years 25 Years	25 Years	2026 2051 2076	\$1,575 \$3,332 \$7,047
<b>Georgetown Drive and Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	9	\$5,400	7 Years 30 Years	30 Years	2031 2061	\$6,863 \$16,861
Electric Panel	\$1,950 ea	1	\$1,950	17 Years 40 Years	40 Years	2041 2081	\$3,344 \$11,086
Sprinkler Timing Station	\$500 ea	1	\$500	1 Year 10 Year	10 Years	2025 2035 2045 2055	\$531 \$716 \$967 \$1,304
Sprinkler Control Box	\$175 ea	1	\$175	0 Years 20 Years	20 Years	2024 2044 2064	\$180 \$328 \$598
PCC Mail Box Pad	\$250 ea	3	\$750	17 Years 40 Years	40 Years	2041 2081	\$1,286 \$4,264
Fence Split Rail Stained	\$18.00 / lf	90 lf	\$1,620	24 Years 25 Years	25 Years	2048 2073	\$3,426 \$7,247
Paving 1 1/2 inch AC Pathways	\$1.75 / • ft	1580 • ft	\$2,765	12 Years 20 Years	20 Years	2036 2056	\$4,082 \$7,432
Pathways Slurry	\$0.50 / • ft	1580 • ft	\$790	0 Years	6 Years	2024	\$814

## Woodland Village HOA 2024 Financial Update 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	\$0.50 / • ft	1580 • ft	\$790	6 Years	6 Years	2030	\$974
						2036	\$1,166
						2042	\$1,396
						2048	\$1,671
						2054	\$2,000
Gate Metal	\$1,200 ea	1	\$1,200	7 Years 30 Years	30 Years	2031	\$1,525
						2061	\$3,747
Giant Panda Court							
Lighting Site Overhead Rewiring	\$600 ea	5	\$3,000	21 Years 30 Years	30 Years	2045	\$5,800
						2075	\$14,249
Ginkgo Court							
Lighting Site Overhead Rewiring	\$600 ea	4	\$2,400	10 Years 30 Years	30 Years	2034	\$3,337
						2064	\$8,198
PCC Mail Box Pad	\$250 ea	1	\$250	10 Years 40 Years	40 Years	2034	\$348
						2074	\$1,152
Fence Split Rail Stained	\$18.00 / lf	100 lf	\$1,800	5 Years 25 Years	25 Years	2029	\$2,155
						2054	\$4,557
Goose Lake Drive							
Lighting Site Overhead Rewiring	\$600 ea	3	\$1,800	12 Years 30 Years	30 Years	2036	\$2,657
						2066	\$6,528
PCC Mail Box Pad	\$500 ea	2	\$1,000	22 Years 40 Years	40 Years	2046	\$1,992
						2086	\$6,604
Fence Split Rail Stained	\$18.00 / lf	70 lf	\$1,260	7 Years 25 Years	25 Years	2031	\$1,601
						2056	\$3,387
Grand Valley Court							
Lighting Site Overhead Rewiring	\$600 ea	3	\$1,800	7 Years 30 Years	30 Years	2031	\$2,288
						2061	\$5,620
Fence Split Rail Stained	\$18.00 / lf	40 lf	\$720	2 Years 25 Years	25 Years	2026	\$788
						2051	\$1,666
						2076	\$3,524

## Woodland Village HOA 2024 Financial Update 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	\$600 ea	9	\$5,400	14 Years	30 Years	2038	\$8,464
				30 Years		2068	\$20,795
PCC Mail Box Pad	\$250 ea	3	\$750	24 Years	40 Years	2048	\$1,586
				40 Years		2088	\$5,259
Paving 1 1/2 inch AC Pathways	\$1.75 / • ft	1300 • ft	\$2,275	12 Years	20 Years	2036	\$3,358
				20 Years		2056	\$6,115
Slurry Seal Pathway	\$0.50 / • ft	1300 • ft	\$650	0 Years	6 Years	2024	\$670
				6 Years		2030	\$802
						2036	\$960
						2042	\$1,149
						2048	\$1,375
						2054	\$1,646
Hazelnut Drive							
Lighting Site Overhead Rewiring	\$600 ea	5	\$3,000	8 Years	30 Years	2032	\$3,929
				30 Years		2062	\$9,652
PCC Mail Box Pad	\$250 ea	2	\$500	18 Years	40 Years	2042	\$884
				40 Years		2082	\$2,929
Hedge Court							
Lighting Site Overhead	\$600 ea	1	\$600	6 Years	30 Years	2030	\$740
				30 Years		2060	\$1,818
Honey Locust Court							
Lighting Site Overhead Rewiring	\$600 ea	2	\$1,200	12 Years	30 Years	2036	\$1,772
				30 Years		2066	\$4,352
PCC Mail Box Pad	\$250 ea	1	\$250	22 Years	40 Years	2046	\$498
				40 Years		2086	\$1,651
Fence Split Rail Stained	\$18.00 / lf	100 lf	\$1,800	7 Years	25 Years	2031	\$2,288
				25 Years		2056	\$4,838
Ivywood Court							
Lighting Site Overhead Rewiring	\$600 ea	2	\$1,200	9 Years	30 Years	2033	\$1,619
				30 Years		2063	\$3,978

## Woodland Village HOA 2024 Financial Update 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	19 Years 40 Years	40 Years	2043 2083	\$455 \$1,509
Fence Split Rail Stained	\$18.00 / lf	90 lf	\$1,620	4 Years 25 Years	25 Years	2028 2053	\$1,882 \$3,980
<b>Javalina Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	5	\$3,000	6 Years 30 Years	30 Years	2030 2060	\$3,700 \$9,090
PCC Mail Box Pad	\$250 ea	1	\$250	16 Years 40 Years	40 Years	2040 2080	\$416 \$1,379
Fence Split Rail Stained	\$18.00 / lf	60 lf	\$1,080	1 Year 25 Year	25 Years	2025 2050 2075	\$1,147 \$2,425 \$5,130
<b>Jotewood Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	4	\$2,400	8 Years 30 Years	30 Years	2032 2062	\$3,143 \$7,722
PCC Mail Box Pad	\$250 ea	1	\$250	18 Years 40 Years	40 Years	2042 2082	\$442 \$1,464
Fence Split Rail Stained	\$18.00 / lf	100 lf	\$1,800	3 Years 25 Years	25 Years	2027 2052 2077	\$2,029 \$4,292 \$9,077
<b>Journey Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	3	\$1,800	7 Years 30 Years	30 Years	2031 2061	\$2,288 \$5,620
Fence Split Rail Stained	\$18.00 / lf	40 lf	\$720	2 Years 25 Years	25 Years	2026 2051 2076	\$788 \$1,666 \$3,524
<b>Kodiak Bear Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	5	\$3,000	21 Years 30 Years	30 Years	2045 2075	\$5,800 \$14,249
<b>La Casa Court</b>							
Lighting Site	\$600 ea	2	\$1,200	7 Years	30 Years	2031	\$1,525

## Woodland Village HOA 2024 Financial Update 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	\$600 ea	2	\$1,200	30 Years	30 Years	2061	\$3,747
<b>Lago Court</b>							
Lighting Site	\$600 ea	1	\$600	6 Years	30 Years	2030	\$740
Overhead Rewiring				30 Years		2060	\$1,818
<b>Lake Powell Drive</b>							
Lighting Site	\$600 ea	3	\$1,800	12 Years	30 Years	2036	\$2,657
Overhead Rewiring				30 Years		2066	\$6,528
PCC Mail Box Pad	\$500 ea	1	\$500	22 Years	40 Years	2046	\$996
				40 Years		2086	\$3,302
<b>Lanceleaf Court</b>							
Lighting Site	\$600 ea	3	\$1,800	7 Years	30 Years	2031	\$2,288
Overhead Rewiring				30 Years		2061	\$5,620
PCC Mail Box Pad	\$250 ea	1	\$250	17 Years	40 Years	2041	\$429
				40 Years		2081	\$1,421
Fence Split Rail Stained	\$18.00 / lf	60 lf	\$1,080	2 Years	25 Years	2026	\$1,182
				25 Years		2051	\$2,499
						2076	\$5,286
<b>Little Peak Court</b>							
Lighting Site	\$600 ea	3	\$1,800	10 Years	30 Years	2034	\$2,503
Overhead Rewiring				30 Years		2064	\$6,149
Fence Split Rail Stained	\$18.00 / lf	140 lf	\$2,520	5 Years	25 Years	2029	\$3,016
				25 Years		2054	\$6,380
<b>Live Oak Court</b>							
Lighting Site	\$600 ea	4	\$2,400	10 Years	30 Years	2034	\$3,337
Overhead Rewiring				30 Years		2064	\$8,198
PCC Sidewalks 3 ft	\$12.00 / • ft	210 • ft	\$2,520	20 Years	40 Years	2044	\$4,728
				40 Years		2084	\$15,674
Fence Split Rail Stained	\$18.00 / lf	100 lf	\$1,800	5 Years	25 Years	2029	\$2,155
				25 Years		2054	\$4,557
Electric Panel	\$1,950 ea	1	\$1,950	20 Years	40 Years	2044	\$3,658
				40 Years		2084	\$12,128

## Woodland Village HOA 2024 Financial Update 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	\$500 ea	1	\$500	1 Year	10 Years	2025	\$531
				10 Year		2035	\$716
						2045	\$967
						2055	\$1,304
Sprinkler Control Box	\$175 ea	1	\$175	0 Years	20 Years	2024	\$180
				20 Years		2044	\$328
						2064	\$598
Lockspur Court							
Lighting Site Overhead Rewiring	\$600 ea	4	\$2,400	7 Years	30 Years	2031	\$3,050
				30 Years		2061	\$7,494
Fence Split Rail Stained	\$18.00 / lf	80 lf	\$1,440	2 Years	25 Years	2026	\$1,575
				25 Years		2051	\$3,332
						2076	\$7,047
Mama Bear Court							
Lighting Site Overhead Rewiring	\$600 ea	7	\$4,200	9 Years	30 Years	2033	\$5,667
				30 Years		2063	\$13,924
PCC Mail Box Pad	\$250 ea	2	\$500	19 Years	40 Years	2043	\$910
				40 Years		2083	\$3,018
Fence Split Rail Stained	\$18.00 / lf	80 lf	\$1,440	4 Years	25 Years	2028	\$1,673
				25 Years		2053	\$3,538
Gate Metal	\$1,200 ea	1	\$1,200	9 Years	30 Years	2033	\$1,619
				30 Years		2063	\$3,978
Mayfield Court							
Lighting Site Overhead Rewiring	\$600 ea	3	\$1,800	8 Years	30 Years	2032	\$2,357
				30 Years		2062	\$5,791
Fence Split Rail Stained	\$18.00 / lf	80 lf	\$1,440	3 Years	25 Years	2027	\$1,623
				25 Years		2052	\$3,433
						2077	\$7,262
Morning Breeze Court							
Lighting Site Overhead Rewiring	\$600 ea	5	\$3,000	10 Years	30 Years	2034	\$4,171
				30 Years		2064	\$10,248
PCC Mail Box	\$250 ea	2	\$500	20 Years	40 Years	2044	\$938



## Woodland Village HOA 2024 Financial Update 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	2	\$500	40 Years	40 Years	2084	\$3,110
Narrowleaf Court							
Lighting Site Overhead Rewiring	\$600 ea	1	\$600	12 Years	30 Years	2036	\$886
				30 Years		2066	\$2,176
PCC Mail Box Pad	\$250 ea	1	\$250	22 Years	40 Years	2046	\$498
				40 Years		2086	\$1,651
Fence Split Rail Stained	\$18.00 / lf	40 lf	\$720	7 Years	25 Years	2031	\$915
				25 Years		2056	\$1,935
New Forest Drive							
Electric Panel	\$1,950 ea	1	\$1,950	18 Years	40 Years	2042	\$3,446
				40 Years		2082	\$11,423
Sprinkler Timing Station	\$500 ea	1	\$500	2 Years	10 Years	2026	\$547
				10 Years		2036	\$738
						2046	\$996
						2056	\$1,344
Sprinkler Control Box	\$175 ea	6	\$1,050	0 Years	20 Years	2024	\$1,082
				20 Years		2044	\$1,970
						2064	\$3,587
Back Flow Preventer Rebuild	\$750 ea	1	\$750	0 Years	20 Years	2024	\$773
				20 Years		2044	\$1,407
						2064	\$2,562
Back Flow Preventer Bag	\$150 ea	1	\$150	0 Years	20 Years	2024	\$155
				20 Years		2044	\$281
						2064	\$512
Fence Split Rail Stained	\$18.00 / lf	1060 lf	\$19,080	3 Years	25 Years	2027	\$21,509
				25 Years		2052	\$45,493
							2077
Gate Metal 3 ft	\$1,200 ea	1	\$1,200	8 Years	30 Years	2032	\$1,571
				30 Years		2062	\$3,861
Oak Brook Court							
Lighting Site Overhead Rewiring	\$600 ea	3	\$1,800	10 Years	30 Years	2034	\$2,503
				30 Years		2064	\$6,149
Fence Split Rail Stained	\$18.00 / lf	360 lf	\$6,480	5 Years	25 Years	2029	\$7,756
				25 Years		2054	\$16,405

## Woodland Village HOA 2024 Financial Update 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	\$1,200 ea	1	\$1,200	10 Years 30 Years	30 Years	2034 2064	\$1,668 \$4,099
<b>Oak Brook Lane</b>							
Lighting Site Overhead Rewiring	\$600 ea	6	\$3,600	10 Years 30 Years	30 Years	2034 2064	\$5,005 \$12,298
PCC Mail Box Pad	\$250 ea	3	\$750	20 Years 40 Years	40 Years	2044 2084	\$1,407 \$4,665
<b>Oak View Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	6	\$3,600	8 Years 30 Years	30 Years	2032 2062	\$4,714 \$11,582
PCC Mail Box Pad	\$250 ea	2	\$500	18 Years 40 Years	40 Years	2042 2082	\$884 \$2,929
Fence Split Rail Stained	\$18.00 / lf	65 lf	\$1,170	3 Years 25 Years	25 Years	2027 2052 2077	\$1,319 \$2,790 \$5,900
Gate Metal 3 ft with Wood	\$1,200 ea	1	\$1,200	8 Years 30 Years	30 Years	2032 2062	\$1,571 \$3,861
<b>Out Post Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	7	\$4,200	21 Years 30 Years	30 Years	2045 2075	\$8,119 \$19,948
PCC Mail Box Pad	\$250 ea	1	\$250	31 Years	40 Years	2055	\$652
<b>Panda Bear Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	1	\$600	14 Years 30 Years	30 Years	2038 2068	\$940 \$2,311
PCC Mail Box Pad	\$500 ea	1	\$500	24 Years 40 Years	40 Years	2048 2088	\$1,058 \$3,506
Paving 1 1/2 inch AC Pathways	\$1.75 / • ft	300 • ft	\$525	12 Years 20 Years	20 Years	2036 2056	\$775 \$1,411
Slurry Seal Pathways	\$0.50 / • ft	300 • ft	\$150	0 Years 6 Years	6 Years	2024 2030 2036	\$155 \$185 \$221

## Woodland Village HOA 2024 Financial Update 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	\$0.50 / • ft	300 • ft	\$150	6 Years	6 Years	2042	\$265
						2048	\$317
						2054	\$380
Papa Bear Court							
Lighting Site Overhead Rewiring	\$600 ea	9	\$5,400	9 Years	30 Years	2033	\$7,287
				30 Years		2063	\$17,902
PCC Mail Box Pad	\$250 ea	2	\$500	19 Years	40 Years	2043	\$910
				40 Years		2083	\$3,018
Fence Split Rail Stained	\$18.00 / lf	80 lf	\$1,440	4 Years	25 Years	2028	\$1,673
				25 Years		2053	\$3,538
Gate Metal	\$1,200 ea	1	\$1,200	9 Years	30 Years	2033	\$1,619
				30 Years		2063	\$3,978
Pebble Court							
Lighting Site Overhead Rewiring	\$600 ea	1	\$600	6 Years	30 Years	2030	\$740
				30 Years		2060	\$1,818
Pin Oak Court							
Lighting Site Overhead Rewiring	\$600 ea	7	\$4,200	10 Years	30 Years	2034	\$5,840
				30 Years		2064	\$14,347
PCC Mail Box Pad	\$250 ea	2	\$500	20 Years	40 Years	2044	\$938
				40 Years		2084	\$3,110
Fence Split Rail Stained	\$18.00 / lf	65 lf	\$1,170	5 Years	25 Years	2029	\$1,400
				25 Years		2054	\$2,962
Pintura Court							
Lighting Site Overhead Rewiring	\$600 ea	1	\$600	10 Years	30 Years	2034	\$834
				30 Years		2064	\$2,050
PCC Mail Box Pad	\$250 ea	1	\$250	20 Years	40 Years	2044	\$469
				40 Years		2084	\$1,555
Fence Split Rail Stained	\$18.00 / lf	65 lf	\$1,170	5 Years	25 Years	2029	\$1,400
				25 Years		2054	\$2,962
Gate Metal 3 ft	\$1,200 ea	1	\$1,200	10 Years	30 Years	2034	\$1,668
				30 Years		2064	\$4,099

## Woodland Village HOA 2024 Financial Update 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
<b>Polar Bear Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	5	\$3,000	18 Years 30 Years	30 Years	2042 2072	\$5,301 \$13,024
Fence Split Rail Stained	\$18.00 / lf	700 lf	\$12,600	13 Years 25 Years	25 Years	2037 2062	\$19,167 \$40,538
<b>Polar Bear Drive</b>							
Lighting Site Overhead Rewiring	\$600 ea	11	\$6,600	21 Years 30 Years	30 Years	2045 2075	\$12,759 \$31,347
PCC Mail Box Pad	\$500 ea	2	\$1,000	31 Years	40 Years	2055	\$2,609
Fence Split Rail Stained	\$18.00 / lf	2740 lf	\$49,320	16 Years 25 Years	25 Years	2040 2065	\$82,080 \$173,601
<b>Posado Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	2	\$1,200	7 Years 30 Years	30 Years	2031 2061	\$1,525 \$3,747
<b>Posy Lake Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	6	\$3,600	9 Years 30 Years	30 Years	2033 2063	\$4,858 \$11,935
PCC Mail Box Pad	\$250 ea	2	\$500	19 Years 40 Years	40 Years	2043 2083	\$910 \$3,018
Fence Split Rail Stained	\$18.00 / lf	80 lf	\$1,440	5 Years 25 Years	25 Years	2029 2054	\$1,724 \$3,645
<b>Quarry Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	6	\$3,600	15 Years 30 Years	30 Years	2039 2069	\$5,814 \$14,285
PCC Mail Box Pad	\$250 ea	2	\$500	25 Years 40 Years	40 Years	2049 2089	\$1,090 \$3,612
Fence Split Rail Stained	\$18.00 / lf	50 lf	\$900	10 Years 25 Years	25 Years	2034 2059	\$1,251 \$2,647
Paving 1 1/2 inch AC Pathways	\$1.75 / • ft	1270 • ft	\$2,223	12 Years 20 Years	20 Years	2036 2056	\$3,281 \$5,974

## Woodland Village HOA 2024 Financial Update 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	\$0.50 / • ft	1270 • ft	\$635	0 Years	6 Years	2024	\$654
				6 Years		2030	\$783
						2036	\$937
						2042	\$1,122
						2048	\$1,343
						2054	\$1,608
Rio Court							
Lighting Site Overhead Rewiring	\$600 ea	1	\$600	7 Years	30 Years	2031	\$763
				30 Years		2061	\$1,873
Rockland Drive							
Retaining Walls Wood	\$18.00 / lf	180 lf	\$3,240	12 Years	30 Years	2036	\$4,783
				30 Years		2066	\$11,751
Electric Panel	\$1,950 ea	1	\$1,950	22 Years	40 Years	2046	\$3,884
				40 Years		2086	\$12,877
Sprinkler Timing Station	\$500 ea	1	\$500	1 Year	10 Years	2025	\$531
				10 Year		2035	\$716
						2045	\$967
						2055	\$1,304
Sprinkler Control Box	\$175 ea	2	\$350	2 Years	20 Years	2026	\$383
				20 Years		2046	\$697
						2066	\$1,269
Rogue River Court							
Lighting Site Overhead Rewiring	\$600 ea	3	\$1,800	12 Years	30 Years	2036	\$2,657
				30 Years		2066	\$6,528
Silverleaf Court							
Lighting Site Overhead Rewiring	\$600 ea	4	\$2,400	7 Years	30 Years	2031	\$3,050
				30 Years		2061	\$7,494
PCC Mail Box Pad	\$250 ea	2	\$500	17 Years	40 Years	2041	\$857
				40 Years		2081	\$2,842
Fence Split Rail Stained	\$18.00 / lf	65 lf	\$1,170	2 Years	25 Years	2026	\$1,280
				25 Years		2051	\$2,707
						2076	\$5,726

## Woodland Village HOA 2024 Financial Update 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
Sky Crest Court							
Lighting Site Overhead Rewiring	\$600 ea	5	\$3,000	12 Years 30 Years	30 Years	2036 2066	\$4,429 \$10,881
PCC Mail Box Pad	\$250 ea	2	\$500	22 Years 40 Years	40 Years	2046 2086	\$996 \$3,302
Fence Split Rail Stained	\$18.00 / lf	60 lf	\$1,080	7 Years 25 Years	25 Years	2031 2056	\$1,373 \$2,903
Smoketree Court							
Lighting Site Overhead Rewiring	\$600 ea	2	\$1,200	12 Years 30 Years	30 Years	2036 2066	\$1,772 \$4,352
PCC Mail Box Pad	\$250 ea	1	\$250	22 Years 40 Years	40 Years	2046 2086	\$498 \$1,651
Fence Split Rail Stained	\$18.00 / lf	120 lf	\$2,160	7 Years 25 Years	25 Years	2031 2056	\$2,745 \$5,806
Sofia Court							
Lighting Site Overhead Rewiring	\$600 ea	1	\$600	7 Years 30 Years	30 Years	2031 2061	\$763 \$1,873
Back Flow Preventer Rebuild	\$750 ea	1	\$750	0 Years 20 Years	20 Years	2024 2044 2064	\$773 \$1,407 \$2,562
Back Flow Preventer Bag	\$150 ea	1	\$150	0 Years 20 Years	20 Years	2024 2044 2064	\$155 \$281 \$512
Spring Canyon Court							
Lighting Site Overhead Rewiring	\$600 ea	3	\$1,800	10 Years 30 Years	30 Years	2034 2064	\$2,503 \$6,149
Spruce Lake Court							
Lighting Site Overhead Rewiring	\$600 ea	2	\$1,200	10 Years 30 Years	30 Years	2034 2064	\$1,668 \$4,099
PCC Mail Box Pad	\$250 ea	1	\$250	20 Years 40 Years	40 Years	2044 2084	\$469 \$1,555

## Woodland Village HOA 2024 Financial Update 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	\$18.00 / lf	120 lf	\$2,160	5 Years 25 Years	25 Years	2029 2054	\$2,585 \$5,468
<b>Sunstone Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	4	\$2,400	6 Years 30 Years	30 Years	2030 2060	\$2,960 \$7,272
PCC Mail Box Pad	\$250 ea	1	\$250	16 Years 40 Years	40 Years	2040 2080	\$416 \$1,379
<b>Sweet Gum Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	3	\$1,800	10 Years 30 Years	30 Years	2034 2064	\$2,503 \$6,149
<b>Teddy Bear Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	2	\$1,200	15 Years 30 Years	30 Years	2039 2069	\$1,938 \$4,762
PCC Mail Box Pad	\$250 ea	1	\$250	25 Years 40 Years	40 Years	2049 2089	\$545 \$1,806
<b>Thomasville Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	5	\$3,000	8 Years 30 Years	30 Years	2032 2062	\$3,929 \$9,652
Fence Split Rail Stained	\$18.00 / lf	65 lf	\$1,170	3 Years 25 Years	25 Years	2027 2052 2077	\$1,319 \$2,790 \$5,900
<b>Timber Grove Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	2	\$1,200	10 Years 30 Years	30 Years	2034 2064	\$1,668 \$4,099
<b>Trout Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	2	\$1,200	12 Years 30 Years	30 Years	2036 2066	\$1,772 \$4,352
<b>Valecito Court</b>							
Lighting Site	\$600 ea	2	\$1,200	7 Years	30 Years	2031	\$1,525

## Woodland Village HOA 2024 Financial Update 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	\$600 ea	2	\$1,200	30 Years	30 Years	2061	\$3,747
Fence Split Rail Stained	\$18.00 / lf	40 lf	\$720	2 Years		2026	\$788
				25 Years		2051	\$1,666
						2076	\$3,524
Village Center Drive							
Paving 2 inch AC Overlay	\$3.00 / • ft	27640 • ft	\$82,920	24 Years	25 Years	2048	\$175,377
				25 Years		2073	\$370,927
Slurry Seal	\$0.50 / • ft	27640 • ft	\$13,820	5 Years	6 Years	2029	\$16,542
				6 Years		2035	\$19,800
						2041	\$23,699
						2047	\$28,367
						2053	\$33,954
Paving Striping	\$700 ea	1	\$700	5 Years	6 Years	2029	\$838
				6 Years		2035	\$1,003
						2041	\$1,200
						2047	\$1,437
						2053	\$1,720
PCC Curbs and Gutters	\$12.00 / • ft	1530 • ft	\$18,360	18 Years 40 Years	40 Years	2042 2082	\$32,442 \$107,551
PCC Sidewalks 4 ft	\$12.00 / • ft	3060 • ft	\$36,720	18 Years 40 Years	40 Years	2042 2082	\$64,885 \$215,102
Lighting Site Overhead Rewiring	\$600 ea	13	\$7,800	8 Years	30 Years	2032	\$10,214
				30 Years		2062	\$25,095
Fence Split Rail Stained	\$18.00 / lf	30 lf	\$540	3 Years	25 Years	2027	\$609
				25 Years		2052	\$1,288
						2077	\$2,723
Village Parkway							
Lighting Site Overhead Rewiring	\$600 ea	23	\$13,800	9 Years	30 Years	2033	\$18,621
				30 Years		2063	\$45,749
Electric Panel	\$1,950 ea	1	\$1,950	17 Years 40 Years	40 Years	2041 2081	\$3,344 \$11,086
Sprinkler Timing Station	\$500 ea	1	\$500	1 Year	10 Years	2025	\$531
				10 Year		2035	\$716
						2045	\$967



## Woodland Village HOA 2024 Financial Update 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	\$500 ea	1	\$500	10 Year	10 Years	2055	\$1,304	
Sprinkler Control Box	\$175 ea	6	\$1,050	0 Years	20 Years	2024	\$1,082	
				20 Years		2044	\$1,970	
						2064	\$3,587	
Back Flow Preventer Rebuild	\$750 ea	1	\$750	0 Years	20 Years	2024	\$773	
				20 Years		2044	\$1,407	
						2064	\$2,562	
Fence Split Rail Stained	\$18.00 / lf	210 lf	\$3,780	2 Years	25 Years	2026	\$4,136	
				25 Years		2051	\$8,747	
						2076	\$18,499	
Gate Metal 3 ft	\$1,200 ea	2	\$2,400	7 Years 30 Years	30 Years	2031 2061	\$3,050 \$7,494	
Electric Panel near Teddy Bear Court	\$1,950 ea	1	\$1,950	24 Years 40 Years	40 Years	2048 2088	\$4,124 \$13,673	
Sprinkler Timing Station near Teddy Bear Court	\$500 ea	1	\$500	0 Years  10 Years	10 Years	2024 2034 2044 2054	\$515 \$695 \$938 \$1,266	
Sprinkler Control Box near Teddy Bear Court	\$175 ea	2	\$350	4 Years  20 Years	20 Years	2028 2048 2068	\$407 \$740 \$1,348	
Fence Split Rail Stained added 2018	\$18.00 / lf	220 lf	\$3,960	4 Years  25 Years	25 Years	2028 2053	\$4,600 \$9,729	
PCC Mail Box Pad added 2018	\$250 ea	3	\$750	34 Years	40 Years	2058	\$2,140	
Vineyard Court								
Lighting Site Overhead Rewiring	\$600 ea	4	\$2,400	14 Years  30 Years	30 Years	2038 2068	\$3,762 \$9,242	
PCC Mail Box Pad	\$250 ea	1	\$250	22 Years 40 Years	40 Years	2046 2086	\$498 \$1,651	
Fence Split Rail Stained	\$18.00 / lf	60 lf	\$1,080	7 Years  25 Years	25 Years	2031 2056	\$1,373 \$2,903	

## Woodland Village HOA 2024 Financial Update 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
White Tail Court							
Lighting Site Overhead Rewiring	\$600 ea	2	\$1,200	10 Years	30 Years	2034	\$1,668
				30 Years		2064	\$4,099
Fence Split Rail Stained	\$18.00 / lf	140 lf	\$2,520	5 Years	25 Years	2029	\$3,016
				25 Years		2054	\$6,380
Whitebark Court							
Lighting Site Overhead Rewiring	\$600 ea	6	\$3,600	12 Years	30 Years	2036	\$5,315
				30 Years		2066	\$13,057
PCC Mail Box Pad	\$250 ea	2	\$500	22 Years	40 Years	2046	\$996
				40 Years		2086	\$3,302
Fence Split Rail Stained	\$18.00 / lf	60 lf	\$1,080	7 Years	25 Years	2031	\$1,373
				25 Years		2056	\$2,903
Williamsburg Drive							
Electric Panel	\$1,950 ea	1	\$1,950	17 Years	40 Years	2041	\$3,344
				40 Years		2081	\$11,086
Sprinkler Timing Station	\$500 ea	1	\$500	1 Year	10 Years	2025	\$531
				10 Year		2035	\$716
						2045	\$967
						2055	\$1,304
Sprinkler Control Box	\$175 ea	2	\$350	0 Years	20 Years	2024	\$361
				20 Years		2044	\$657
						2064	\$1,196
Back Flow Preventer Rebuild	\$750 ea	1	\$750	0 Years	20 Years	2024	\$773
				20 Years		2044	\$1,407
						2064	\$2,562
Back Flow Preventer Bag	\$150 ea	1	\$150	0 Years	20 Years	2024	\$155
				20 Years		2044	\$281
						2064	\$512
PCC Mail Box Pad	\$500 ea	7	\$3,500	17 Years	40 Years	2041	\$6,002
				40 Years		2081	\$19,897
Fence Split Rail Stained	\$18.00 / lf	70 lf	\$1,260	2 Years	25 Years	2026	\$1,379
				25 Years		2051	\$2,916
						2076	\$6,166

## Woodland Village HOA 2024 Financial Update 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
Wood Leaf Court							
Lighting Site Overhead Rewiring	\$600 ea	3	\$1,800	10 Years	30 Years	2034	\$2,503
				30 Years		2064	\$6,149
PCC Mail Box Pad	\$250 ea	1	\$250	20 Years	40 Years	2044	\$469
				40 Years		2084	\$1,555
Fence Split Rail Stained	\$18.00 / lf	80 lf	\$1,440	5 Years	25 Years	2029	\$1,724
				25 Years		2054	\$3,645
Yearling Court							
Lighting Site Overhead Rewiring	\$600 ea	3	\$1,800	10 Years	30 Years	2034	\$2,503
				30 Years		2064	\$6,149
Fence Split Rail Stained	\$18.00 / lf	65 lf	\$1,170	5 Years	25 Years	2029	\$1,400
				25 Years		2054	\$2,962
Gate Metal 3 ft	\$1,200 ea	1	\$1,200	10 Years	30 Years	2034	\$1,668
				30 Years		2064	\$4,099
Storm Water Detention on Desert Lake Drive							
Fence Split Rail Stained	\$18.00 / lf	660 lf	\$11,880	1 Year	25 Years	2025	\$12,614
				25 Year		2050	\$26,678
						2075	\$56,425
Bench Metal	\$1,500 ea	2	\$3,000	9 Years	30 Years	2033	\$4,048
				30 Years		2063	\$9,945
Fido House	\$250 ea	1	\$250	0 Years	20 Years	2024	\$258
				20 Years		2044	\$469
						2064	\$854
Detention off of Calistoga Court							
Fence Split Rail Stained	\$18.00 / lf	210 lf	\$3,780	0 Years	25 Years	2024	\$3,895
				25 Years		2049	\$8,238
						2074	\$17,423
Detention off of Crystal Canyon Boulevard and Garnet Drive							
Fence Split Rail Stained	\$18.00 / lf	400 lf	\$7,200	0 Years	25 Years	2024	\$7,419
				25 Years		2049	\$15,691
						2074	\$33,187

## Woodland Village HOA 2024 Financial Update 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
<b>Detention Pond North of Aquamarine Drive</b>							
Fence Split Rail Stained	\$18.00 / lf	880 lf	\$15,840	8 Years 25 Years	25 Years	2032 2057	\$20,743 \$43,872
<b>Storm Water Detention Basin D</b>							
Fence Split Rail Stained	\$18.00 / lf	660 lf	\$11,880	2 Years 25 Years	25 Years	2026 2051 2076	\$12,997 \$27,490 \$58,141
<b>Storm Detention off New Forest Drive</b>							
Fence Split Rail Stained	\$18.00 / lf	1200 lf	\$21,600	4 Years 25 Years	25 Years	2028 2053	\$25,091 \$53,068
Paving 1 1/2 inch AC Overlay	\$1.75 / • ft	3600 • ft	\$6,300	7 Years 25 Years	25 Years	2031 2056	\$8,006 \$16,934
Slurry Seal Access Road	\$0.50 / • ft	3600 • ft	\$1,800	0 Years 6 Years	6 Years	2024 2030 2036 2042 2048 2054	\$1,855 \$2,220 \$2,657 \$3,181 \$3,807 \$4,557
<b>Basin off Quarry Court</b>							
Tubular Steel 6 ft Fencing	\$35.00 / lf	180 lf	\$6,300	5 Years 20 Years	20 Years	2029 2049 2069	\$7,541 \$13,730 \$24,999
Fence Post Wood 6 ft	\$125 ea	25	\$3,125	15 Years 30 Years	30 Years	2039 2069	\$5,047 \$12,400
Fencing Chain Link 4 ft Green	\$20.00 / lf	1650 lf	\$33,000	22 Years 40 Years	40 Years	2046 2086	\$65,736 \$217,925
PCC Pad	\$12.00 / • ft	320 • ft	\$3,840	22 Years 40 Years	40 Years	2046 2086	\$7,649 \$25,358
Electric Panel	\$1,950 ea	1	\$1,950	22 Years 40 Years	40 Years	2046 2086	\$3,884 \$12,877
Sprinkler Timing Station	\$500 ea	1	\$500	0 Years 10 Years	10 Years	2024 2034 2044 2054	\$515 \$695 \$938 \$1,266

## Woodland Village HOA 2024 Financial Update 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 Control Box	\$175 ea	2	\$350	5 Years	20 Years	2029	\$419
				20 Years		2049	\$763
						2069	\$1,389
Back Flow Preventer Rebuild	\$1,000 ea	1	\$1,000	5 Years	20 Years	2029	\$1,197
				20 Years		2049	\$2,179
						2069	\$3,968
Back Flow Preventer Bag	\$150 ea	1	\$150	5 Years	20 Years	2029	\$180
				20 Years		2049	\$327
						2069	\$595
Fido House	\$250 ea	2	\$500	6 Years	20 Years	2030	\$617
				20 Years		2050	\$1,123
						2070	\$2,044
Basin off Briar Drive							
Fence Split Rail Stained	\$18.00 / lf	1390 lf	\$25,020	7 Years	25 Years	2031	\$31,797
				25 Years		2056	\$67,252
Gate Metal 3 ft	\$1,200 ea	2	\$2,400	12 Years	30 Years	2036	\$3,543
				30 Years		2066	\$8,705
Asphalt Walking Path from Aquamarine Drive to Baby Bear Court							
Paving 1 1/2 inch AC Pathways	\$1.75 / • ft	35360 • ft	\$61,880	12 Years	20 Years	2036	\$91,351
				20 Years		2056	\$166,328
Slurry Seal Pathways	\$0.50 / • ft	35360 • ft	\$17,680	0 Years	6 Years	2024	\$18,218
						2030	\$21,806
						2036	\$26,100
						2042	\$31,241
						2048	\$37,394
						2054	\$44,758
Fence Split Rail Stained	\$18.00 / lf	450 lf	\$8,100	5 Years	25 Years	2029	\$9,695
				25 Years		2054	\$20,506
Lighting Site Overhead Rewiring	\$600 ea	7	\$4,200	10 Years	30 Years	2034	\$5,840
				30 Years		2064	\$14,347
Sprinkler Control Box	\$175 ea	2	\$350	0 Years	20 Years	2024	\$361
				20 Years		2044	\$657
						2064	\$1,196

## Woodland Village HOA 2024 Financial Update 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
<b>Asphalt Walking Path from Village Way to Forest Park</b>							
Paving 1 1/2 inch AC Pathways	\$1.75 / • ft	18730 • ft	\$32,778	12 Years 20 Years	20 Years	2036 2056	\$48,388 \$88,103
Slurry Seal Pathways	\$0.50 / • ft	18730 • ft	\$9,365	0 Years 6 Years	6 Years	2024 2030 2036 2042 2048 2054	\$9,650 \$11,550 \$13,825 \$16,548 \$19,807 \$23,708
Lighting Site Overhead Rewiring	\$600 ea	4	\$2,400	10 Years 30 Years	30 Years	2034 2064	\$3,337 \$8,198
Sprinkler Control Box	\$175 ea	2	\$350	0 Years 20 Years	20 Years	2024 2044 2064	\$361 \$657 \$1,196
PCC Sidewalk	\$12.00 / • ft	220 • ft	\$2,640	20 Years 40 Years	40 Years	2044 2084	\$4,953 \$16,420
Bench Metal	\$1,500 ea	1	\$1,500	10 Years 30 Years	30 Years	2034 2064	\$2,086 \$5,124
BBQ Metal	\$500 ea	1	\$500	5 Years 25 Years	25 Years	2029 2054	\$598 \$1,266
Fido House	\$250 ea	2	\$500	0 Years 20 Years	20 Years	2024 2044 2064	\$515 \$938 \$1,708
PCC Pad at BBQ	\$12.00 / • ft	100 • ft	\$1,200	20 Years 40 Years	40 Years	2044 2084	\$2,251 \$7,464
<b>Asphalt Walking Path from Empire Court to Bear Lake Drive</b>							
Paving 1 1/2 inch AC Pathways	\$1.75 / • ft	15500 • ft	\$27,125	12 Years 20 Years	20 Years	2036 2056	\$40,044 \$72,910
Slurry Seal Pathways	\$0.50 / • ft	15500 • ft	\$7,750	0 Years 6 Years	6 Years	2024 2030 2036 2042 2048 2054	\$7,986 \$9,558 \$11,441 \$13,694 \$16,391 \$19,620

## Woodland Village HOA 2024 Financial Update 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 Control Box	\$175 ea	2	\$350	1 Year 20 Year	20 Years	2025 2045 2065	\$372 \$677 \$1,232
Bench Metal	\$1,500 ea	1	\$1,500	10 Years 30 Years	30 Years	2034 2064	\$2,086 \$5,124
<b>Asphalt Walking Path from Bear River Drive to Lockspur Court</b>							
Paving 1 1/2 inch AC Pathways	\$1.75 / • ft	14610 • ft	\$25,568	12 Years 20 Years	20 Years	2036 2056	\$37,744 \$68,723
Slurry Seal Pathways	\$0.50 / • ft	14610 • ft	\$7,305	0 Years 6 Years	6 Years	2024 2030 2036 2042 2048 2054	\$7,527 \$9,010 \$10,784 \$12,908 \$15,450 \$18,493
Lighting Site Overhead Rewiring	\$600 ea	5	\$3,000	7 Years 30 Years	30 Years	2031 2061	\$3,813 \$9,367
Sprinkler Control Box	\$175 ea	2	\$350	0 Years 20 Years	20 Years	2024 2044 2064	\$361 \$657 \$1,196
Bench Metal	\$1,500 ea	1	\$1,500	4 Years 30 Years	30 Years	2028 2058	\$1,742 \$4,281
<b>Asphalt Walking Path from Bear Lake Drive to Sandpiper Drive</b>							
Paving 1 1/2 inch AC Pathways	\$1.75 / • ft	23020 • ft	\$40,285	12 Years 20 Years	20 Years	2036 2056	\$59,471 \$108,283
Slurry Seal Pathways	\$0.50 / • ft	23020 • ft	\$11,510	0 Years 6 Years	6 Years	2024 2030 2036 2042 2048 2054	\$11,860 \$14,196 \$16,992 \$20,338 \$24,344 \$29,138
Gate Metal	\$1,200 ea	1	\$1,200	8 Years 30 Years	30 Years	2032 2062	\$1,571 \$3,861
Fence Split Rail Stained	\$18.00 / lf	210 lf	\$3,780	3 Years 25 Years	25 Years	2027 2052	\$4,261 \$9,013

## Woodland Village HOA 2024 Financial Update 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	\$18.00 / lf	210 lf	\$3,780	25 Years	25 Years	2077	\$19,062
Sandpiper Drive Paving 1 1/2 inch AC Overlay	\$1.75 / • ft	11400 • ft	\$19,950	11 Years 20 Years	20 Years	2035 2055	\$28,582 \$52,041
Sandpiper Drive Slurry Seal	\$0.50 / • ft	11400 • ft	\$5,700	0 Years 6 Years	6 Years	2024 2030 2036 2042 2048 2054	\$5,873 \$7,030 \$8,415 \$10,072 \$12,056 \$14,430
<b>Asphalt Walking Path from Village Parkway to Detention Pond on Oak Brook Court</b>							
Paving 1 1/2 inch AC Pathways	\$1.75 / • ft	22270 • ft	\$38,973	12 Years 20 Years	20 Years	2036 2056	\$57,534 \$104,755
Slurry Seal Pathways	\$0.50 / • ft	22270 • ft	\$11,135	0 Years 6 Years	6 Years	2024 2030 2036 2042 2048 2054	\$11,474 \$13,733 \$16,438 \$19,676 \$23,551 \$28,189
Sprinkler Control Box	\$175 ea	2	\$350	0 Years 20 Years	20 Years	2024 2044 2064	\$361 \$657 \$1,196
PCC Curbs with Gutters	\$12.00 / • ft	310 • ft	\$3,720	18 Years 40 Years	40 Years	2042 2082	\$6,573 \$21,791
PCC Sidewalks 4 ft	\$12.00 / • ft	180 • ft	\$2,160	18 Years 40 Years	40 Years	2042 2082	\$3,817 \$12,653
<b>Asphalt Walking Path from Quarry Court to Detention Pond off Village Parkway</b>							
Paving 1 1/2 inch AC Pathways	\$1.75 / • ft	11000 • ft	\$19,250	12 Years 20 Years	20 Years	2036 2056	\$28,418 \$51,742
Slurry Seal Pathways	\$0.50 / • ft	11000 • ft	\$5,500	0 Years 6 Years	6 Years	2024 2030 2036 2042 2048 2054	\$5,667 \$6,783 \$8,119 \$9,719 \$11,633 \$13,924



## Woodland Village HOA 2024 Financial Update 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 Control Box	\$175 ea	2	\$350	4 Years	20 Years	2028	\$407
				20 Years		2048	\$740
						2068	\$1,348
Asphalt Walking Path from Honey Locust Court to Detention Pond on Briar Drive							
Paving 1 1/2 inch AC Pathways	\$1.75 / • ft	15020 • ft	\$26,285	12 Years	20 Years	2036	\$38,804
				20 Years		2056	\$70,652
Slurry Seal Pathways	\$0.50 / • ft	15020 • ft	\$7,510	0 Years	6 Years	2024	\$7,738
						2030	\$9,262
						2036	\$11,087
						2042	\$13,270
						2048	\$15,884
						2054	\$19,012
Fence Split Rail Stained	\$18.00 / lf	1070 lf	\$19,260	8 Years	25 Years	2032	\$25,221
				25 Years		2057	\$53,344
Sprinkler Control Box	\$175 ea	2	\$350	3 Years	20 Years	2027	\$395
				20 Years		2047	\$718
						2067	\$1,308
Asphalt Walking Path from Rockland Drive to Detention Pond off Oak Brook Court							
Paving 1 1/2 inch AC Pathways	\$1.75 / • ft	26140 • ft	\$45,745	12 Years	20 Years	2036	\$67,532
				20 Years		2056	\$122,959
Slurry Seal Pathways	\$0.50 / • ft	26140 • ft	\$13,070	0 Years	6 Years	2024	\$13,468
						2030	\$16,120
						2036	\$19,295
						2042	\$23,095
						2048	\$27,643
						2054	\$33,088
Lighting Site Overhead Rewiring	\$600 ea	5	\$3,000	10 Years	30 Years	2034	\$4,171
				30 Years		2064	\$10,248
Sprinkler Control Box	\$175 ea	2	\$350	0 Years	20 Years	2024	\$361
				20 Years		2044	\$657
						2064	\$1,196
PCC Sidewalk	\$12.00 / • ft	60 • ft	\$720	20 Years	40 Years	2044	\$1,351
				40 Years		2084	\$4,478
Fido House	\$250 ea	1	\$250	0 Years	20 Years	2024	\$258

## Woodland Village HOA 2024 Financial Update 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	20 Years	20 Years	2044 2064	\$469 \$854
Fence Split Rail Stained	\$18.00 / lf	90 lf	\$1,620	5 Years 25 Years	25 Years	2029 2054	\$1,939 \$4,101
<b>Asphalt Walking Path Detention Pond on Oak Brook Court to Village Way</b>							
Paving 1 1/2 inch AC Pathways	\$1.75 / • ft	23240 • ft	\$40,670	12 Years 20 Years	20 Years	2036 2056	\$60,040 \$109,317
Slurry Seal Pathways	\$0.50 / • ft	23240 • ft	\$11,620	0 Years 6 Years	6 Years	2024 2030 2036 2042 2048 2054	\$11,973 \$14,332 \$17,154 \$20,533 \$24,577 \$29,417
Lighting Site Overhead Rewiring	\$600 ea	3	\$1,800	10 Years 30 Years	30 Years	2034 2064	\$2,503 \$6,149
Sprinkler Control Box	\$175 ea	2	\$350	0 Years 20 Years	20 Years	2024 2044 2064	\$361 \$657 \$1,196
PCC Sidewalk	\$12.00 / • ft	100 • ft	\$1,200	20 Years 40 Years	40 Years	2044 2084	\$2,251 \$7,464
Fido House	\$250 ea	1	\$250	1 Year 20 Year	20 Years	2025 2045 2065	\$265 \$483 \$880
Fence Split Rail Stained	\$18.00 / lf	90 lf	\$1,620	5 Years 25 Years	25 Years	2029 2054	\$1,939 \$4,101
Gate Metal 3 ft	\$1,200 ea	1	\$1,200	10 Years 30 Years	30 Years	2034 2064	\$1,668 \$4,099
<b>Perimeter Fencing</b>							
Fence Split Rail Stained Phase 1 and 2	\$18.00 / lf	280 lf	\$5,040	2 Years 25 Years	25 Years	2026 2051 2076	\$5,514 \$11,662 \$24,666
Fence Split Rail Stained Phase 3	\$18.00 / lf	880 lf	\$15,840	3 Years 25 Years	25 Years	2027 2052 2077	\$17,857 \$37,768 \$79,879

## Woodland Village HOA 2024 Financial Update 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 Entry Village Parkway	\$18.00 / lf	220 lf	\$3,960	3 Years	25 Years	2027	\$4,464
				25 Years		2052	\$9,442
						2077	\$19,970
Fence Split Rail Stained Phase 5	\$18.00 / lf	320 lf	\$5,760	3 Years	25 Years	2027	\$6,493
				25 Years		2052	\$13,734
						2077	\$29,047
Fence Split Rail Stained Phase 6	\$18.00 / lf	200 lf	\$3,600	3 Years	25 Years	2027	\$4,058
				25 Years		2052	\$8,584
						2077	\$18,154
Fence Split Rail Stained Phase 7	\$18.00 / lf	400 lf	\$7,200	3 Years	25 Years	2027	\$8,117
				25 Years		2052	\$17,167
						2077	\$36,309
Fence Split Rail Stained Phase 8	\$18.00 / lf	320 lf	\$5,760	4 Years	25 Years	2028	\$6,691
				25 Years		2053	\$14,151
Fence Split Rail Stained Phase 9	\$18.00 / lf	240 lf	\$4,320	4 Years	25 Years	2028	\$5,018
				25 Years		2053	\$10,614
Fence Split Rail Stained Phase 10	\$18.00 / lf	200 lf	\$3,600	5 Years	25 Years	2029	\$4,309
				25 Years		2054	\$9,114
Fence Split Rail Stained Phase 11	\$18.00 / lf	400 lf	\$7,200	5 Years	25 Years	2029	\$8,618
				25 Years		2054	\$18,227
Fence Split Rail Stained Phase 13	\$18.00 / lf	680 lf	\$12,240	5 Years	25 Years	2029	\$14,651
				25 Years		2054	\$30,986
Fence Split Rail Stained Phase 14	\$18.00 / lf	440 lf	\$7,920	7 Years	25 Years	2031	\$10,065
				25 Years		2056	\$21,288
Fence Split Rail Stained Phase 15	\$18.00 / lf	280 lf	\$5,040	8 Years	25 Years	2032	\$6,600
				25 Years		2057	\$13,959
Fence Split Rail Stained Phase 16	\$18.00 / lf	80 lf	\$1,440	9 Years	25 Years	2033	\$1,943
				25 Years		2058	\$4,110
Additional Pathway Asphalt Work							
Paving Cut and Patch Phase 1	\$50,000 ea	1	\$50,000	4 Years	6 Years	2028	\$58,081
						2034	\$69,520
				6 Years		2040	\$83,212
						2046	\$99,600

## Woodland Village HOA 2024 Financial Update 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 Cut and Patch Phase 1	\$50,000 ea	1	\$50,000	6 Years	6 Years	2052 2058	\$119,216 \$142,695
Paving Cut and Patch Phase 2	\$50,000 ea	1	\$50,000	0 Years 6 Years	6 Years	2024 2030 2036 2042 2048 2054	\$51,521 \$61,668 \$73,813 \$88,350 \$105,751 \$126,578
<b>Briar Drive</b>							
Fence Split Rail Stained	\$18.00 / lf	300 lf	\$5,400	18 Years 25 Years	25 Years	2042 2067	\$9,542 \$20,181
PCC Mail Box Pad Large	\$1,000 ea	2	\$2,000	31 Years	40 Years	2055	\$5,217
PCC Mail Box Pad Small	\$250 ea	1	\$250	31 Years	40 Years	2055	\$652
PCC Mail Box Pad Large New	\$1,000 ea	1	\$1,000	36 Years	40 Years	2060	\$3,030
Back Flow Preventer Rebuild Large	\$1,000 ea	1	\$1,000	16 Years 20 Years	20 Years	2040 2060	\$1,664 \$3,030
Back Flow Preventer Bag Missing	\$250 ea	1	\$250	0 Years 20 Years	20 Years	2024 2044 2064	\$258 \$469 \$854
<b>Haskell Peak Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	4	\$2,400	24 Years 30 Years	30 Years	2048 2078	\$5,076 \$12,471
<b>Huckleberry Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	2	\$1,200	23 Years 30 Years	30 Years	2047 2077	\$2,463 \$6,051
Fence Split Rail Stained	\$18.00 / lf	300 lf	\$5,400	18 Years 25 Years	25 Years	2042 2067	\$9,542 \$20,181
<b>Ivyberry Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	2	\$1,200	23 Years 30 Years	30 Years	2047 2077	\$2,463 \$6,051

## Woodland Village HOA 2024 Financial Update 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	\$18.00 / lf	300 lf	\$5,400	18 Years 25 Years	25 Years	2042 2067	\$9,542 \$20,181
<b>Juneberry Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	2	\$1,200	23 Years 30 Years	30 Years	2047 2077	\$2,463 \$6,051
Fence Split Rail Stained	\$18.00 / lf	300 lf	\$5,400	18 Years 25 Years	25 Years	2042 2067	\$9,542 \$20,181
<b>Mountainash Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	3	\$1,800	23 Years 30 Years	30 Years	2047 2077	\$3,695 \$9,077
Fence Split Rail Stained	\$18.00 / lf	300 lf	\$5,400	18 Years 25 Years	25 Years	2042 2067	\$9,542 \$20,181
<b>Pequeno Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	4	\$2,400	23 Years 30 Years	30 Years	2047 2077	\$4,926 \$12,103
<b>Silverbell Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	4	\$2,400	23 Years 30 Years	30 Years	2047 2077	\$4,926 \$12,103
Fence Split Rail Stained	\$18.00 / lf	320 lf	\$5,760	18 Years 25 Years	25 Years	2042 2067	\$10,178 \$21,527
<b>Winterhazel Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	3	\$1,800	23 Years 30 Years	30 Years	2047 2077	\$3,695 \$9,077
Fence Split Rail Stained	\$18.00 / lf	300 lf	\$5,400	18 Years 25 Years	25 Years	2042 2067	\$9,542 \$20,181
<b>Asphalt Walking Path from Huckleberry Court to Honey Locust Court</b>							
Paving 1 1/2 inch AC Pathways	\$1.75 / • ft	11940 • ft	\$20,895	13 Years 20 Years	20 Years	2037 2057	\$31,785 \$57,872
Slurry Seal Pathways	\$0.50 / • ft	11940 • ft	\$5,970	0 Years 6 Years	6 Years	2024 2030	\$6,152 \$7,363

## Woodland Village HOA 2024 Financial Update 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	\$0.50 / • ft	11940 • ft	\$5,970	6 Years	6 Years	2036	\$8,813
						2042	\$10,549
						2048	\$12,627
						2054	\$15,113
Fence Split Rail Stained	\$18.00 / lf	860 lf	\$15,480	18 Years 25 Years	25 Years	2042	\$27,353
						2067	\$57,853
Asphalt Walking Path from Goose Lake Court to Granite Peak Court							
Paving 1 1/2 inch AC Pathways	\$1.75 / • ft	23830 • ft	\$41,703	14 Years	20 Years	2038	\$65,366
				20 Years		2058	\$119,015
Slurry Seal Pathways	\$0.50 / • ft	23830 • ft	\$11,915	0 Years	6 Years	2024	\$12,277
				6 Years		2030	\$14,695
						2036	\$17,590
						2042	\$21,054
						2048	\$25,200
						2054	\$30,164
PCC Sidewalks	\$12.00 / • ft	2830 • ft	\$33,960	34 Years	40 Years	2058	\$96,919
Lighting Site Overhead Rewiring	\$600 ea	10	\$6,000	24 Years	30 Years	2048	\$12,690
				30 Years		2078	\$31,178
Fence Split Rail Stained	\$18.00 / lf	1130 lf	\$20,340	19 Years	25 Years	2043	\$37,034
				25 Years		2068	\$78,328
Picnic Table Wood Natural State	\$500 ea	1	\$500	9 Years	15 Years	2033	\$675
				15 Years		2048	\$1,058
						2063	\$1,658
Grape Arbor 6ft Natural State	\$10.00 / lf	180 lf	\$1,800	14 Years	20 Years	2038	\$2,821
				20 Years		2058	\$5,137
Sprinkler Control Box	\$175 ea	2	\$350	14 Years	20 Years	2038	\$549
				20 Years		2058	\$999
Back Flow Preventer Rebuild	\$750 ea	1	\$750	14 Years	20 Years	2038	\$1,176
				20 Years		2058	\$2,140
Back Flow Preventer Bag	\$250 ea	1	\$250	14 Years	20 Years	2038	\$392
				20 Years		2058	\$713
Brady Ridge Court							
Lighting Site	\$600 ea	4	\$2,400	26 Years	30 Years	2050	\$5,390

## Woodland Village HOA 2024 Financial Update 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	\$600 ea	4	\$2,400	30 Years	30 Years	2080	\$13,241
Fence Split Rail Stained	\$18.00 / lf	210 lf	\$3,780	21 Years 25 Years	25 Years	2045 2070	\$7,307 \$15,455
<b>Jones Creek Court</b>							
Lighting Site	\$600 ea	5	\$3,000	26 Years	30 Years	2050	\$6,737
Overhead Rewiring				30 Years		2080	\$16,552
Fence Split Rail Stained	\$18.00 / lf	210 lf	\$3,780	21 Years 25 Years	25 Years	2045 2070	\$7,307 \$15,455
<b>Tohakum Court</b>							
Lighting Site	\$600 ea	1	\$600	26 Years	30 Years	2050	\$1,347
Overhead Rewiring				30 Years		2080	\$3,310
<b>Angel Lake Court</b>							
Lighting Site	\$600 ea	3	\$1,800	27 Years	30 Years	2051	\$4,165
Overhead Rewiring				30 Years		2081	\$10,233
Fence Split Rail Stained	\$18.00 / lf	150 lf	\$2,700	22 Years 25 Years	25 Years	2046 2071	\$5,378 \$11,375
<b>Davis Meadows Court</b>							
Lighting Site	\$600 ea	6	\$3,600	27 Years	30 Years	2051	\$8,330
Overhead Rewiring				30 Years		2081	\$20,466
Fence Split Rail Stained	\$18.00 / lf	160 lf	\$2,880	22 Years 25 Years	25 Years	2046 2071	\$5,737 \$12,134
Back Flow Preventer Rebuild Large	\$1,000 ea	1	\$1,000	17 Years 20 Years	20 Years	2041 2061	\$1,715 \$3,122
Back Flow Preventer Bag Missing	\$250 ea	1	\$250	0 Years 20 Years	20 Years	2024 2044 2064	\$258 \$469 \$854
<b>Orr Valley Court</b>							
Lighting Site	\$600 ea	3	\$1,800	27 Years	30 Years	2051	\$4,165
Overhead Rewiring				30 Years		2081	\$10,233

## Woodland Village HOA 2024 Financial Update 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
Gary Hills Court							
Lighting Site Overhead Rewiring	\$600 ea	4	\$2,400	27 Years	30 Years	2051	\$5,553
				30 Years		2081	\$13,644
Fence Split Rail Stained	\$18.00 / lf	220 lf	\$3,960	22 Years	25 Years	2046	\$7,888
				25 Years		2071	\$16,684
Ginny Creek Court							
Lighting Site Overhead Rewiring	\$600 ea	5	\$3,000	27 Years	30 Years	2051	\$6,942
				30 Years		2081	\$17,055
Fence Split Rail Stained	\$18.00 / lf	210 lf	\$3,780	22 Years	25 Years	2046	\$7,530
				25 Years		2071	\$15,926
Sprinkler Control Box	\$175 ea	1	\$175	17 Years	20 Years	2041	\$300
				20 Years		2061	\$546
Knott Creek Court							
Lighting Site Overhead Rewiring	\$600 ea	2	\$1,200	27 Years	30 Years	2051	\$2,777
				30 Years		2081	\$6,822
Fence Split Rail Stained	\$18.00 / lf	210 lf	\$3,780	22 Years	25 Years	2046	\$7,530
				25 Years		2071	\$15,926
Marys River Court							
Lighting Site Overhead Rewiring	\$600 ea	2	\$1,200	27 Years	30 Years	2051	\$2,777
				30 Years		2081	\$6,822
Relay Ridge Court							
Lighting Site Overhead Rewiring	\$600 ea	3	\$1,800	27 Years	30 Years	2051	\$4,165
				30 Years		2081	\$10,233
Rye Patch Court							
Lighting Site Overhead Rewiring	\$600 ea	2	\$1,200	27 Years	30 Years	2051	\$2,777
				30 Years		2081	\$6,822
Salvatore Court							
Lighting Site	\$600 ea	4	\$2,400	27 Years	30 Years	2051	\$5,553



## Woodland Village HOA 2024 Financial Update 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	\$600 ea	4	\$2,400	30 Years	30 Years	2081	\$13,644
Fence Split Rail Stained	\$18.00 / lf	210 lf	\$3,780	22 Years 25 Years	25 Years	2046 2071	\$7,530 \$15,926
Sprinkler Control Box	\$175 ea	1	\$175	17 Years 20 Years	20 Years	2041 2061	\$300 \$546
<b>Trail Canyon Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	2	\$1,200	27 Years 30 Years	30 Years	2051 2081	\$2,777 \$6,822
Fence Split Rail Stained	\$18.00 / lf	210 lf	\$3,780	22 Years 25 Years	25 Years	2046 2071	\$7,530 \$15,926
<b>Trinity Range Court</b>							
Lighting Site Overhead Rewiring	\$600 ea	4	\$2,400	27 Years 30 Years	30 Years	2051 2081	\$5,553 \$13,644
Fence Split Rail Stained	\$18.00 / lf	200 lf	\$3,600	22 Years 25 Years	25 Years	2046 2071	\$7,171 \$15,167
<b>Village Parkway from Brady Ridge Court to New Forest Drive</b>							
Fence Split Rail Stained	\$18.00 / lf	2210 lf	\$39,780	21 Years 25 Years	25 Years	2045 2070	\$76,903 \$162,651
PCC Mail Box Pad Medium	\$500 ea	2	\$1,000	36 Years	40 Years	2060	\$3,030
PCC Mail Box Pad Small	\$250 ea	1	\$250	36 Years	40 Years	2060	\$758
Back Flow Preventer Large	\$1,000 ea	1	\$1,000	16 Years 20 Years	20 Years	2040 2060	\$1,664 \$3,030
Back Flow Preventer Bag Missing	\$250 ea	1	\$250	0 Years 20 Years	20 Years	2024 2044 2064	\$258 \$469 \$854
Sprinkler Control Box	\$175 ea	1	\$175	16 Years 20 Years	20 Years	2040 2060	\$291 \$530
Fido House	\$250 ea	1	\$250	11 Years 15 Years	15 Years	2035 2050 2065	\$358 \$561 \$880

## Woodland Village HOA 2024 Financial Update 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
New Forest Drive from Village Parkway to Briar Drive							
Lighting Site Overhead Rewiring	\$600 ea	12	\$7,200	27 Years 30 Years	30 Years	2051 2081	\$16,660 \$40,932
Flag Pole	\$0.00 ea	1	\$0	50 Years	50 Years	2074	\$0
Solar Panels for Street Light and Flag Pole	\$200 ea	2	\$400	7 Years 10 Years	10 Years	2031 2041 2051 2061	\$508 \$686 \$926 \$1,249
Fence Split Rail Stained	\$18.00 / lf	2250 lf	\$40,500	22 Years 25 Years	25 Years	2046 2071	\$80,676 \$170,631
PCC Mail Box Pad Large	\$1,000 ea	2	\$2,000	37 Years	40 Years	2061	\$6,245
Back Flow Preventer Large	\$1,000 ea	1	\$1,000	17 Years 20 Years	20 Years	2041 2061	\$1,715 \$3,122
Back Flow Preventer Bag Missing	\$250 ea	1	\$250	0 Years 20 Years	20 Years	2024 2044 2064	\$258 \$469 \$854
Sprinkler Control Box	\$175 ea	5	\$875	17 Years 20 Years	20 Years	2041 2061	\$1,500 \$2,732
Fido House	\$250 ea	2	\$500	12 Years 15 Years	15 Years	2036 2051 2066	\$738 \$1,157 \$1,813
PCC Pavers	\$12.00 / • ft	100 • ft	\$1,200	37 Years	40 Years	2061	\$3,747
PCC Pad at Pavers	\$12.00 / • ft	10 • ft	\$120	37 Years	40 Years	2061	\$375
Horseshoe Pi	\$1,000 ea	1	\$1,000	17 Years 20 Years	20 Years	2041 2061	\$1,715 \$3,122
Gazebo	\$5,000 ea	1	\$5,000	37 Years	40 Years	2061	\$15,612
Gazebo Roof Composition	\$9.50 / • ft	250 • ft	\$2,375	27 Years 30 Years	30 Years	2051 2081	\$5,496 \$13,502
Gazebo Paint Ceiling and Posts	\$750 ea	1	\$750	4 Years 7 Years	7 Years	2028 2035 2042 2049 2056	\$871 \$1,075 \$1,325 \$1,635 \$2,016
Picnic Tables	\$2,000 ea	3	\$6,000	27 Years	30 Years	2051	\$13,884

## Woodland Village HOA 2024 Financial Update 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
Picnic Tables	\$2,000 ea	3	\$6,000	30 Years	30 Years	2081	\$34,110
Bench Trex-like	\$500 ea	5	\$2,500	27 Years 30 Years	30 Years	2051 2081	\$5,785 \$14,212
BBQ Metal	\$500 ea	1	\$500	12 Years 15 Years	15 Years	2036 2051 2066	\$738 \$1,157 \$1,813
Planters Raised Bed Metal	\$500 ea	5	\$2,500	37 Years	40 Years	2061	\$7,806
Bird House Wood	\$500 ea	1	\$500	17 Years 20 Years	20 Years	2041 2061	\$857 \$1,561
PCC Landscaping Boarder	\$5.00 / lf	120 lf	\$600	27 Years 30 Years	30 Years	2051 2081	\$1,388 \$3,411
<b>Asphalt Walking Path from Granite Peak Court to Village Parkway</b>							
Paving 1 1/2 inch AC Pathways	\$1.75 / • ft	14220 • ft	\$24,885	16 Years 20 Years	20 Years	2040 2060	\$41,414 \$75,405
Slurry Seal Pathways	\$0.50 / • ft	14220 • ft	\$7,110	0 Years 6 Years	6 Years	2024 2030 2036 2042 2048 2054	\$7,326 \$8,769 \$10,496 \$12,563 \$15,038 \$17,999
<b>Asphalt Walking Path from Village Parkway to Briar Drive Excluding Section from Honey Locust to Huckleberry</b>							
Paving 1 1/2 inch AC Pathways	\$1.75 / • ft	22380 • ft	\$39,165	17 Years 20 Years	20 Years	2041 2061	\$67,162 \$122,286
Slurry Seal Pathways	\$0.50 / • ft	22380 • ft	\$11,190	0 Years 6 Years	6 Years	2024 2030 2036 2042 2048 2054	\$11,530 \$13,801 \$16,519 \$19,773 \$23,667 \$28,328
Lighting Site Overhead Rewiring	\$600 ea	3	\$1,800	27 Years 30 Years	30 Years	2051 2081	\$4,165 \$10,233
Fence Split Rail	\$18.00 / lf	390 lf	\$7,020	22 Years	25 Years	2046	\$13,984

## Woodland Village HOA 2024 Financial Update 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	\$18.00 / lf	390 lf	\$7,020	25 Years	25 Years	2071	\$29,576
Fido House	\$250 ea	4	\$1,000	12 Years	15 Years	2036	\$1,476
				15 Years		2051	\$2,314
						2066	\$3,627
Sprinkler Control Box	\$175 ea	2	\$350	17 Years	20 Years	2041	\$600
				20 Years		2061	\$1,093
Asphalt Walking Path from Briar Path to New Forest Drive							
Paving 1 1/2 inch AC Pathways	\$1.75 / • ft	7920 • ft	\$13,860	17 Years	20 Years	2041	\$23,768
				20 Years		2061	\$43,275
Slurry Seal Pathways	\$0.50 / • ft	7920 • ft	\$3,960	0 Years	6 Years	2024	\$4,080
						2030	\$4,884
						2036	\$5,846
						2042	\$6,997
						2048	\$8,375
						2054	\$10,025
Fence Wood 6 ft	\$35.00 / lf	560 lf	\$19,600	22 Years	25 Years	2046	\$39,043
				25 Years		2071	\$82,577
PCC Landscape Boarder	\$5.00 / lf	660 lf	\$3,300	27 Years	30 Years	2051	\$7,636
				30 Years		2081	\$18,760
Landscaping							
Landscaping Restoration	\$30,000 ea	1	\$30,000	0 Years	1 Year	2024	\$30,912
						2025	\$31,853
						2026	\$32,822
						2027	\$33,820
						2028	\$34,849
						2029	\$35,908
						2030	\$37,001
						2031	\$38,126
						2032	\$39,286
						2033	\$40,481
						2034	\$41,712
						2035	\$42,981
						2036	\$44,288
						2037	\$45,635

## Woodland Village HOA 2024 Financial Update 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
Landscaping Restoration	\$30,000 ea	1	\$30,000	1 Years	1 Year	2038	\$47,023
						2039	\$48,453
						2040	\$49,927
						2041	\$51,446
						2042	\$53,010
						2043	\$54,623
						2044	\$56,284
						2045	\$57,996
						2046	\$59,760
						2047	\$61,578
						2048	\$63,451
						2049	\$65,380
						2050	\$67,369
						2051	\$69,418
						2052	\$71,530
						2053	\$73,705
						2054	\$75,947
Drip Line Repairs	\$4,000 ea	1	\$4,000	0 Years	2 Years	2024	\$4,122
				2026		\$4,376	
				2028		\$4,646	
				2030		\$4,933	
				2032		\$5,238	
				2034		\$5,562	
				2036		\$5,905	
				2038		\$6,270	
				2040		\$6,657	
				2042		\$7,068	
				2044		\$7,505	
				2046		\$7,968	
				2048		\$8,460	
				2050		\$8,983	
				2052		\$9,537	
				2054		\$10,126	
				Reserve Studies Estimates			
Full New Reserve Study	\$3,700 ea	1	\$3,700	2 Years 5 Years	5 Years	2026 2031	\$4,048 \$4,702

## Woodland Village HOA 2024 Financial Update 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
Full New Reserve Study Estimate With a Site Visit	\$3,700 ea	1	\$3,700	5 Years	5 Years	2036	\$5,462
						2041	\$6,345
						2046	\$7,370
						2051	\$8,562
						2056	\$9,945
Reserve Study Annual Financial Update	\$1,000 ea	1	\$1,000	0 Years	1 Year	2024	\$1,030
						2025	\$1,062
						2026	\$1,094
						2027	\$1,127
						2028	\$1,162
						2029	\$1,197
						2030	\$1,233
						2031	\$1,271
						2032	\$1,310
						2033	\$1,349
						2034	\$1,390
						2035	\$1,433
						2036	\$1,476
						2037	\$1,521
						2038	\$1,567
						2039	\$1,615
						2040	\$1,664
						2041	\$1,715
						2042	\$1,767
						2043	\$1,821
						2044	\$1,876
						2045	\$1,933
						2046	\$1,992
						2047	\$2,053
						2048	\$2,115
						2049	\$2,179
						2050	\$2,246
						2051	\$2,314
						2052	\$2,384
						2053	\$2,457
						2054	\$2,532

Months Remaining in Calendar Year 2024: 12

Woodland Village HOA 2024 Financial Update Reserve Study Expense Item Listing - Continued

Expected annual inflation: 3.00%   Interest earned on reserve funds: 2.00%   Initial Reserve: \$846,149

## Present Cost Report

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Alexandria Court	Lighting Site Overhead Rewiring	5	\$600.00 ea	\$3,000.00	\$800.00	\$2,200.00
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$112.50	\$137.50
	Fence Split Rail Stained	80 lf	\$18.00 / lf	\$1,440.00	\$288.00	\$1,152.00
Alexandria Court Sub Total =				\$4,690.00	\$1,200.50	\$3,489.50
Alexandria Drive	Lighting Site Overhead Rewiring	6	\$600.00 ea	\$3,600.00	\$960.00	\$2,640.00
	PCC Mail Box Pad	3	\$250.00 ea	\$750.00	\$337.50	\$412.50
	Fence Split Rail Stained	65 lf	\$18.00 / lf	\$1,170.00	\$234.00	\$936.00
Alexandria Drive Sub Total =				\$5,520.00	\$1,531.50	\$3,988.50
Alderwood Court	Lighting Site Overhead Rewiring	6	\$600.00 ea	\$3,600.00	\$960.00	\$2,640.00
	PCC Mail Box Pad	2	\$250.00 ea	\$500.00	\$225.00	\$275.00
	Fence Split Rail Stained	70 lf	\$18.00 / lf	\$1,260.00	\$151.20	\$1,108.80
Alderwood Court Sub Total =				\$5,360.00	\$1,336.20	\$4,023.80
Almondleaf Court	Lighting Site Overhead Rewiring	5	\$600.00 ea	\$3,000.00	\$700.00	\$2,300.00
	PCC Mail Box Pad	2	\$250.00 ea	\$500.00	\$116.67	\$383.33
	Fence Split Rail Stained	60 lf	\$18.00 / lf	\$1,080.00	\$86.40	\$993.60
Almondleaf Court Sub Total =				\$4,580.00	\$903.07	\$3,676.93
Aquamarine Drive	Lighting Site Overhead Rewiring	7	\$600.00 ea	\$4,200.00	\$700.00	\$3,500.00
	Electric Panel	3	\$1,950.00 ea	\$5,850.00	\$731.25	\$5,118.75
	Sprinkler Timing Station	3	\$500.00 ea	\$1,500.00	\$150.00	\$1,350.00
	Sprinkler Control Box	6	\$175.00 ea	\$1,050.00	\$0.00	\$1,050.00
	Back Flow Preventer Rebuild	3	\$750.00 ea	\$2,250.00	\$0.00	\$2,250.00
	Back Flow Preventer Bag	1	\$150.00 ea	\$150.00	\$0.00	\$150.00
	PCC Mail Box Pad	3	\$250.00 ea	\$750.00	\$281.25	\$468.75
	Fence Split Rail Stained	50 lf	\$18.00 / lf	\$900.00	\$0.00	\$900.00
	Gate Metal	1	\$1,200.00 ea	\$1,200.00	\$200.00	\$1,000.00
Aquamarine Drive Sub Total =				\$17,850.00	\$2,062.50	\$15,787.50
Baby Bear Court	Lighting Site Overhead Rewiring	8	\$600.00 ea	\$4,800.00	\$1,440.00	\$3,360.00
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$118.75	\$131.25



## Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Baby Bear Court	Fence Split Rail Stained	150 lf	\$18.00 / lf	\$2,700.00	\$432.00	\$2,268.00
	Back Flow Preventer Rebuild	1	\$750.00 ea	\$750.00	\$675.00	\$75.00
	Back Flow Preventer Bag	1	\$150.00 ea	\$150.00	\$135.00	\$15.00
Baby Bear Court Sub Total =				\$8,650.00	\$2,800.75	\$5,849.25
Bailleyville Court	Lighting Site Overhead Rewiring	3	\$600.00 ea	\$1,800.00	\$480.00	\$1,320.00
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$112.50	\$137.50
	Fence Split Rail Stained	40 lf	\$18.00 / lf	\$720.00	\$86.40	\$633.60
	Gate Metal 3 ft with Wood	1	\$1,200.00 ea	\$1,200.00	\$320.00	\$880.00
Bailleyville Court Sub Total =				\$3,970.00	\$998.90	\$2,971.10
Bear Lake Drive	Lighting Site Overhead Rewiring	16	\$600.00 ea	\$9,600.00	\$2,240.00	\$7,360.00
	PCC Mail Box Pad	3	\$250.00 ea	\$750.00	\$318.75	\$431.25
	Fence Split Rail Stained	410 lf	\$18.00 / lf	\$7,380.00	\$590.40	\$6,789.60
	Gate Metal	2	\$1,200.00 ea	\$2,400.00	\$560.00	\$1,840.00
	Access Road Paving 1 1/2 inch AC Overlay	2240 • ft	\$1.75 / • ft	\$3,920.00	\$1,097.60	\$2,822.40
	Access Road Slurry Seal	2240 • ft	\$0.50 / • ft	\$1,120.00	\$0.00	\$1,120.00
	Access Road PCC Driveways	110 • ft	\$12.00 / • ft	\$1,320.00	\$627.00	\$693.00
	Access Road Fence Wood	70 lf	\$35.00 / lf	\$2,450.00	\$392.00	\$2,058.00
	PCC Sidewalks	30 • ft	\$12.00 / • ft	\$360.00	\$171.00	\$189.00
Bear Lake Drive Sub Total =				\$29,300.00	\$5,996.75	\$23,303.25
Bear River Court	Lighting Site Overhead Rewiring	4	\$600.00 ea	\$2,400.00	\$480.00	\$1,920.00
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$100.00	\$150.00
Bear River Court Sub Total =				\$2,650.00	\$580.00	\$2,070.00
Beechwood Court	Lighting Site Overhead Rewiring	3	\$600.00 ea	\$1,800.00	\$540.00	\$1,260.00
	Electric Panel	1	\$1,950.00 ea	\$1,950.00	\$926.25	\$1,023.75
	Sprinkler Timing Station	1	\$500.00 ea	\$500.00	\$0.00	\$500.00
	Sprinkler Control Box	1	\$175.00 ea	\$175.00	\$0.00	\$175.00
	Back Flow Preventer Rebuild	1	\$750.00 ea	\$750.00	\$0.00	\$750.00
	Back Flow Preventer Bag	1	\$150.00 ea	\$150.00	\$0.00	\$150.00
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$118.75	\$131.25
	Fence Split Rail Stained	75 lf	\$18.00 / lf	\$1,350.00	\$216.00	\$1,134.00
Beechwood Court Sub Total =				\$6,925.00	\$1,801.00	\$5,124.00

Prepared by Resource 1 BC  
Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Blue Creek Court	Lighting Site Overhead Rewiring	3	\$600.00 ea	\$1,800.00	\$600.00	\$1,200.00
Box Elder Court	Lighting Site Overhead Rewiring	6	\$600.00 ea	\$3,600.00	\$960.00	\$2,640.00
	PCC Mail Box Pad	2	\$250.00 ea	\$500.00	\$237.50	\$262.50
	Fence Split Rail Stained	100 lf	\$18.00 / lf	\$1,800.00	\$216.00	\$1,584.00
Box Elder Court Sub Total =				\$5,900.00	\$1,413.50	\$4,486.50
Brushland Drive and Court	Lighting Site Overhead Rewiring	7	\$600.00 ea	\$4,200.00	\$1,120.00	\$3,080.00
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$112.50	\$137.50
Brushland Drive and Court Sub Total =				\$4,450.00	\$1,232.50	\$3,217.50
Buckshot Court	Lighting Site Overhead Rewiring	4	\$600.00 ea	\$2,400.00	\$480.00	\$1,920.00
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$100.00	\$150.00
Buckshot Court Sub Total =				\$2,650.00	\$580.00	\$2,070.00
Calistoga Court	Lighting Site Overhead Rewiring	2	\$600.00 ea	\$1,200.00	\$240.00	\$960.00
Casita Court	Lighting Site Overhead Rewiring	2	\$600.00 ea	\$1,200.00	\$280.00	\$920.00
	Fence Split Rail Stained	60 lf	\$18.00 / lf	\$1,080.00	\$86.40	\$993.60
Casita Court Sub Total =				\$2,280.00	\$366.40	\$1,913.60
Cedar View Court	Lighting Site Overhead Rewiring	2	\$600.00 ea	\$1,200.00	\$400.00	\$800.00
	PCC Mail Box Pad	4	\$500.00 ea	\$2,000.00	\$1,000.00	\$1,000.00
	Fence Split Rail Stained	20 lf	\$18.00 / lf	\$360.00	\$72.00	\$288.00
	Gate Metal 3 ft	1	\$1,200.00 ea	\$1,200.00	\$400.00	\$800.00
	Access Road Paving 1 1/2 inch AC Overlay	2000 • ft	\$1.75 / • ft	\$3,500.00	\$1,120.00	\$2,380.00
	Access Road Slurry Seal	2000 • ft	\$0.50 / • ft	\$1,000.00	\$0.00	\$1,000.00
	Access Road PCC Curbs with Gutters	140 • ft	\$12.00 / • ft	\$1,680.00	\$840.00	\$840.00
Cedar View Court Sub Total =				\$10,940.00	\$3,832.00	\$7,108.00
Cherryleaf Court	Lighting Site Overhead Rewiring	6	\$600.00 ea	\$3,600.00	\$840.00	\$2,760.00

Prepared by Resource 1 BC  
Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Cherryleaf Court	PCC Mail Box Pad	2	\$250.00 ea	\$500.00	\$212.50	\$287.50
	Fence Split Rail Stained	90 lf	\$18.00 / lf	\$1,620.00	\$129.60	\$1,490.40
	Gate Metal 3 ft	1	\$1,200.00 ea	\$1,200.00	\$280.00	\$920.00
Cherryleaf Court Sub Total =				\$6,920.00	\$1,462.10	\$5,457.90
Clear Lake Court	Lighting Site Overhead Rewiring	3	\$600.00 ea	\$1,800.00	\$600.00	\$1,200.00
Clear Springs Court	Lighting Site Overhead Rewiring	4	\$600.00 ea	\$2,400.00	\$480.00	\$1,920.00
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$100.00	\$150.00
Clear Springs Court Sub Total =				\$2,650.00	\$580.00	\$2,070.00
Cody Court	PCC Mail Box Pad	2	\$250.00 ea	\$500.00	\$275.00	\$225.00
	Fence Split Rail Stained	90 lf	\$18.00 / lf	\$1,620.00	\$388.80	\$1,231.20
Cody Court Sub Total =				\$2,120.00	\$663.80	\$1,456.20
Crystal Canyon Boulevard	Lighting Site Overhead Rewiring	7	\$600.00 ea	\$4,200.00	\$1,260.00	\$2,940.00
	PCC Mail Box Pad	3	\$250.00 ea	\$750.00	\$356.25	\$393.75
	Fence Split Rail Stained	40 lf	\$18.00 / lf	\$720.00	\$115.20	\$604.80
	Gate Metal 3 ft	1	\$1,200.00 ea	\$1,200.00	\$360.00	\$840.00
	Fido House	1	\$250.00 ea	\$250.00	\$0.00	\$250.00
Crystal Canyon Boulevard Sub Total =				\$7,120.00	\$2,091.45	\$5,028.55
Datewood Court	Lighting Site Overhead Rewiring	4	\$600.00 ea	\$2,400.00	\$640.00	\$1,760.00
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$112.50	\$137.50
	Fence Split Rail Stained	60 lf	\$18.00 / lf	\$1,080.00	\$129.60	\$950.40
	Gate Metal 3 ft	1	\$1,200.00 ea	\$1,200.00	\$320.00	\$880.00
Datewood Court Sub Total =				\$4,930.00	\$1,202.10	\$3,727.90
Davenport Court	Lighting Site Overhead Rewiring	3	\$600.00 ea	\$1,800.00	\$600.00	\$1,200.00
Davenport Lane	Lighting Site Overhead Rewiring	7	\$600.00 ea	\$4,200.00	\$1,120.00	\$3,080.00
	PCC Mail Box Pad	2	\$250.00 ea	\$500.00	\$225.00	\$275.00
	Fence Split Rail Stained	50 lf	\$18.00 / lf	\$900.00	\$108.00	\$792.00
Davenport Lane Sub Total =				\$5,600.00	\$1,453.00	\$4,147.00

## Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Desert Lake Court	Lighting Site Overhead Rewiring	4	\$600.00 ea	\$2,400.00	\$720.00	\$1,680.00
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$118.75	\$131.25
	Fence Split Rail Stained	40 lf	\$18.00 / lf	\$720.00	\$115.20	\$604.80
Desert Lake Court Sub Total =				\$3,370.00	\$953.95	\$2,416.05
Desert Lake Drive	Lighting Site Overhead Rewiring	26	\$600.00 ea	\$15,600.00	\$4,680.00	\$10,920.00
	Electric Panel	2	\$1,950.00 ea	\$3,900.00	\$1,852.50	\$2,047.50
	Sprinkler Timing Station	2	\$500.00 ea	\$1,000.00	\$0.00	\$1,000.00
	Sprinkler Control Box	4	\$175.00 ea	\$700.00	\$0.00	\$700.00
	Back Flow Preventer Rebuild	1	\$750.00 ea	\$750.00	\$0.00	\$750.00
	Back Flow Preventer Bag	1	\$150.00 ea	\$150.00	\$0.00	\$150.00
	PCC Mail Box Pad	6	\$250.00 ea	\$1,500.00	\$712.50	\$787.50
	Fence Split Rail Stained	130 lf	\$18.00 / lf	\$2,340.00	\$374.40	\$1,965.60
Desert Lake Drive Sub Total =				\$25,940.00	\$7,619.40	\$18,320.60
Drift Creek Court	Lighting Site Overhead Rewiring	3	\$600.00 ea	\$1,800.00	\$480.00	\$1,320.00
Dustin Court	Lighting Site Overhead Rewiring	8	\$600.00 ea	\$4,800.00	\$1,920.00	\$2,880.00
	PCC Mail Box Pad	2	\$250.00 ea	\$500.00	\$275.00	\$225.00
	Fence Split Rail Stained	70 lf	\$18.00 / lf	\$1,260.00	\$302.40	\$957.60
Dustin Court Sub Total =				\$6,560.00	\$2,497.40	\$4,062.60
Elk Court	Lighting Site Overhead Rewiring	2	\$600.00 ea	\$1,200.00	\$240.00	\$960.00
	Fence Split Rail Stained	40 lf	\$18.00 / lf	\$720.00	\$57.60	\$662.40
Elk Court Sub Total =				\$1,920.00	\$297.60	\$1,622.40
Empire Court	Lighting Site Overhead Rewiring	5	\$600.00 ea	\$3,000.00	\$600.00	\$2,400.00
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$100.00	\$150.00
	Fence Split Rail Stained	130 lf	\$18.00 / lf	\$2,340.00	\$187.20	\$2,152.80
	Gate Metal 3 ft	1	\$1,200.00 ea	\$1,200.00	\$240.00	\$960.00
Empire Court Sub Total =				\$6,790.00	\$1,127.20	\$5,662.80
Fairfax Court	Lighting Site Overhead Rewiring	6	\$600.00 ea	\$3,600.00	\$1,200.00	\$2,400.00
	Electric Panel	1	\$1,950.00 ea	\$1,950.00	\$975.00	\$975.00

Prepared by Resource 1 BC  
Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Fairfax Court	Sprinkler Timing Station	1	\$500.00 ea	\$500.00	\$50.00	\$450.00
	Sprinkler Control Box	1	\$175.00 ea	\$175.00	\$0.00	\$175.00
	Back Flow Preventer Rebuild	1	\$750.00 ea	\$750.00	\$0.00	\$750.00
	Back Flow Preventer Bag	1	\$150.00 ea	\$150.00	\$0.00	\$150.00
	PCC Mail Box Pad	2	\$250.00 ea	\$500.00	\$250.00	\$250.00
	Fence Split Rail Stained	140 lf	\$18.00 / lf	\$2,520.00	\$504.00	\$2,016.00
Fairfax Court Sub Total =				\$10,145.00	\$2,979.00	\$7,166.00
Feather River Court	Lighting Site Overhead Rewiring	4	\$600.00 ea	\$2,400.00	\$480.00	\$1,920.00
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$100.00	\$150.00
	Fence Split Rail Stained	40 lf	\$18.00 / lf	\$720.00	\$28.80	\$691.20
Feather River Court Sub Total =				\$3,370.00	\$608.80	\$2,761.20
Fiesta Court	Lighting Site Overhead Rewiring	2	\$600.00 ea	\$1,200.00	\$240.00	\$960.00
	Fence Split Rail Stained	40 lf	\$18.00 / lf	\$720.00	\$57.60	\$662.40
Fiesta Court Sub Total =				\$1,920.00	\$297.60	\$1,622.40
Fontana Court	Lighting Site Overhead Rewiring	2	\$600.00 ea	\$1,200.00	\$240.00	\$960.00
Fonti Court	Lighting Site Overhead Rewiring	3	\$600.00 ea	\$1,800.00	\$360.00	\$1,440.00
	Fence Split Rail Stained	65 lf	\$18.00 / lf	\$1,170.00	\$93.60	\$1,076.40
Fonti Court Sub Total =				\$2,970.00	\$453.60	\$2,516.40
Fortune Court	Lighting Site Overhead Rewiring	6	\$600.00 ea	\$3,600.00	\$720.00	\$2,880.00
	Electric Panel	1	\$1,950.00 ea	\$1,950.00	\$780.00	\$1,170.00
	Sprinkler Timing Station	1	\$500.00 ea	\$500.00	\$50.00	\$450.00
	Sprinkler Control Box	1	\$175.00 ea	\$175.00	\$0.00	\$175.00
	Back Flow Preventer Rebuild	1	\$750.00 ea	\$750.00	\$0.00	\$750.00
	Back Flow Preventer Bag	1	\$150.00 ea	\$150.00	\$0.00	\$150.00
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$100.00	\$150.00
	Fence Split Rail Stained	50 lf	\$18.00 / lf	\$900.00	\$36.00	\$864.00
Fortune Court Sub Total =				\$8,275.00	\$1,686.00	\$6,589.00
Fossil Court	Lighting Site Overhead Rewiring	3	\$600.00 ea	\$1,800.00	\$360.00	\$1,440.00
	Fence Split Rail Stained	60 lf	\$18.00 / lf	\$1,080.00	\$86.40	\$993.60

Prepared by Resource 1 BC  
Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Fossil Court Sub Total =				\$2,880.00	\$446.40	\$2,433.60
Frost Peak Court	Lighting Site Overhead Rewiring	3	\$600.00 ea	\$1,800.00	\$360.00	\$1,440.00
	Fence Split Rail Stained	80 lf	\$18.00 / lf	\$1,440.00	\$115.20	\$1,324.80
Frost Peak Court Sub Total =				\$3,240.00	\$475.20	\$2,764.80
Georgetown Drive and Court	Lighting Site Overhead Rewiring	9	\$600.00 ea	\$5,400.00	\$1,260.00	\$4,140.00
	Electric Panel	1	\$1,950.00 ea	\$1,950.00	\$828.75	\$1,121.25
	Sprinkler Timing Station	1	\$500.00 ea	\$500.00	\$50.00	\$450.00
	Sprinkler Control Box	1	\$175.00 ea	\$175.00	\$0.00	\$175.00
	PCC Mail Box Pad	3	\$250.00 ea	\$750.00	\$318.75	\$431.25
	Fence Split Rail Stained	90 lf	\$18.00 / lf	\$1,620.00	\$1,555.20	\$64.80
	Paving 1 1/2 inch AC Pathways	1580 • ft	\$1.75 / • ft	\$2,765.00	\$1,659.00	\$1,106.00
	Pathways Slurry Seal	1580 • ft	\$0.50 / • ft	\$790.00	\$0.00	\$790.00
	Gate Metal	1	\$1,200.00 ea	\$1,200.00	\$280.00	\$920.00
Georgetown Drive and Court Sub Total =				\$15,150.00	\$5,951.70	\$9,198.30
Giant Panda Court	Lighting Site Overhead Rewiring	5	\$600.00 ea	\$3,000.00	\$2,100.00	\$900.00
Gingko Court	Lighting Site Overhead Rewiring	4	\$600.00 ea	\$2,400.00	\$800.00	\$1,600.00
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$62.50	\$187.50
	Fence Split Rail Stained	100 lf	\$18.00 / lf	\$1,800.00	\$360.00	\$1,440.00
Gingko Court Sub Total =				\$4,450.00	\$1,222.50	\$3,227.50
Goose Lake Drive	Lighting Site Overhead Rewiring	3	\$600.00 ea	\$1,800.00	\$720.00	\$1,080.00
	PCC Mail Box Pad	2	\$500.00 ea	\$1,000.00	\$550.00	\$450.00
	Fence Split Rail Stained	70 lf	\$18.00 / lf	\$1,260.00	\$352.80	\$907.20
Goose Lake Drive Sub Total =				\$4,060.00	\$1,622.80	\$2,437.20
Grand Valley Court	Lighting Site Overhead Rewiring	3	\$600.00 ea	\$1,800.00	\$420.00	\$1,380.00
	Fence Split Rail Stained	40 lf	\$18.00 / lf	\$720.00	\$57.60	\$662.40
Grand Valley Court Sub Total =				\$2,520.00	\$477.60	\$2,042.40
Grizzly Bear Court	Lighting Site Overhead Rewiring	9	\$600.00 ea	\$5,400.00	\$2,520.00	\$2,880.00

Prepared by Resource 1 BC  
Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Grizzly Bear Court	PCC Mail Box Pad	3	\$250.00 ea	\$750.00	\$450.00	\$300.00
	Paving 1 1/2 inch AC Pathways	1300 • ft	\$1.75 / • ft	\$2,275.00	\$1,365.00	\$910.00
	Slurry Seal Pathway	1300 • ft	\$0.50 / • ft	\$650.00	\$0.00	\$650.00
Grizzly Bear Court Sub Total =				\$9,075.00	\$4,335.00	\$4,740.00
Hazelnut Drive	Lighting Site Overhead Rewiring	5	\$600.00 ea	\$3,000.00	\$800.00	\$2,200.00
	PCC Mail Box Pad	2	\$250.00 ea	\$500.00	\$225.00	\$275.00
Hazelnut Drive Sub Total =				\$3,500.00	\$1,025.00	\$2,475.00
Hedge Court	Lighting Site Overhead	1	\$600.00 ea	\$600.00	\$120.00	\$480.00
Honey Locust Court	Lighting Site Overhead Rewiring	2	\$600.00 ea	\$1,200.00	\$480.00	\$720.00
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$137.50	\$112.50
	Fence Split Rail Stained	100 lf	\$18.00 / lf	\$1,800.00	\$504.00	\$1,296.00
Honey Locust Court Sub Total =				\$3,250.00	\$1,121.50	\$2,128.50
Ivywood Court	Lighting Site Overhead Rewiring	2	\$600.00 ea	\$1,200.00	\$360.00	\$840.00
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$118.75	\$131.25
	Fence Split Rail Stained	90 lf	\$18.00 / lf	\$1,620.00	\$259.20	\$1,360.80
Ivywood Court Sub Total =				\$3,070.00	\$737.95	\$2,332.05
Javalina Court	Lighting Site Overhead Rewiring	5	\$600.00 ea	\$3,000.00	\$600.00	\$2,400.00
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$100.00	\$150.00
	Fence Split Rail Stained	60 lf	\$18.00 / lf	\$1,080.00	\$43.20	\$1,036.80
Javalina Court Sub Total =				\$4,330.00	\$743.20	\$3,586.80
Jotewood Court	Lighting Site Overhead Rewiring	4	\$600.00 ea	\$2,400.00	\$640.00	\$1,760.00
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$112.50	\$137.50
	Fence Split Rail Stained	100 lf	\$18.00 / lf	\$1,800.00	\$216.00	\$1,584.00
Jotewood Court Sub Total =				\$4,450.00	\$968.50	\$3,481.50
Journey Court	Lighting Site Overhead Rewiring	3	\$600.00 ea	\$1,800.00	\$420.00	\$1,380.00
	Fence Split Rail Stained	40 lf	\$18.00 / lf	\$720.00	\$57.60	\$662.40
Journey Court Sub Total =				\$2,520.00	\$477.60	\$2,042.40

Prepared by Resource 1 BC  
Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Kodiak Bear Court	Lighting Site Overhead Rewiring	5	\$600.00 ea	\$3,000.00	\$2,100.00	\$900.00
La Casa Court	Lighting Site Overhead Rewiring	2	\$600.00 ea	\$1,200.00	\$280.00	\$920.00
Lago Court	Lighting Site Overhead Rewiring	1	\$600.00 ea	\$600.00	\$120.00	\$480.00
Lake Powell Drive	Lighting Site Overhead Rewiring	3	\$600.00 ea	\$1,800.00	\$720.00	\$1,080.00
	PCC Mail Box Pad	1	\$500.00 ea	\$500.00	\$275.00	\$225.00
Lake Powell Drive Sub Total =				\$2,300.00	\$995.00	\$1,305.00
Lanceleaf Court	Lighting Site Overhead Rewiring	3	\$600.00 ea	\$1,800.00	\$420.00	\$1,380.00
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$106.25	\$143.75
	Fence Split Rail Stained	60 lf	\$18.00 / lf	\$1,080.00	\$86.40	\$993.60
Lanceleaf Court Sub Total =				\$3,130.00	\$612.65	\$2,517.35
Little Peak Court	Lighting Site Overhead Rewiring	3	\$600.00 ea	\$1,800.00	\$600.00	\$1,200.00
	Fence Split Rail Stained	140 lf	\$18.00 / lf	\$2,520.00	\$504.00	\$2,016.00
Little Peak Court Sub Total =				\$4,320.00	\$1,104.00	\$3,216.00
Live Oak Court	Lighting Site Overhead Rewiring	4	\$600.00 ea	\$2,400.00	\$800.00	\$1,600.00
	PCC Sidewalks 3 ft	210 • ft	\$12.00 / • ft	\$2,520.00	\$1,260.00	\$1,260.00
	Fence Split Rail Stained	100 lf	\$18.00 / lf	\$1,800.00	\$360.00	\$1,440.00
	Electric Panel	1	\$1,950.00 ea	\$1,950.00	\$975.00	\$975.00
	Sprinkler Timing Station	1	\$500.00 ea	\$500.00	\$50.00	\$450.00
	Sprinkler Control Box	1	\$175.00 ea	\$175.00	\$0.00	\$175.00
Live Oak Court Sub Total =				\$9,345.00	\$3,445.00	\$5,900.00
Lockspur Court	Lighting Site Overhead Rewiring	4	\$600.00 ea	\$2,400.00	\$560.00	\$1,840.00
	Fence Split Rail Stained	80 lf	\$18.00 / lf	\$1,440.00	\$115.20	\$1,324.80
Lockspur Court Sub Total =				\$3,840.00	\$675.20	\$3,164.80
Mama Bear Court	Lighting Site Overhead Rewiring	7	\$600.00 ea	\$4,200.00	\$1,260.00	\$2,940.00
	PCC Mail Box Pad	2	\$250.00 ea	\$500.00	\$237.50	\$262.50



## Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Mama Bear Court	Fence Split Rail Stained	80 lf	\$18.00 / lf	\$1,440.00	\$230.40	\$1,209.60
	Gate Metal	1	\$1,200.00 ea	\$1,200.00	\$360.00	\$840.00
Mama Bear Court Sub Total =				\$7,340.00	\$2,087.90	\$5,252.10
Mayfield Court	Lighting Site Overhead Rewiring	3	\$600.00 ea	\$1,800.00	\$480.00	\$1,320.00
	Fence Split Rail Stained	80 lf	\$18.00 / lf	\$1,440.00	\$172.80	\$1,267.20
Mayfield Court Sub Total =				\$3,240.00	\$652.80	\$2,587.20
Morning Breeze Court	Lighting Site Overhead Rewiring	5	\$600.00 ea	\$3,000.00	\$1,000.00	\$2,000.00
	PCC Mail Box Pad	2	\$250.00 ea	\$500.00	\$250.00	\$250.00
Morning Breeze Court Sub Total =				\$3,500.00	\$1,250.00	\$2,250.00
Narrowleaf Court	Lighting Site Overhead Rewiring	1	\$600.00 ea	\$600.00	\$240.00	\$360.00
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$137.50	\$112.50
	Fence Split Rail Stained	40 lf	\$18.00 / lf	\$720.00	\$201.60	\$518.40
Narrowleaf Court Sub Total =				\$1,570.00	\$579.10	\$990.90
New Forest Drive	Electric Panel	1	\$1,950.00 ea	\$1,950.00	\$877.50	\$1,072.50
	Sprinkler Timing Station	1	\$500.00 ea	\$500.00	\$100.00	\$400.00
	Sprinkler Control Box	6	\$175.00 ea	\$1,050.00	\$0.00	\$1,050.00
	Back Flow Preventer Rebuild	1	\$750.00 ea	\$750.00	\$0.00	\$750.00
	Back Flow Preventer Bag	1	\$150.00 ea	\$150.00	\$0.00	\$150.00
	Fence Split Rail Stained	1060 lf	\$18.00 / lf	\$19,080.00	\$2,289.60	\$16,790.40
	Gate Metal 3 ft	1	\$1,200.00 ea	\$1,200.00	\$320.00	\$880.00
New Forest Drive Sub Total =				\$24,680.00	\$3,587.10	\$21,092.90
Oak Brook Court	Lighting Site Overhead Rewiring	3	\$600.00 ea	\$1,800.00	\$600.00	\$1,200.00
	Fence Split Rail Stained	360 lf	\$18.00 / lf	\$6,480.00	\$1,296.00	\$5,184.00
	Gate Metal 3 ft	1	\$1,200.00 ea	\$1,200.00	\$400.00	\$800.00
Oak Brook Court Sub Total =				\$9,480.00	\$2,296.00	\$7,184.00
Oak Brook Lane	Lighting Site Overhead Rewiring	6	\$600.00 ea	\$3,600.00	\$1,200.00	\$2,400.00
	PCC Mail Box Pad	3	\$250.00 ea	\$750.00	\$375.00	\$375.00
Oak Brook Lane Sub Total =				\$4,350.00	\$1,575.00	\$2,775.00

Prepared by Resource 1 BC  
Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Oak View Court	Lighting Site Overhead Rewiring	6	\$600.00 ea	\$3,600.00	\$960.00	\$2,640.00
	PCC Mail Box Pad	2	\$250.00 ea	\$500.00	\$225.00	\$275.00
	Fence Split Rail Stained	65 lf	\$18.00 / lf	\$1,170.00	\$140.40	\$1,029.60
	Gate Metal 3 ft with Wood	1	\$1,200.00 ea	\$1,200.00	\$320.00	\$880.00
Oak View Court Sub Total =				\$6,470.00	\$1,645.40	\$4,824.60
Out Post Court	Lighting Site Overhead Rewiring	7	\$600.00 ea	\$4,200.00	\$2,940.00	\$1,260.00
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$193.75	\$56.25
Out Post Court Sub Total =				\$4,450.00	\$3,133.75	\$1,316.25
Panda Bear Court	Lighting Site Overhead Rewiring	1	\$600.00 ea	\$600.00	\$280.00	\$320.00
	PCC Mail Box Pad	1	\$500.00 ea	\$500.00	\$300.00	\$200.00
	Paving 1 1/2 inch AC Pathways	300 • ft	\$1.75 / • ft	\$525.00	\$315.00	\$210.00
	Slurry Seal Pathways	300 • ft	\$0.50 / • ft	\$150.00	\$0.00	\$150.00
Panda Bear Court Sub Total =				\$1,775.00	\$895.00	\$880.00
Papa Bear Court	Lighting Site Overhead Rewiring	9	\$600.00 ea	\$5,400.00	\$1,620.00	\$3,780.00
	PCC Mail Box Pad	2	\$250.00 ea	\$500.00	\$237.50	\$262.50
	Fence Split Rail Stained	80 lf	\$18.00 / lf	\$1,440.00	\$230.40	\$1,209.60
	Gate Metal	1	\$1,200.00 ea	\$1,200.00	\$360.00	\$840.00
Papa Bear Court Sub Total =				\$8,540.00	\$2,447.90	\$6,092.10
Pebble Court	Lighting Site Overhead Rewiring	1	\$600.00 ea	\$600.00	\$120.00	\$480.00
Pin Oak Court	Lighting Site Overhead Rewiring	7	\$600.00 ea	\$4,200.00	\$1,400.00	\$2,800.00
	PCC Mail Box Pad	2	\$250.00 ea	\$500.00	\$250.00	\$250.00
	Fence Split Rail Stained	65 lf	\$18.00 / lf	\$1,170.00	\$234.00	\$936.00
Pin Oak Court Sub Total =				\$5,870.00	\$1,884.00	\$3,986.00
Pintura Court	Lighting Site Overhead Rewiring	1	\$600.00 ea	\$600.00	\$200.00	\$400.00
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$125.00	\$125.00
	Fence Split Rail Stained	65 lf	\$18.00 / lf	\$1,170.00	\$234.00	\$936.00
	Gate Metal 3 ft	1	\$1,200.00 ea	\$1,200.00	\$400.00	\$800.00
Pintura Court Sub Total =				\$3,220.00	\$959.00	\$2,261.00

Prepared by Resource 1 BC  
Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Polar Bear Court	Lighting Site Overhead Rewiring	5	\$600.00 ea	\$3,000.00	\$1,800.00	\$1,200.00
	Fence Split Rail Stained	700 lf	\$18.00 / lf	\$12,600.00	\$6,552.00	\$6,048.00
Polar Bear Court Sub Total =				\$15,600.00	\$8,352.00	\$7,248.00
Polar Bear Drive	Lighting Site Overhead Rewiring	11	\$600.00 ea	\$6,600.00	\$4,620.00	\$1,980.00
	PCC Mail Box Pad	2	\$500.00 ea	\$1,000.00	\$775.00	\$225.00
	Fence Split Rail Stained	2740 lf	\$18.00 / lf	\$49,320.00	\$31,564.80	\$17,755.20
Polar Bear Drive Sub Total =				\$56,920.00	\$36,959.80	\$19,960.20
Posado Court	Lighting Site Overhead Rewiring	2	\$600.00 ea	\$1,200.00	\$280.00	\$920.00
Posy Lake Court	Lighting Site Overhead Rewiring	6	\$600.00 ea	\$3,600.00	\$1,080.00	\$2,520.00
	PCC Mail Box Pad	2	\$250.00 ea	\$500.00	\$237.50	\$262.50
	Fence Split Rail Stained	80 lf	\$18.00 / lf	\$1,440.00	\$288.00	\$1,152.00
Posy Lake Court Sub Total =				\$5,540.00	\$1,605.50	\$3,934.50
Quarry Court	Lighting Site Overhead Rewiring	6	\$600.00 ea	\$3,600.00	\$1,800.00	\$1,800.00
	PCC Mail Box Pad	2	\$250.00 ea	\$500.00	\$312.50	\$187.50
	Fence Split Rail Stained	50 lf	\$18.00 / lf	\$900.00	\$360.00	\$540.00
	Paving 1 1/2 inch AC Pathways	1270 • ft	\$1.75 / • ft	\$2,222.50	\$1,333.50	\$889.00
	Slurry Seal Pathways	1270 • ft	\$0.50 / • ft	\$635.00	\$0.00	\$635.00
Quarry Court Sub Total =				\$7,857.50	\$3,806.00	\$4,051.50
Rio Court	Lighting Site Overhead Rewiring	1	\$600.00 ea	\$600.00	\$140.00	\$460.00
Rockland Drive	Retaining Walls Wood	180 lf	\$18.00 / lf	\$3,240.00	\$1,296.00	\$1,944.00
	Electric Panel	1	\$1,950.00 ea	\$1,950.00	\$1,072.50	\$877.50
	Sprinkler Timing Station	1	\$500.00 ea	\$500.00	\$50.00	\$450.00
	Sprinkler Control Box	2	\$175.00 ea	\$350.00	\$35.00	\$315.00
Rockland Drive Sub Total =				\$6,040.00	\$2,453.50	\$3,586.50
Rogue River Court	Lighting Site Overhead Rewiring	3	\$600.00 ea	\$1,800.00	\$720.00	\$1,080.00

## Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Silverleaf Court	Lighting Site Overhead Rewiring	4	\$600.00 ea	\$2,400.00	\$560.00	\$1,840.00
	PCC Mail Box Pad	2	\$250.00 ea	\$500.00	\$212.50	\$287.50
	Fence Split Rail Stained	65 lf	\$18.00 / lf	\$1,170.00	\$93.60	\$1,076.40
Silverleaf Court Sub Total =				\$4,070.00	\$866.10	\$3,203.90
Sky Crest Court	Lighting Site Overhead Rewiring	5	\$600.00 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	60 lf	\$18.00 / lf	\$1,080.00	\$302.40	\$777.60
Sky Crest Court Sub Total =				\$4,580.00	\$1,777.40	\$2,802.60
Smoketree Court	Lighting Site Overhead Rewiring	2	\$600.00 ea	\$1,200.00	\$480.00	\$720.00
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$137.50	\$112.50
	Fence Split Rail Stained	120 lf	\$18.00 / lf	\$2,160.00	\$604.80	\$1,555.20
Smoketree Court Sub Total =				\$3,610.00	\$1,222.30	\$2,387.70
Sofia Court	Lighting Site Overhead Rewiring	1	\$600.00 ea	\$600.00	\$140.00	\$460.00
	Back Flow Preventer Rebuild	1	\$750.00 ea	\$750.00	\$0.00	\$750.00
	Back Flow Preventer Bag	1	\$150.00 ea	\$150.00	\$0.00	\$150.00
Sofia Court Sub Total =				\$1,500.00	\$140.00	\$1,360.00
Spring Canyon Court	Lighting Site Overhead Rewiring	3	\$600.00 ea	\$1,800.00	\$600.00	\$1,200.00
Spruce Lake Court	Lighting Site Overhead Rewiring	2	\$600.00 ea	\$1,200.00	\$400.00	\$800.00
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$125.00	\$125.00
	Fence Split Rail Stained	120 lf	\$18.00 / lf	\$2,160.00	\$432.00	\$1,728.00
Spruce Lake Court Sub Total =				\$3,610.00	\$957.00	\$2,653.00
Sunstone Court	Lighting Site Overhead Rewiring	4	\$600.00 ea	\$2,400.00	\$480.00	\$1,920.00
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$100.00	\$150.00
Sunstone Court Sub Total =				\$2,650.00	\$580.00	\$2,070.00
Sweet Gum Court	Lighting Site Overhead Rewiring	3	\$600.00 ea	\$1,800.00	\$600.00	\$1,200.00

Prepared by Resource 1 BC  
Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Teddy Bear Court	Lighting Site Overhead Rewiring	2	\$600.00 ea	\$1,200.00	\$600.00	\$600.00
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$156.25	\$93.75
Teddy Bear Court Sub Total =				\$1,450.00	\$756.25	\$693.75
Thomasville Court	Lighting Site Overhead Rewiring	5	\$600.00 ea	\$3,000.00	\$800.00	\$2,200.00
	Fence Split Rail Stained	65 lf	\$18.00 / lf	\$1,170.00	\$140.40	\$1,029.60
Thomasville Court Sub Total =				\$4,170.00	\$940.40	\$3,229.60
Timber Grove Court	Lighting Site Overhead Rewiring	2	\$600.00 ea	\$1,200.00	\$400.00	\$800.00
Trout Court	Lighting Site Overhead Rewiring	2	\$600.00 ea	\$1,200.00	\$480.00	\$720.00
Valecito Court	Lighting Site Overhead Rewiring	2	\$600.00 ea	\$1,200.00	\$280.00	\$920.00
	Fence Split Rail Stained	40 lf	\$18.00 / lf	\$720.00	\$57.60	\$662.40
Valecito Court Sub Total =				\$1,920.00	\$337.60	\$1,582.40
Village Center Drive	Paving 2 inch AC Overlay	27640 • ft	\$3.00 / • ft	\$82,920.00	\$79,603.20	\$3,316.80
	Slurry Seal	27640 • ft	\$0.50 / • ft	\$13,820.00	\$11,516.67	\$2,303.33
	Paving Striping	1	\$700.00 ea	\$700.00	\$583.33	\$116.67
	PCC Curbs and Gutters	1530 • ft	\$12.00 / • ft	\$18,360.00	\$8,262.00	\$10,098.00
	PCC Sidewalks 4 ft	3060 • ft	\$12.00 / • ft	\$36,720.00	\$16,524.00	\$20,196.00
	Lighting Site Overhead Rewiring	13	\$600.00 ea	\$7,800.00	\$2,080.00	\$5,720.00
	Fence Split Rail Stained	30 lf	\$18.00 / lf	\$540.00	\$64.80	\$475.20
Village Center Drive Sub Total =				\$160,860.00	\$118,634.00	\$42,226.00
Village Parkway	Lighting Site Overhead Rewiring	23	\$600.00 ea	\$13,800.00	\$4,140.00	\$9,660.00
	Electric Panel	1	\$1,950.00 ea	\$1,950.00	\$828.75	\$1,121.25
	Sprinkler Timing Station	1	\$500.00 ea	\$500.00	\$50.00	\$450.00
	Sprinkler Control Box	6	\$175.00 ea	\$1,050.00	\$0.00	\$1,050.00
	Back Flow Preventer Rebuild	1	\$750.00 ea	\$750.00	\$0.00	\$750.00
	Fence Split Rail Stained	210 lf	\$18.00 / lf	\$3,780.00	\$302.40	\$3,477.60
	Gate Metal 3 ft	2	\$1,200.00 ea	\$2,400.00	\$560.00	\$1,840.00
	Electric Panel near Teddy Bear Court	1	\$1,950.00 ea	\$1,950.00	\$1,170.00	\$780.00

## Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Village Parkway	Sprinkler Timing Station near Teddy Bear Court	1	\$500.00 ea	\$500.00	\$0.00	\$500.00
	Sprinkler Control Box near Teddy Bear Court	2	\$175.00 ea	\$350.00	\$70.00	\$280.00
	Fence Split Rail Stained added 2018	220 lf	\$18.00 / lf	\$3,960.00	\$633.60	\$3,326.40
	PCC Mail Box Pad added 2018	3	\$250.00 ea	\$750.00	\$637.50	\$112.50
Village Parkway Sub Total =				\$31,740.00	\$8,392.25	\$23,347.75
Vineyard Court	Lighting Site Overhead Rewiring	4	\$600.00 ea	\$2,400.00	\$1,120.00	\$1,280.00
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$137.50	\$112.50
	Fence Split Rail Stained	60 lf	\$18.00 / lf	\$1,080.00	\$302.40	\$777.60
Vineyard Court Sub Total =				\$3,730.00	\$1,559.90	\$2,170.10
White Tail Court	Lighting Site Overhead Rewiring	2	\$600.00 ea	\$1,200.00	\$400.00	\$800.00
	Fence Split Rail Stained	140 lf	\$18.00 / lf	\$2,520.00	\$504.00	\$2,016.00
White Tail Court Sub Total =				\$3,720.00	\$904.00	\$2,816.00
Whitebark Court	Lighting Site Overhead Rewiring	6	\$600.00 ea	\$3,600.00	\$1,440.00	\$2,160.00
	PCC Mail Box Pad	2	\$250.00 ea	\$500.00	\$275.00	\$225.00
	Fence Split Rail Stained	60 lf	\$18.00 / lf	\$1,080.00	\$302.40	\$777.60
Whitebark Court Sub Total =				\$5,180.00	\$2,017.40	\$3,162.60
Williamsburg Drive	Electric Panel	1	\$1,950.00 ea	\$1,950.00	\$828.75	\$1,121.25
	Sprinkler Timing Station	1	\$500.00 ea	\$500.00	\$50.00	\$450.00
	Sprinkler Control Box	2	\$175.00 ea	\$350.00	\$0.00	\$350.00
	Back Flow Preventer Rebuild	1	\$750.00 ea	\$750.00	\$0.00	\$750.00
	Back Flow Preventer Bag	1	\$150.00 ea	\$150.00	\$0.00	\$150.00
	PCC Mail Box Pad	7	\$500.00 ea	\$3,500.00	\$1,487.50	\$2,012.50
	Fence Split Rail Stained	70 lf	\$18.00 / lf	\$1,260.00	\$100.80	\$1,159.20
Williamsburg Drive Sub Total =				\$8,460.00	\$2,467.05	\$5,992.95
Wood Leaf Court	Lighting Site Overhead Rewiring	3	\$600.00 ea	\$1,800.00	\$600.00	\$1,200.00
	PCC Mail Box Pad	1	\$250.00 ea	\$250.00	\$125.00	\$125.00
	Fence Split Rail Stained	80 lf	\$18.00 / lf	\$1,440.00	\$288.00	\$1,152.00
Wood Leaf Court Sub Total =				\$3,490.00	\$1,013.00	\$2,477.00

## Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Yearling Court	Lighting Site Overhead Rewiring	3	\$600.00 ea	\$1,800.00	\$600.00	\$1,200.00
	Fence Split Rail Stained	65 lf	\$18.00 / lf	\$1,170.00	\$234.00	\$936.00
	Gate Metal 3 ft	1	\$1,200.00 ea	\$1,200.00	\$400.00	\$800.00
Yearling Court Sub Total =				\$4,170.00	\$1,234.00	\$2,936.00
Storm Water Detention on Desert Lake Drive	Fence Split Rail Stained	660 lf	\$18.00 / lf	\$11,880.00	\$475.20	\$11,404.80
	Bench Metal	2	\$1,500.00 ea	\$3,000.00	\$900.00	\$2,100.00
	Fido House	1	\$250.00 ea	\$250.00	\$0.00	\$250.00
Storm Water Detention on Desert Lake Drive Sub Total =				\$15,130.00	\$1,375.20	\$13,754.80
Detention off of Calistoga Court	Fence Split Rail Stained	210 lf	\$18.00 / lf	\$3,780.00	\$0.00	\$3,780.00
Detention off of Crystal Canyon Boulevard and Garnet Drive	Fence Split Rail Stained	400 lf	\$18.00 / lf	\$7,200.00	\$0.00	\$7,200.00
Detention Pond North of Aquamarine Drive	Fence Split Rail Stained	880 lf	\$18.00 / lf	\$15,840.00	\$5,068.80	\$10,771.20
Storm Water Detention Basin D	Fence Split Rail Stained	660 lf	\$18.00 / lf	\$11,880.00	\$950.40	\$10,929.60
Storm Detention off New Forest Drive	Fence Split Rail Stained	1200 lf	\$18.00 / lf	\$21,600.00	\$3,456.00	\$18,144.00
	Paving 1 1/2 inch AC Overlay	3600 • ft	\$1.75 / • ft	\$6,300.00	\$1,764.00	\$4,536.00
	Slurry Seal Access Road	3600 • ft	\$0.50 / • ft	\$1,800.00	\$0.00	\$1,800.00
Storm Detention off New Forest Drive Sub Total =				\$29,700.00	\$5,220.00	\$24,480.00
Basin off Quarry Court	Tubular Steel 6 ft Fencing	180 lf	\$35.00 / lf	\$6,300.00	\$1,575.00	\$4,725.00
	Fence Post Wood 6 ft	25	\$125.00 ea	\$3,125.00	\$1,562.50	\$1,562.50
	Fencing Chain Link 4 ft Green	1650 lf	\$20.00 / lf	\$33,000.00	\$18,150.00	\$14,850.00
	PCC Pad	320 • ft	\$12.00 / • ft	\$3,840.00	\$2,112.00	\$1,728.00
	Electric Panel	1	\$1,950.00 ea	\$1,950.00	\$1,072.50	\$877.50
	Sprinkler Timing Station	1	\$500.00 ea	\$500.00	\$0.00	\$500.00
	Sprinkler Control Box	2	\$175.00 ea	\$350.00	\$87.50	\$262.50
	Back Flow Preventer Rebuild	1	\$1,000.00 ea	\$1,000.00	\$250.00	\$750.00
	Back Flow Preventer Bag	1	\$150.00 ea	\$150.00	\$37.50	\$112.50
	Fido House	2	\$250.00 ea	\$500.00	\$150.00	\$350.00

## Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Basin off Quarry Court Sub Total =				\$50,715.00	\$24,997.00	\$25,718.00
Basin off Briar Drive	Fence Split Rail Stained	1390 lf	\$18.00 / lf	\$25,020.00	\$7,005.60	\$18,014.40
	Gate Metal 3 ft	2	\$1,200.00 ea	\$2,400.00	\$960.00	\$1,440.00
Basin off Briar Drive Sub Total =				\$27,420.00	\$7,965.60	\$19,454.40
Asphalt Walking Path from Aquamarine Drive to Baby Bear Court	Paving 1 1/2 inch AC Pathways	35360 • ft	\$1.75 / • ft	\$61,880.00	\$37,128.00	\$24,752.00
	Slurry Seal Pathways	35360 • ft	\$0.50 / • ft	\$17,680.00	\$0.00	\$17,680.00
	Fence Split Rail Stained	450 lf	\$18.00 / lf	\$8,100.00	\$1,620.00	\$6,480.00
	Lighting Site Overhead Rewiring	7	\$600.00 ea	\$4,200.00	\$1,400.00	\$2,800.00
	Sprinkler Control Box	2	\$175.00 ea	\$350.00	\$0.00	\$350.00
Asphalt Walking Path from Aquamarine Drive to Baby Bear Court Sub Total =				\$92,210.00	\$40,148.00	\$52,062.00
Asphalt Walking Path from Village Way to Forest Park	Paving 1 1/2 inch AC Pathways	18730 • ft	\$1.75 / • ft	\$32,777.50	\$19,666.50	\$13,111.00
	Slurry Seal Pathways	18730 • ft	\$0.50 / • ft	\$9,365.00	\$0.00	\$9,365.00
	Lighting Site Overhead Rewiring	4	\$600.00 ea	\$2,400.00	\$800.00	\$1,600.00
	Sprinkler Control Box	2	\$175.00 ea	\$350.00	\$0.00	\$350.00
	PCC Sidewalk	220 • ft	\$12.00 / • ft	\$2,640.00	\$1,320.00	\$1,320.00
	Bench Metal	1	\$1,500.00 ea	\$1,500.00	\$500.00	\$1,000.00
	BBQ Metal	1	\$500.00 ea	\$500.00	\$100.00	\$400.00
	Fido House	2	\$250.00 ea	\$500.00	\$0.00	\$500.00
	PCC Pad at BBQ	100 • ft	\$12.00 / • ft	\$1,200.00	\$600.00	\$600.00
Asphalt Walking Path from Village Way to Forest Park Sub Total =				\$51,232.50	\$22,986.50	\$28,246.00
Asphalt Walking Path from Empire Court to Bear Lake Drive	Paving 1 1/2 inch AC Pathways	15500 • ft	\$1.75 / • ft	\$27,125.00	\$16,275.00	\$10,850.00
	Slurry Seal Pathways	15500 • ft	\$0.50 / • ft	\$7,750.00	\$0.00	\$7,750.00
	Sprinkler Control Box	2	\$175.00 ea	\$350.00	\$17.50	\$332.50
	Bench Metal	1	\$1,500.00 ea	\$1,500.00	\$500.00	\$1,000.00
Asphalt Walking Path from Empire Court to Bear Lake Drive Sub Total =				\$36,725.00	\$16,792.50	\$19,932.50
Asphalt Walking Path from Bear River Drive to Lockspur Court	Paving 1 1/2 inch AC Pathways	14610 • ft	\$1.75 / • ft	\$25,567.50	\$15,340.50	\$10,227.00
	Slurry Seal Pathways	14610 • ft	\$0.50 / • ft	\$7,305.00	\$0.00	\$7,305.00
	Lighting Site Overhead Rewiring	5	\$600.00 ea	\$3,000.00	\$700.00	\$2,300.00
	Sprinkler Control Box	2	\$175.00 ea	\$350.00	\$0.00	\$350.00
	Bench Metal	1	\$1,500.00 ea	\$1,500.00	\$200.00	\$1,300.00
Asphalt Walking Path from Bear River Drive to Lockspur Court Sub Total =				\$37,722.50	\$16,240.50	\$21,482.00



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Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Asphalt Walking Path from Bear Lake Drive to Sandpiper Drive	Paving 1 1/2 inch AC Pathways	23020 • ft	\$1.75 / • ft	\$40,285.00	\$24,171.00	\$16,114.00
	Slurry Seal Pathways	23020 • ft	\$0.50 / • ft	\$11,510.00	\$0.00	\$11,510.00
	Gate Metal	1	\$1,200.00 ea	\$1,200.00	\$320.00	\$880.00
	Fence Split Rail Stained	210 lf	\$18.00 / lf	\$3,780.00	\$453.60	\$3,326.40
	Sandpiper Drive Paving 1 1/2 inch AC Overlay	11400 • ft	\$1.75 / • ft	\$19,950.00	\$10,972.50	\$8,977.50
	Sandpiper Drive Slurry Seal	11400 • ft	\$0.50 / • ft	\$5,700.00	\$0.00	\$5,700.00
Asphalt Walking Path from Bear Lake Drive to Sandpiper Drive Sub Total =				\$82,425.00	\$35,917.10	\$46,507.90
Asphalt Walking Path from Village Parkway to Detention Pond on Oak Brook Court	Paving 1 1/2 inch AC Pathways	22270 • ft	\$1.75 / • ft	\$38,972.50	\$23,383.50	\$15,589.00
	Slurry Seal Pathways	22270 • ft	\$0.50 / • ft	\$11,135.00	\$0.00	\$11,135.00
	Sprinkler Control Box	2	\$175.00 ea	\$350.00	\$0.00	\$350.00
	PCC Curbs with Gutters	310 • ft	\$12.00 / • ft	\$3,720.00	\$1,674.00	\$2,046.00
	PCC Sidewalks 4 ft	180 • ft	\$12.00 / • ft	\$2,160.00	\$972.00	\$1,188.00
Asphalt Walking Path from Village Parkway to Detention Pond on Oak Brook Court Sub Total =				\$56,337.50	\$26,029.50	\$30,308.00
Asphalt Walking Path from Quarry Court to Detention Pond off Village Parkway	Paving 1 1/2 inch AC Pathways	11000 • ft	\$1.75 / • ft	\$19,250.00	\$11,550.00	\$7,700.00
	Slurry Seal Pathways	11000 • ft	\$0.50 / • ft	\$5,500.00	\$0.00	\$5,500.00
	Sprinkler Control Box	2	\$175.00 ea	\$350.00	\$70.00	\$280.00
Asphalt Walking Path from Quarry Court to Detention Pond off Village Parkway Sub Total =				\$25,100.00	\$11,620.00	\$13,480.00
Asphalt Walking Path from Honey Locust Court to Detention Pond on Briar Drive	Paving 1 1/2 inch AC Pathways	15020 • ft	\$1.75 / • ft	\$26,285.00	\$15,771.00	\$10,514.00
	Slurry Seal Pathways	15020 • ft	\$0.50 / • ft	\$7,510.00	\$0.00	\$7,510.00
	Fence Split Rail Stained	1070 lf	\$18.00 / lf	\$19,260.00	\$6,163.20	\$13,096.80
	Sprinkler Control Box	2	\$175.00 ea	\$350.00	\$52.50	\$297.50
Asphalt Walking Path from Honey Locust Court to Detention Pond on Briar Drive Sub Total =				\$53,405.00	\$21,986.70	\$31,418.30
Asphalt Walking Path from Rockland Drive to Detention Pond off Oak Brook Court	Paving 1 1/2 inch AC Pathways	26140 • ft	\$1.75 / • ft	\$45,745.00	\$27,447.00	\$18,298.00
	Slurry Seal Pathways	26140 • ft	\$0.50 / • ft	\$13,070.00	\$0.00	\$13,070.00
	Lighting Site Overhead Rewiring	5	\$600.00 ea	\$3,000.00	\$1,000.00	\$2,000.00
	Sprinkler Control Box	2	\$175.00 ea	\$350.00	\$0.00	\$350.00
	PCC Sidewalk	60 • ft	\$12.00 / • ft	\$720.00	\$360.00	\$360.00
	Fido House	1	\$250.00 ea	\$250.00	\$0.00	\$250.00
	Fence Split Rail Stained	90 lf	\$18.00 / lf	\$1,620.00	\$324.00	\$1,296.00

## Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Asphalt Walking Path from Rockland Drive to Detention Pond off Oak Brook Court Sub Total =				\$64,755.00	\$29,131.00	\$35,624.00
Asphalt Walking Path Detention Pond on Oak Brook Court to Village Way	Paving 1 1/2 inch AC Pathways	23240 • ft	\$1.75 / • ft	\$40,670.00	\$24,402.00	\$16,268.00
	Slurry Seal Pathways	23240 • ft	\$0.50 / • ft	\$11,620.00	\$0.00	\$11,620.00
	Lighting Site Overhead Rewiring	3	\$600.00 ea	\$1,800.00	\$600.00	\$1,200.00
	Sprinkler Control Box	2	\$175.00 ea	\$350.00	\$0.00	\$350.00
	PCC Sidewalk	100 • ft	\$12.00 / • ft	\$1,200.00	\$600.00	\$600.00
	Fido House	1	\$250.00 ea	\$250.00	\$12.50	\$237.50
	Fence Split Rail Stained	90 lf	\$18.00 / lf	\$1,620.00	\$324.00	\$1,296.00
	Gate Metal 3 ft	1	\$1,200.00 ea	\$1,200.00	\$400.00	\$800.00
Asphalt Walking Path Detention Pond on Oak Brook Court to Village Way Sub Total =				\$58,710.00	\$26,338.50	\$32,371.50
Perimeter Fencing	Fence Split Rail Stained Phase 1 and 2	280 lf	\$18.00 / lf	\$5,040.00	\$403.20	\$4,636.80
	Fence Split Rail Stained Phase 3	880 lf	\$18.00 / lf	\$15,840.00	\$1,900.80	\$13,939.20
	Fence Split Rail Stained Entry Village Parkway	220 lf	\$18.00 / lf	\$3,960.00	\$475.20	\$3,484.80
	Fence Split Rail Stained Phase 5	320 lf	\$18.00 / lf	\$5,760.00	\$691.20	\$5,068.80
	Fence Split Rail Stained Phase 6	200 lf	\$18.00 / lf	\$3,600.00	\$432.00	\$3,168.00
	Fence Split Rail Stained Phase 7	400 lf	\$18.00 / lf	\$7,200.00	\$864.00	\$6,336.00
	Fence Split Rail Stained Phase 8	320 lf	\$18.00 / lf	\$5,760.00	\$921.60	\$4,838.40
	Fence Split Rail Stained Phase 9	240 lf	\$18.00 / lf	\$4,320.00	\$691.20	\$3,628.80
	Fence Split Rail Stained Phase 10	200 lf	\$18.00 / lf	\$3,600.00	\$720.00	\$2,880.00
	Fence Split Rail Stained Phase 11	400 lf	\$18.00 / lf	\$7,200.00	\$1,440.00	\$5,760.00
	Fence Split Rail Stained Phase 13	680 lf	\$18.00 / lf	\$12,240.00	\$2,448.00	\$9,792.00
	Fence Split Rail Stained Phase 14	440 lf	\$18.00 / lf	\$7,920.00	\$2,217.60	\$5,702.40
	Fence Split Rail Stained Phase 15	280 lf	\$18.00 / lf	\$5,040.00	\$1,612.80	\$3,427.20
	Fence Split Rail Stained Phase 16	80 lf	\$18.00 / lf	\$1,440.00	\$518.40	\$921.60

Prepared by Resource 1 BC  
Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Perimeter Fencing Sub Total =				\$88,920.00	\$15,336.00	\$73,584.00
Additional Pathway Asphalt Work	Paving Cut and Patch Phase 1	1	\$50,000.00 ea	\$50,000.00	\$33,333.33	\$16,666.67
	Paving Cut and Patch Phase 2	1	\$50,000.00 ea	\$50,000.00	\$0.00	\$50,000.00
Additional Pathway Asphalt Work Sub Total =				\$100,000.00	\$33,333.33	\$66,666.67
Briar Drive	Fence Split Rail Stained	300 lf	\$18.00 / lf	\$5,400.00	\$3,888.00	\$1,512.00
	PCC Mail Box Pad Large	2	\$1,000.00 ea	\$2,000.00	\$1,550.00	\$450.00
	PCC Mail Box Pad Small	1	\$250.00 ea	\$250.00	\$193.75	\$56.25
	PCC Mail Box Pad Large New	1	\$1,000.00 ea	\$1,000.00	\$900.00	\$100.00
	Back Flow Preventer Rebuild Large	1	\$1,000.00 ea	\$1,000.00	\$800.00	\$200.00
	Back Flow Preventer Bag Missing	1	\$250.00 ea	\$250.00	\$0.00	\$250.00
Briar Drive Sub Total =				\$9,900.00	\$7,331.75	\$2,568.25
Haskell Peak Court	Lighting Site Overhead Rewiring	4	\$600.00 ea	\$2,400.00	\$1,920.00	\$480.00
Huckleberry Court	Lighting Site Overhead Rewiring	2	\$600.00 ea	\$1,200.00	\$920.00	\$280.00
	Fence Split Rail Stained	300 lf	\$18.00 / lf	\$5,400.00	\$3,888.00	\$1,512.00
Huckleberry Court Sub Total =				\$6,600.00	\$4,808.00	\$1,792.00
Ivyberry Court	Lighting Site Overhead Rewiring	2	\$600.00 ea	\$1,200.00	\$920.00	\$280.00
	Fence Split Rail Stained	300 lf	\$18.00 / lf	\$5,400.00	\$3,888.00	\$1,512.00
Ivyberry Court Sub Total =				\$6,600.00	\$4,808.00	\$1,792.00
Juneberry Court	Lighting Site Overhead Rewiring	2	\$600.00 ea	\$1,200.00	\$920.00	\$280.00
	Fence Split Rail Stained	300 lf	\$18.00 / lf	\$5,400.00	\$3,888.00	\$1,512.00
Juneberry Court Sub Total =				\$6,600.00	\$4,808.00	\$1,792.00
Mountainash Court	Lighting Site Overhead Rewiring	3	\$600.00 ea	\$1,800.00	\$1,380.00	\$420.00
	Fence Split Rail Stained	300 lf	\$18.00 / lf	\$5,400.00	\$3,888.00	\$1,512.00
Mountainash Court Sub Total =				\$7,200.00	\$5,268.00	\$1,932.00
Pequeno Court	Lighting Site Overhead Rewiring	4	\$600.00 ea	\$2,400.00	\$1,840.00	\$560.00

## Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Silverbell Court	Lighting Site Overhead Rewiring	4	\$600.00 ea	\$2,400.00	\$1,840.00	\$560.00
	Fence Split Rail Stained	320 lf	\$18.00 / lf	\$5,760.00	\$4,147.20	\$1,612.80
Silverbell Court Sub Total =				\$8,160.00	\$5,987.20	\$2,172.80
Winterhazel Court	Lighting Site Overhead Rewiring	3	\$600.00 ea	\$1,800.00	\$1,380.00	\$420.00
	Fence Split Rail Stained	300 lf	\$18.00 / lf	\$5,400.00	\$3,888.00	\$1,512.00
Winterhazel Court Sub Total =				\$7,200.00	\$5,268.00	\$1,932.00
Asphalt Walking Path from Huckleberry Court to Honey Locust Court	Paving 1 1/2 inch AC Pathways	11940 • ft	\$1.75 / • ft	\$20,895.00	\$13,581.75	\$7,313.25
	Slurry Seal Pathways	11940 • ft	\$0.50 / • ft	\$5,970.00	\$0.00	\$5,970.00
	Fence Split Rail Stained	860 lf	\$18.00 / lf	\$15,480.00	\$11,145.60	\$4,334.40
Asphalt Walking Path from Huckleberry Court to Honey Locust Court Sub Total =				\$42,345.00	\$24,727.35	\$17,617.65
Asphalt Walking Path from Goose Lake Court to Granite Peak Court	Paving 1 1/2 inch AC Pathways	23830 • ft	\$1.75 / • ft	\$41,702.50	\$29,191.75	\$12,510.75
	Slurry Seal Pathways	23830 • ft	\$0.50 / • ft	\$11,915.00	\$0.00	\$11,915.00
	PCC Sidewalks	2830 • ft	\$12.00 / • ft	\$33,960.00	\$28,866.00	\$5,094.00
	Lighting Site Overhead Rewiring	10	\$600.00 ea	\$6,000.00	\$4,800.00	\$1,200.00
	Fence Split Rail Stained	1130 lf	\$18.00 / lf	\$20,340.00	\$15,458.40	\$4,881.60
	Picnic Table Wood Natural State	1	\$500.00 ea	\$500.00	\$300.00	\$200.00
	Grape Arbor 6ft Natural State	180 lf	\$10.00 / lf	\$1,800.00	\$1,260.00	\$540.00
	Sprinkler Control Box	2	\$175.00 ea	\$350.00	\$245.00	\$105.00
	Back Flow Preventer Rebuild	1	\$750.00 ea	\$750.00	\$525.00	\$225.00
	Back Flow Preventer Bag	1	\$250.00 ea	\$250.00	\$175.00	\$75.00
Asphalt Walking Path from Goose Lake Court to Granite Peak Court Sub Total =				\$117,567.50	\$80,821.15	\$36,746.35
Brady Ridge Court	Lighting Site Overhead Rewiring	4	\$600.00 ea	\$2,400.00	\$2,080.00	\$320.00
	Fence Split Rail Stained	210 lf	\$18.00 / lf	\$3,780.00	\$3,175.20	\$604.80
Brady Ridge Court Sub Total =				\$6,180.00	\$5,255.20	\$924.80
Jones Creek Court	Lighting Site Overhead Rewiring	5	\$600.00 ea	\$3,000.00	\$2,600.00	\$400.00
	Fence Split Rail Stained	210 lf	\$18.00 / lf	\$3,780.00	\$3,175.20	\$604.80
Jones Creek Court Sub Total =				\$6,780.00	\$5,775.20	\$1,004.80

Prepared by Resource 1 BC  
Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Tohakum Court	Lighting Site Overhead Rewiring	1	\$600.00 ea	\$600.00	\$520.00	\$80.00
Angel Lake Court	Lighting Site Overhead Rewiring	3	\$600.00 ea	\$1,800.00	\$1,620.00	\$180.00
	Fence Split Rail Stained	150 lf	\$18.00 / lf	\$2,700.00	\$2,376.00	\$324.00
Angel Lake Court Sub Total =				\$4,500.00	\$3,996.00	\$504.00
Davis Meadows Court	Lighting Site Overhead Rewiring	6	\$600.00 ea	\$3,600.00	\$3,240.00	\$360.00
	Fence Split Rail Stained	160 lf	\$18.00 / lf	\$2,880.00	\$2,534.40	\$345.60
	Back Flow Preventer Rebuild Large	1	\$1,000.00 ea	\$1,000.00	\$850.00	\$150.00
	Back Flow Preventer Bag Missing	1	\$250.00 ea	\$250.00	\$0.00	\$250.00
Davis Meadows Court Sub Total =				\$7,730.00	\$6,624.40	\$1,105.60
Orr Valley Court	Lighting Site Overhead Rewiring	3	\$600.00 ea	\$1,800.00	\$1,620.00	\$180.00
Gary Hills Court	Lighting Site Overhead Rewiring	4	\$600.00 ea	\$2,400.00	\$2,160.00	\$240.00
	Fence Split Rail Stained	220 lf	\$18.00 / lf	\$3,960.00	\$3,484.80	\$475.20
Gary Hills Court Sub Total =				\$6,360.00	\$5,644.80	\$715.20
Ginny Creek Court	Lighting Site Overhead Rewiring	5	\$600.00 ea	\$3,000.00	\$2,700.00	\$300.00
	Fence Split Rail Stained	210 lf	\$18.00 / lf	\$3,780.00	\$3,326.40	\$453.60
	Sprinkler Control Box	1	\$175.00 ea	\$175.00	\$148.75	\$26.25
Ginny Creek Court Sub Total =				\$6,955.00	\$6,175.15	\$779.85
Knott Creek Court	Lighting Site Overhead Rewiring	2	\$600.00 ea	\$1,200.00	\$1,080.00	\$120.00
	Fence Split Rail Stained	210 lf	\$18.00 / lf	\$3,780.00	\$3,326.40	\$453.60
Knott Creek Court Sub Total =				\$4,980.00	\$4,406.40	\$573.60
Marys River Court	Lighting Site Overhead Rewiring	2	\$600.00 ea	\$1,200.00	\$1,080.00	\$120.00
Relay Ridge Court	Lighting Site Overhead Rewiring	3	\$600.00 ea	\$1,800.00	\$1,620.00	\$180.00

Prepared by Resource 1 BC  
Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Rye Patch Court	Lighting Site Overhead Rewiring	2	\$600.00 ea	\$1,200.00	\$1,080.00	\$120.00
Salvatore Court	Lighting Site Overhead Rewiring	4	\$600.00 ea	\$2,400.00	\$2,160.00	\$240.00
	Fence Split Rail Stained	210 lf	\$18.00 / lf	\$3,780.00	\$3,326.40	\$453.60
	Sprinkler Control Box	1	\$175.00 ea	\$175.00	\$148.75	\$26.25
Salvatore Court Sub Total =				\$6,355.00	\$5,635.15	\$719.85
Trail Canyon Court	Lighting Site Overhead Rewiring	2	\$600.00 ea	\$1,200.00	\$1,080.00	\$120.00
	Fence Split Rail Stained	210 lf	\$18.00 / lf	\$3,780.00	\$3,326.40	\$453.60
Trail Canyon Court Sub Total =				\$4,980.00	\$4,406.40	\$573.60
Trinity Range Court	Lighting Site Overhead Rewiring	4	\$600.00 ea	\$2,400.00	\$2,160.00	\$240.00
	Fence Split Rail Stained	200 lf	\$18.00 / lf	\$3,600.00	\$3,168.00	\$432.00
Trinity Range Court Sub Total =				\$6,000.00	\$5,328.00	\$672.00
Village Parkway from Brady Ridge Court to New Forest Drive	Fence Split Rail Stained	2210 lf	\$18.00 / lf	\$39,780.00	\$33,415.20	\$6,364.80
	PCC Mail Box Pad Medium	2	\$500.00 ea	\$1,000.00	\$900.00	\$100.00
	PCC Mail Box Pad Small	1	\$250.00 ea	\$250.00	\$225.00	\$25.00
	Back Flow Preventer Large	1	\$1,000.00 ea	\$1,000.00	\$800.00	\$200.00
	Back Flow Preventer Bag Missing	1	\$250.00 ea	\$250.00	\$0.00	\$250.00
	Sprinkler Control Box	1	\$175.00 ea	\$175.00	\$140.00	\$35.00
	Fido House	1	\$250.00 ea	\$250.00	\$183.33	\$66.67
Village Parkway from Brady Ridge Court to New Forest Drive Sub Total =				\$42,705.00	\$35,663.53	\$7,041.47
New Forest Drive from Village Parkway to Briar Drive	Lighting Site Overhead Rewiring	12	\$600.00 ea	\$7,200.00	\$6,480.00	\$720.00
	Flag Pole	1	\$0.00 ea	\$0.00	\$0.00	\$0.00
	Solar Panels for Street Light and Flag Pole	2	\$200.00 ea	\$400.00	\$280.00	\$120.00
	Fence Split Rail Stained	2250 lf	\$18.00 / lf	\$40,500.00	\$35,640.00	\$4,860.00
	PCC Mail Box Pad Large	2	\$1,000.00 ea	\$2,000.00	\$1,850.00	\$150.00
	Back Flow Preventer Large	1	\$1,000.00 ea	\$1,000.00	\$850.00	\$150.00
	Back Flow Preventer Bag Missing	1	\$250.00 ea	\$250.00	\$0.00	\$250.00
	Sprinkler Control Box	5	\$175.00 ea	\$875.00	\$743.75	\$131.25
	Fido House	2	\$250.00 ea	\$500.00	\$400.00	\$100.00

## Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
New Forest Drive from Village Parkway to Briar Drive	PCC Pavers	100 • ft	\$12.00 / • ft	\$1,200.00	\$1,110.00	\$90.00
	PCC Pad at Pavers	10 • ft	\$12.00 / • ft	\$120.00	\$111.00	\$9.00
	Horseshoe Pi	1	\$1,000.00 ea	\$1,000.00	\$850.00	\$150.00
	Gazebo	1	\$5,000.00 ea	\$5,000.00	\$4,625.00	\$375.00
	Gazebo Roof Composition	250 • ft	\$9.50 / • ft	\$2,375.00	\$2,137.50	\$237.50
	Gazebo Paint Ceiling and Posts	1	\$750.00 ea	\$750.00	\$428.57	\$321.43
	Picnic Tables Metal	3	\$2,000.00 ea	\$6,000.00	\$5,400.00	\$600.00
	Bench Trex-like	5	\$500.00 ea	\$2,500.00	\$2,250.00	\$250.00
	BBQ Metal	1	\$500.00 ea	\$500.00	\$400.00	\$100.00
	Planters Raised Bed Metal	5	\$500.00 ea	\$2,500.00	\$2,312.50	\$187.50
	Bird House Wood	1	\$500.00 ea	\$500.00	\$425.00	\$75.00
	PCC Landscaping Boarder	120 lf	\$5.00 / lf	\$600.00	\$540.00	\$60.00
New Forest Drive from Village Parkway to Briar Drive Sub Total =				\$75,770.00	\$66,833.32	\$8,936.68
Asphalt Walking Path from Granite Peak Court to Village Parkway	Paving 1 1/2 inch AC Pathways	14220 • ft	\$1.75 / • ft	\$24,885.00	\$19,908.00	\$4,977.00
	Slurry Seal Pathways	14220 • ft	\$0.50 / • ft	\$7,110.00	\$0.00	\$7,110.00
Asphalt Walking Path from Granite Peak Court to Village Parkway Sub Total =				\$31,995.00	\$19,908.00	\$12,087.00
Asphalt Walking Path from Village Parkway to Briar Drive Excluding Section from Honey Locust to Huckleberry	Paving 1 1/2 inch AC Pathways	22380 • ft	\$1.75 / • ft	\$39,165.00	\$33,290.25	\$5,874.75
	Slurry Seal Pathways	22380 • ft	\$0.50 / • ft	\$11,190.00	\$0.00	\$11,190.00
	Lighting Site Overhead Rewiring	3	\$600.00 ea	\$1,800.00	\$1,620.00	\$180.00
	Fence Split Rail Stained	390 lf	\$18.00 / lf	\$7,020.00	\$6,177.60	\$842.40
	Fido House	4	\$250.00 ea	\$1,000.00	\$800.00	\$200.00
	Sprinkler Control Box	2	\$175.00 ea	\$350.00	\$297.50	\$52.50
Asphalt Walking Path from Village Parkway to Briar Drive Excluding Section from Honey Locust to Huckleberry Sub Total =				\$60,525.00	\$42,185.35	\$18,339.65
Asphalt Walking Path from Briar Path to New Forest Drive	Paving 1 1/2 inch AC Pathways	7920 • ft	\$1.75 / • ft	\$13,860.00	\$11,781.00	\$2,079.00
	Slurry Seal Pathways	7920 • ft	\$0.50 / • ft	\$3,960.00	\$0.00	\$3,960.00
	Fence Wood 6 ft	560 lf	\$35.00 / lf	\$19,600.00	\$17,248.00	\$2,352.00
	PCC Landscape Boarder	660 lf	\$5.00 / lf	\$3,300.00	\$2,970.00	\$330.00
Asphalt Walking Path from Briar Path to New Forest Drive Sub Total =				\$40,720.00	\$31,999.00	\$8,721.00
Landscaping	Landscaping Restoration	1	\$30,000.00 ea	\$30,000.00	\$0.00	\$30,000.00
	Drip Line Repairs	1	\$4,000.00 ea	\$4,000.00	\$0.00	\$4,000.00
Landscaping Sub Total =				\$34,000.00	\$0.00	\$34,000.00

Present Cost Report - Continued

Category	Item Name	No Units	Unit Cost	Present Cost	Net Present Value	Depreciation
Reserve Studies Estimates	Full New Reserve Study Estimate With a Site Visit	1	\$3,700.00 ea	\$3,700.00	\$1,480.00	\$2,220.00
	Reserve Study Annual Financial Update	1	\$1,000.00 ea	\$1,000.00	\$0.00	\$1,000.00
Reserve Studies Estimates Sub Total =				\$4,700.00	\$1,480.00	\$3,220.00
Totals =				\$2,239,312.50	\$1,056,093.75	\$1,183,218.75



**Woodland Village HOA 2024 Financial Update Funding Study Cash Flow Analysis**

Calendar Year	Annual Assessment	Annual Interest	Annual Expenses	Annual Income Tax	Net Reserve Funds	% Funded	Fully Funded Balance
2024	\$210,355	\$19,031	\$280,984	\$5,709	\$788,842	62.3%	\$1,266,687
2025	\$210,355	\$17,874	\$54,341	\$5,362	\$957,368	81.4%	\$1,176,435
2026	\$210,355	\$21,278	\$94,077	\$6,383	\$1,088,540	82.3%	\$1,321,940
2027	\$210,355	\$23,928	\$115,495	\$7,178	\$1,200,150	83.6%	\$1,436,192
2028	\$210,355	\$26,182	\$160,733	\$7,855	\$1,268,100	82.5%	\$1,537,178
2029	\$210,355	\$27,555	\$153,940	\$8,266	\$1,343,803	83.9%	\$1,601,523
2030	\$285,092	\$29,773	\$342,398	\$8,932	\$1,307,338	77.8%	\$1,680,979
2031	\$285,092	\$29,036	\$172,762	\$8,711	\$1,439,993	91.5%	\$1,574,477
2032	\$285,092	\$31,716	\$176,052	\$9,515	\$1,571,234	95.5%	\$1,645,645
2033	\$285,092	\$34,367	\$130,267	\$10,310	\$1,750,116	101.6%	\$1,721,882
2034	\$285,092	\$37,980	\$208,351	\$11,394	\$1,853,443	100.0%	\$1,854,031
2035	\$255,399	\$39,794	\$102,394	\$11,938	\$2,034,303	106.2%	\$1,916,346
2036	\$255,399	\$43,447	\$942,771	\$13,034	\$1,377,344	65.7%	\$2,096,518
2037	\$255,399	\$30,177	\$98,107	\$9,053	\$1,555,759	109.2%	\$1,424,532
2038	\$255,399	\$33,781	\$138,330	\$10,134	\$1,696,474	105.4%	\$1,609,738
2039	\$255,399	\$36,623	\$64,079	\$10,987	\$1,913,429	108.3%	\$1,766,710
2040	\$320,931	\$41,610	\$275,147	\$12,483	\$1,988,340	98.8%	\$2,012,599
2041	\$320,931	\$43,123	\$205,473	\$12,937	\$2,133,984	103.8%	\$2,056,578
2042	\$320,931	\$46,065	\$644,314	\$13,819	\$1,842,847	84.5%	\$2,182,044
2043	\$320,931	\$40,184	\$116,747	\$12,055	\$2,075,160	111.1%	\$1,867,726
2044	\$320,931	\$44,877	\$141,151	\$13,463	\$2,286,354	109.1%	\$2,096,148
2045	\$358,482	\$49,489	\$194,751	\$14,847	\$2,484,728	107.3%	\$2,315,273
2046	\$358,482	\$53,496	\$458,499	\$16,049	\$2,422,159	97.1%	\$2,495,164
2047	\$358,482	\$52,232	\$118,783	\$15,670	\$2,698,421	111.6%	\$2,418,547
2048	\$358,482	\$57,813	\$712,286	\$17,344	\$2,385,086	88.4%	\$2,699,406
2049	\$358,482	\$51,483	\$113,718	\$15,445	\$2,665,888	111.7%	\$2,387,589
2050	\$400,905	\$57,546	\$126,497	\$17,264	\$2,980,579	110.7%	\$2,693,404
2051	\$400,905	\$63,903	\$303,855	\$19,171	\$3,122,361	103.9%	\$3,006,025
2052	\$400,905	\$66,767	\$372,192	\$20,030	\$3,197,810	101.3%	\$3,156,507
2053	\$400,905	\$68,291	\$235,709	\$20,487	\$3,410,809	104.9%	\$3,252,468
2054	\$400,905	\$72,594	\$774,597	\$21,778	\$3,087,933	88.4%	\$3,492,414
<b>Totals :</b>	<b>\$9,366,175</b>	<b>\$1,292,011</b>	<b>\$8,028,799</b>	<b>\$387,603</b>			

<sup>1</sup> 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 2024: 12      Inflation = 3.00 %      Interest = 2.00 %

Study Life = 30 years      Initial Reserve Funds = \$846,149.24      Final Reserve Value = \$3,087,932.65

Annual Payments Held Constant for 5 years

**Woodland Village HOA 2024 Financial Update Reserve Assessment Summary****Projected Assessment by Month and by Calendar Year**

<b>Calendar Year</b>	<b>Member Monthly Reserve Assessment</b>	<b>Member Total Monthly Assessment</b>	<b>Member Total Annual Assessment</b>	<b>Monthly Reserve Assessment</b>	<b>Annual Reserve Assessment</b>
2024	\$9.28	\$9.28	\$111.36	\$17,530	\$210,355
2025	\$9.28	\$9.28	\$111.36	\$17,530	\$210,355
2026	\$9.28	\$9.28	\$111.36	\$17,530	\$210,355
2027	\$9.28	\$9.28	\$111.36	\$17,530	\$210,355
2028	\$9.28	\$9.28	\$111.36	\$17,530	\$210,355
2029	\$9.28	\$9.28	\$111.36	\$17,530	\$210,355
2030	\$12.58	\$12.58	\$150.92	\$23,758	\$285,092
2031	\$12.58	\$12.58	\$150.92	\$23,758	\$285,092
2032	\$12.58	\$12.58	\$150.92	\$23,758	\$285,092
2033	\$12.58	\$12.58	\$150.92	\$23,758	\$285,092
2034	\$12.58	\$12.58	\$150.92	\$23,758	\$285,092
2035	\$11.27	\$11.27	\$135.20	\$21,283	\$255,399
2036	\$11.27	\$11.27	\$135.20	\$21,283	\$255,399
2037	\$11.27	\$11.27	\$135.20	\$21,283	\$255,399
2038	\$11.27	\$11.27	\$135.20	\$21,283	\$255,399
2039	\$11.27	\$11.27	\$135.20	\$21,283	\$255,399
2040	\$14.16	\$14.16	\$169.89	\$26,744	\$320,931
2041	\$14.16	\$14.16	\$169.89	\$26,744	\$320,931
2042	\$14.16	\$14.16	\$169.89	\$26,744	\$320,931
2043	\$14.16	\$14.16	\$169.89	\$26,744	\$320,931
2044	\$14.16	\$14.16	\$169.89	\$26,744	\$320,931
2045	\$15.81	\$15.81	\$189.77	\$29,874	\$358,482
2046	\$15.81	\$15.81	\$189.77	\$29,874	\$358,482
2047	\$15.81	\$15.81	\$189.77	\$29,874	\$358,482
2048	\$15.81	\$15.81	\$189.77	\$29,874	\$358,482
2049	\$15.81	\$15.81	\$189.77	\$29,874	\$358,482
2050	\$17.69	\$17.69	\$212.23	\$33,409	\$400,905
2051	\$17.69	\$17.69	\$212.23	\$33,409	\$400,905
2052	\$17.69	\$17.69	\$212.23	\$33,409	\$400,905
2053	\$17.69	\$17.69	\$212.23	\$33,409	\$400,905
2054	\$17.69	\$17.69	\$212.23	\$33,409	\$400,905

*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 3.00%*

*Number of Payment Months in Calendar Year 2024: 12*

*Number of Years of Constant Payments: 5*

*No of Assessed Members: 1889*

**Woodland Village HOA 2024 Financial Update Funding Study - Expenses by Item and by Calendar Year**

Item Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
<b>Reserve Category : Alexandria Court</b>																		
Lighting Site Overhead Rewiring									\$3,929									
PCC Mail Box Pad																		
Fence Split Rail Stained						\$1,724												
Category Subtotal :						\$1,724			\$3,929									
<b>Reserve Category : Alexandria Drive</b>																		
Lighting Site Overhead Rewiring									\$4,714									
PCC Mail Box Pad																		
Fence Split Rail Stained						\$1,400												
Category Subtotal :						\$1,400			\$4,714									
<b>Reserve Category : Alderwood Court</b>																		
Lighting Site Overhead Rewiring									\$4,714									
PCC Mail Box Pad																		
Fence Split Rail Stained					\$1,420													
Category Subtotal :					\$1,420				\$4,714									
<b>Reserve Category : Almondleaf Court</b>																		
Lighting Site Overhead Rewiring								\$3,813										
PCC Mail Box Pad								\$635										
Fence Split Rail Stained			\$1,182															
Category Subtotal :			\$1,182					\$4,448										
<b>Reserve Category : Aquamarine Drive</b>																		
Lighting Site Overhead Rewiring						\$5,027												
Electric Panel						\$7,002												
Sprinkler Timing Station		\$1,593										\$2,149						
Sprinkler Control Box	\$1,082																	
Back Flow Preventer Rebuild	\$2,318																	
Back Flow Preventer Bag	\$155																	
PCC Mail Box Pad																\$1,211		
Fence Split Rail Stained	\$927																	

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Gate Metal						\$1,436												
Category Subtotal :	\$4,482	\$1,593				\$13,465						\$2,149				\$1,211		
<b>Reserve Category : Baby Bear Court</b>																		
Lighting Site Overhead Rewiring										\$6,477								
PCC Mail Box Pad																		
Fence Split Rail Stained					\$3,136													
Back Flow Preventer Rebuild																		
Back Flow Preventer Bag																		
Category Subtotal :					\$3,136					\$6,477								
<b>Reserve Category : Baileyville Court</b>																		
Lighting Site Overhead Rewiring									\$2,357									
PCC Mail Box Pad																		
Fence Split Rail Stained				\$812														
Gate Metal 3 ft with Wood									\$1,571									
Category Subtotal :				\$812					\$3,928									
<b>Reserve Category : Bear Lake Drive</b>																		
Lighting Site Overhead Rewiring								\$12,200										
PCC Mail Box Pad																		\$1,286
Fence Split Rail Stained			\$8,074															
Gate Metal								\$3,050										
Access Road Paving 1 1/2 inch AC Overlay								\$4,982										
Access Road Slurry Seal	\$1,154						\$1,381						\$1,653					
Access Road PCC Driveways																		
Access Road Fence Wood					\$2,846													
PCC Sidewalks																		
Category Subtotal :	\$1,154		\$8,074		\$2,846		\$1,381	\$20,232					\$1,653					\$1,286
<b>Reserve Category : Bear River Court</b>																		
Lighting Site Overhead Rewiring							\$2,960											
PCC Mail Box Pad																	\$416	

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Category Subtotal :							\$2,960										\$416	
<b>Reserve Category : Beechwood Court</b>																		
Lighting Site Overhead Rewiring										\$2,429								
Electric Panel																		
Sprinkler Timing Station	\$515										\$695							
Sprinkler Control Box	\$180																	
Back Flow Preventer Rebuild	\$773																	
Back Flow Preventer Bag	\$155																	
PCC Mail Box Pad																		
Fence Split Rail Stained					\$1,568													
Category Subtotal :	\$1,623				\$1,568					\$2,429	\$695							
<b>Reserve Category : Blue Creek Court</b>																		
Lighting Site Overhead Rewiring											\$2,503							
<b>Reserve Category : Box Elder Court</b>																		
Lighting Site Overhead Rewiring									\$4,714									
PCC Mail Box Pad																		
Fence Split Rail Stained				\$2,029														
Category Subtotal :				\$2,029					\$4,714									
<b>Reserve Category : Brushland Drive and Court</b>																		
Lighting Site Overhead Rewiring									\$5,500									
PCC Mail Box Pad																		
Category Subtotal :									\$5,500									
<b>Reserve Category : Buckshot Court</b>																		
Lighting Site Overhead Rewiring							\$2,960											
PCC Mail Box Pad																	\$416	
Category Subtotal :							\$2,960										\$416	

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
<b>Reserve Category : Calistoga Court</b>																		
Lighting Site Overhead Rewiring							\$1,480											
<b>Reserve Category : Casita Court</b>																		
Lighting Site Overhead Rewiring								\$1,525										
Fence Split Rail Stained			\$1,182															
Category Subtotal :			\$1,182					\$1,525										
<b>Reserve Category : Cedar View Court</b>																		
Lighting Site Overhead Rewiring											\$1,668							
PCC Mail Box Pad																		
Fence Split Rail Stained						\$431												
Gate Metal 3 ft											\$1,668							
Access Road Paving 1 1/2 inch AC Overlay									\$4,583									
Access Road Slurry Seal	\$1,030						\$1,233						\$1,476					
Access Road PCC Curbs with Gutters																		
Category Subtotal :	\$1,030					\$431	\$1,233		\$4,583		\$3,336		\$1,476					
<b>Reserve Category : Cherryleaf Court</b>																		
Lighting Site Overhead Rewiring								\$4,575										
PCC Mail Box Pad																		\$857
Fence Split Rail Stained			\$1,772															
Gate Metal 3 ft								\$1,525										
Category Subtotal :			\$1,772					\$6,100										\$857
<b>Reserve Category : Clear Lake Court</b>																		
Lighting Site Overhead Rewiring											\$2,503							
<b>Reserve Category : Clear Springs Court</b>																		
Lighting Site Overhead Rewiring							\$2,960											
PCC Mail Box Pad																	\$416	

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Category Subtotal :							\$2,960										\$416	
<b>Reserve Category : Cody Court</b>																		
PCC Mail Box Pad																		
Fence Split Rail Stained							\$1,998											
Category Subtotal :							\$1,998											
<b>Reserve Category : Crystal Canyon Boulevard</b>																		
Lighting Site Overhead Rewiring										\$5,667								
PCC Mail Box Pad																		
Fence Split Rail Stained					\$836													
Gate Metal 3 ft										\$1,619								
Fido House	\$258																	
Category Subtotal :	\$258				\$836					\$7,286								
<b>Reserve Category : Datewood Court</b>																		
Lighting Site Overhead Rewiring									\$3,143									
PCC Mail Box Pad																		
Fence Split Rail Stained				\$1,218														
Gate Metal 3 ft									\$1,571									
Category Subtotal :				\$1,218					\$4,714									
<b>Reserve Category : Davenport Court</b>																		
Lighting Site Overhead Rewiring											\$2,503							
<b>Reserve Category : Davenport Lane</b>																		
Lighting Site Overhead Rewiring									\$5,500									
PCC Mail Box Pad																		
Fence Split Rail Stained				\$1,015														
Category Subtotal :				\$1,015					\$5,500									
<b>Reserve Category : Desert Lake Court</b>																		
Lighting Site Overhead Rewiring										\$3,238								
PCC Mail Box Pad																		

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Fence Split Rail Stained					\$836													
Category Subtotal :					\$836					\$3,238								
<b>Reserve Category : Desert Lake Drive</b>																		
Lighting Site Overhead Rewiring										\$21,050								
Electric Panel																		
Sprinkler Timing Station	\$1,030										\$1,390							
Sprinkler Control Box	\$721																	
Back Flow Preventer Rebuild	\$773																	
Back Flow Preventer Bag	\$155																	
PCC Mail Box Pad																		
Fence Split Rail Stained					\$2,718													
Category Subtotal :	\$2,679				\$2,718					\$21,050	\$1,390							
<b>Reserve Category : Drift Creek Court</b>																		
Lighting Site Overhead Rewiring									\$2,357									
<b>Reserve Category : Dustin Court</b>																		
Lighting Site Overhead Rewiring													\$7,086					
PCC Mail Box Pad																		
Fence Split Rail Stained							\$1,554											
Category Subtotal :							\$1,554						\$7,086					
<b>Reserve Category : Elk Court</b>																		
Lighting Site Overhead Rewiring							\$1,480											
Fence Split Rail Stained			\$788															
Category Subtotal :			\$788				\$1,480											
<b>Reserve Category : Empire Court</b>																		
Lighting Site Overhead Rewiring							\$3,700											
PCC Mail Box Pad																	\$416	
Fence Split Rail Stained			\$2,560															
Gate Metal 3 ft							\$1,480											



**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Category Subtotal :			\$2,560				\$5,180										\$416	
<b>Reserve Category : Fairfax Court</b>																		
Lighting Site Overhead Rewiring											\$5,005							
Electric Panel																		
Sprinkler Timing Station		\$531										\$716						
Sprinkler Control Box	\$180																	
Back Flow Preventer Rebuild	\$773																	
Back Flow Preventer Bag	\$155																	
PCC Mail Box Pad																		
Fence Split Rail Stained						\$3,016												
Category Subtotal :	\$1,108	\$531				\$3,016					\$5,005	\$716						
<b>Reserve Category : Feather River Court</b>																		
Lighting Site Overhead Rewiring							\$2,960											
PCC Mail Box Pad																	\$416	
Fence Split Rail Stained		\$764																
Category Subtotal :		\$764					\$2,960										\$416	
<b>Reserve Category : Fiesta Court</b>																		
Lighting Site Overhead Rewiring							\$1,480											
Fence Split Rail Stained			\$788															
Category Subtotal :			\$788				\$1,480											
<b>Reserve Category : Fontana Court</b>																		
Lighting Site Overhead Rewiring							\$1,480											
<b>Reserve Category : Fonti Court</b>																		
Lighting Site Overhead Rewiring							\$2,220											
Fence Split Rail Stained			\$1,280															
Category Subtotal :			\$1,280				\$2,220											

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
<b>Reserve Category : Fortune Court</b>																		
Lighting Site Overhead Rewiring							\$4,440											
Electric Panel																	\$3,245	
Sprinkler Timing Station		\$531										\$716						
Sprinkler Control Box	\$180																	
Back Flow Preventer Rebuild	\$773																	
Back Flow Preventer Bag	\$155																	
PCC Mail Box Pad																	\$416	
Fence Split Rail Stained		\$956																
Category Subtotal :	\$1,108	\$1,487					\$4,440					\$716					\$3,661	
<b>Reserve Category : Fossil Court</b>																		
Lighting Site Overhead Rewiring							\$2,220											
Fence Split Rail Stained			\$1,182															
Category Subtotal :			\$1,182				\$2,220											
<b>Reserve Category : Frost Peak Court</b>																		
Lighting Site Overhead Rewiring							\$2,220											
Fence Split Rail Stained			\$1,575															
Category Subtotal :			\$1,575				\$2,220											
<b>Reserve Category : Georgetown Drive and Court</b>																		
Lighting Site Overhead Rewiring								\$6,863										
Electric Panel																		\$3,344
Sprinkler Timing Station		\$531										\$716						
Sprinkler Control Box	\$180																	
PCC Mail Box Pad																		\$1,286
Fence Split Rail Stained																		
Paving 1 1/2 inch AC Pathways													\$4,082					
Pathways Slurry Seal	\$814						\$974						\$1,166					
Gate Metal								\$1,525										
Category Subtotal :	\$994	\$531					\$974	\$8,388				\$716	\$5,248					\$4,630

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
<b>Reserve Category : Giant Panda Court</b>																		
Lighting Site Overhead Rewiring																		
<b>Reserve Category : Gingko Court</b>																		
Lighting Site Overhead Rewiring											\$3,337							
PCC Mail Box Pad											\$348							
Fence Split Rail Stained						\$2,155												
Category Subtotal :						\$2,155					\$3,685							
<b>Reserve Category : Goose Lake Drive</b>																		
Lighting Site Overhead Rewiring													\$2,657					
PCC Mail Box Pad																		
Fence Split Rail Stained								\$1,601										
Category Subtotal :								\$1,601					\$2,657					
<b>Reserve Category : Grand Valley Court</b>																		
Lighting Site Overhead Rewiring								\$2,288										
Fence Split Rail Stained			\$788															
Category Subtotal :			\$788					\$2,288										
<b>Reserve Category : Grizzly Bear Court</b>																		
Lighting Site Overhead Rewiring															\$8,464			
PCC Mail Box Pad																		
Paving 1 1/2 inch AC Pathways													\$3,358					
Slurry Seal Pathway	\$670						\$802						\$960					
Category Subtotal :	\$670						\$802						\$4,318		\$8,464			
<b>Reserve Category : Hazelnut Drive</b>																		
Lighting Site Overhead Rewiring									\$3,929									
PCC Mail Box Pad																		
Category Subtotal :									\$3,929									

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
<b>Reserve Category : Hedge Court</b>																		
Lighting Site Overhead							\$740											
<b>Reserve Category : Honey Locust Court</b>																		
Lighting Site Overhead Rewiring													\$1,772					
PCC Mail Box Pad																		
Fence Split Rail Stained								\$2,288										
Category Subtotal :								\$2,288					\$1,772					
<b>Reserve Category : Ivywood Court</b>																		
Lighting Site Overhead Rewiring										\$1,619								
PCC Mail Box Pad																		
Fence Split Rail Stained					\$1,882													
Category Subtotal :					\$1,882					\$1,619								
<b>Reserve Category : Javalina Court</b>																		
Lighting Site Overhead Rewiring							\$3,700											
PCC Mail Box Pad																	\$416	
Fence Split Rail Stained		\$1,147																
Category Subtotal :		\$1,147					\$3,700										\$416	
<b>Reserve Category : Jotewood Court</b>																		
Lighting Site Overhead Rewiring									\$3,143									
PCC Mail Box Pad																		
Fence Split Rail Stained				\$2,029														
Category Subtotal :				\$2,029					\$3,143									
<b>Reserve Category : Journey Court</b>																		
Lighting Site Overhead Rewiring								\$2,288										
Fence Split Rail Stained			\$788															
Category Subtotal :			\$788					\$2,288										

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
<b>Reserve Category : Kodiak Bear Court</b>																		
Lighting Site Overhead Rewiring																		
<b>Reserve Category : La Casa Court</b>																		
Lighting Site Overhead Rewiring								\$1,525										
<b>Reserve Category : Lago Court</b>																		
Lighting Site Overhead Rewiring							\$740											
<b>Reserve Category : Lake Powell Drive</b>																		
Lighting Site Overhead Rewiring													\$2,657					
PCC Mail Box Pad																		
Category Subtotal :													\$2,657					
<b>Reserve Category : Lanceleaf Court</b>																		
Lighting Site Overhead Rewiring								\$2,288										
PCC Mail Box Pad																		\$429
Fence Split Rail Stained			\$1,182															
Category Subtotal :			\$1,182					\$2,288										\$429
<b>Reserve Category : Little Peak Court</b>																		
Lighting Site Overhead Rewiring											\$2,503							
Fence Split Rail Stained						\$3,016												
Category Subtotal :						\$3,016					\$2,503							
<b>Reserve Category : Live Oak Court</b>																		
Lighting Site Overhead Rewiring											\$3,337							
PCC Sidewalks 3 ft																		
Fence Split Rail Stained						\$2,155												
Electric Panel																		
Sprinkler Timing Station		\$531										\$716						
Sprinkler Control Box	\$180																	

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Category Subtotal :	\$180	\$531				\$2,155					\$3,337	\$716						
<b>Reserve Category : Lockspur Court</b>																		
Lighting Site Overhead Rewiring								\$3,050										
Fence Split Rail Stained			\$1,575															
Category Subtotal :			\$1,575					\$3,050										
<b>Reserve Category : Mama Bear Court</b>																		
Lighting Site Overhead Rewiring										\$5,667								
PCC Mail Box Pad																		
Fence Split Rail Stained					\$1,673													
Gate Metal										\$1,619								
Category Subtotal :					\$1,673					\$7,286								
<b>Reserve Category : Mayfield Court</b>																		
Lighting Site Overhead Rewiring									\$2,357									
Fence Split Rail Stained				\$1,623														
Category Subtotal :				\$1,623					\$2,357									
<b>Reserve Category : Morning Breeze Court</b>																		
Lighting Site Overhead Rewiring											\$4,171							
PCC Mail Box Pad																		
Category Subtotal :											\$4,171							
<b>Reserve Category : Narrowleaf Court</b>																		
Lighting Site Overhead Rewiring													\$886					
PCC Mail Box Pad																		
Fence Split Rail Stained								\$915										
Category Subtotal :								\$915					\$886					
<b>Reserve Category : New Forest Drive</b>																		
Electric Panel																		
Sprinkler Timing Station			\$547										\$738					
Sprinkler Control Box	\$1,082																	

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Back Flow Preventer Rebuild	\$773																	
Back Flow Preventer Bag	\$155																	
Fence Split Rail Stained				\$21,509														
Gate Metal 3 ft									\$1,571									
Category Subtotal :	\$2,010		\$547	\$21,509					\$1,571				\$738					
<b>Reserve Category : Oak Brook Court</b>																		
Lighting Site Overhead Rewiring											\$2,503							
Fence Split Rail Stained						\$7,756												
Gate Metal 3 ft											\$1,668							
Category Subtotal :						\$7,756					\$4,171							
<b>Reserve Category : Oak Brook Lane</b>																		
Lighting Site Overhead Rewiring											\$5,005							
PCC Mail Box Pad																		
Category Subtotal :											\$5,005							
<b>Reserve Category : Oak View Court</b>																		
Lighting Site Overhead Rewiring									\$4,714									
PCC Mail Box Pad																		
Fence Split Rail Stained				\$1,319														
Gate Metal 3 ft with Wood									\$1,571									
Category Subtotal :				\$1,319					\$6,285									
<b>Reserve Category : Out Post Court</b>																		
Lighting Site Overhead Rewiring																		
PCC Mail Box Pad																		
Category Subtotal :																		
<b>Reserve Category : Panda Bear Court</b>																		
Lighting Site Overhead Rewiring															\$940			
PCC Mail Box Pad																		

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Paving 1 1/2 inch AC Pathways													\$775					
Slurry Seal Pathways	\$155						\$185						\$221					
Category Subtotal :	\$155						\$185						\$996		\$940			
<b>Reserve Category : Papa Bear Court</b>																		
Lighting Site Overhead Rewiring										\$7,287								
PCC Mail Box Pad																		
Fence Split Rail Stained					\$1,673													
Gate Metal										\$1,619								
Category Subtotal :					\$1,673					\$8,906								
<b>Reserve Category : Pebble Court</b>																		
Lighting Site Overhead Rewiring							\$740											
<b>Reserve Category : Pin Oak Court</b>																		
Lighting Site Overhead Rewiring											\$5,840							
PCC Mail Box Pad																		
Fence Split Rail Stained						\$1,400												
Category Subtotal :						\$1,400					\$5,840							
<b>Reserve Category : Pintura Court</b>																		
Lighting Site Overhead Rewiring											\$834							
PCC Mail Box Pad																		
Fence Split Rail Stained						\$1,400												
Gate Metal 3 ft											\$1,668							
Category Subtotal :						\$1,400					\$2,502							
<b>Reserve Category : Polar Bear Court</b>																		
Lighting Site Overhead Rewiring																		
Fence Split Rail Stained														\$19,167				
Category Subtotal :														\$19,167				



**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
<b>Reserve Category : Polar Bear Drive</b>																		
Lighting Site Overhead Rewiring																		
PCC Mail Box Pad																		
Fence Split Rail Stained																	\$82,080	
Category Subtotal :																	\$82,080	
<b>Reserve Category : Posado Court</b>																		
Lighting Site Overhead Rewiring								\$1,525										
<b>Reserve Category : Posy Lake Court</b>																		
Lighting Site Overhead Rewiring										\$4,858								
PCC Mail Box Pad																		
Fence Split Rail Stained						\$1,724												
Category Subtotal :						\$1,724				\$4,858								
<b>Reserve Category : Quarry Court</b>																		
Lighting Site Overhead Rewiring																\$5,814		
PCC Mail Box Pad																		
Fence Split Rail Stained											\$1,251							
Paving 1 1/2 inch AC Pathways													\$3,281					
Slurry Seal Pathways	\$654						\$783						\$937					
Category Subtotal :	\$654						\$783				\$1,251		\$4,218			\$5,814		
<b>Reserve Category : Rio Court</b>																		
Lighting Site Overhead Rewiring								\$763										
<b>Reserve Category : Rockland Drive</b>																		
Retaining Walls Wood													\$4,783					
Electric Panel																		
Sprinkler Timing Station		\$531										\$716						
Sprinkler Control Box			\$383															
Category Subtotal :		\$531	\$383									\$716	\$4,783					

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
<b>Reserve Category : Rogue River Court</b>																		
Lighting Site Overhead Rewiring													\$2,657					
<b>Reserve Category : Silverleaf Court</b>																		
Lighting Site Overhead Rewiring								\$3,050										
PCC Mail Box Pad																		\$857
Fence Split Rail Stained			\$1,280															
Category Subtotal :			\$1,280					\$3,050										\$857
<b>Reserve Category : Sky Crest Court</b>																		
Lighting Site Overhead Rewiring													\$4,429					
PCC Mail Box Pad																		
Fence Split Rail Stained								\$1,373										
Category Subtotal :								\$1,373					\$4,429					
<b>Reserve Category : Smoketree Court</b>																		
Lighting Site Overhead Rewiring													\$1,772					
PCC Mail Box Pad																		
Fence Split Rail Stained								\$2,745										
Category Subtotal :								\$2,745					\$1,772					
<b>Reserve Category : Sofia Court</b>																		
Lighting Site Overhead Rewiring								\$763										
Back Flow Preventer Rebuild	\$773																	
Back Flow Preventer Bag	\$155																	
Category Subtotal :	\$928							\$763										
<b>Reserve Category : Spring Canyon Court</b>																		
Lighting Site Overhead Rewiring											\$2,503							
<b>Reserve Category : Spruce Lake Court</b>																		
Lighting Site Overhead Rewiring											\$1,668							

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
PCC Mail Box Pad																		
Fence Split Rail Stained						\$2,585												
Category Subtotal :						\$2,585					\$1,668							
<b>Reserve Category : Sunstone Court</b>																		
Lighting Site Overhead Rewiring							\$2,960											
PCC Mail Box Pad																	\$416	
Category Subtotal :							\$2,960										\$416	
<b>Reserve Category : Sweet Gum Court</b>																		
Lighting Site Overhead Rewiring											\$2,503							
<b>Reserve Category : Teddy Bear Court</b>																		
Lighting Site Overhead Rewiring																\$1,938		
PCC Mail Box Pad																		
Category Subtotal :																\$1,938		
<b>Reserve Category : Thomasville Court</b>																		
Lighting Site Overhead Rewiring									\$3,929									
Fence Split Rail Stained				\$1,319														
Category Subtotal :				\$1,319					\$3,929									
<b>Reserve Category : Timber Grove Court</b>																		
Lighting Site Overhead Rewiring											\$1,668							
<b>Reserve Category : Trout Court</b>																		
Lighting Site Overhead Rewiring													\$1,772					
<b>Reserve Category : Valecito Court</b>																		
Lighting Site Overhead Rewiring								\$1,525										
Fence Split Rail Stained			\$788															
Category Subtotal :			\$788					\$1,525										

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
<b>Reserve Category : Village Center Drive</b>																		
Paving 2 inch AC Overlay																		
Slurry Seal						\$16,542						\$19,800						\$23,699
Paving Striping						\$838						\$1,003						\$1,200
PCC Curbs and Gutters																		
PCC Sidewalks 4 ft																		
Lighting Site Overhead Rewiring									\$10,214									
Fence Split Rail Stained				\$609														
Category Subtotal :				\$609		\$17,380			\$10,214			\$20,803						\$24,899
<b>Reserve Category : Village Parkway</b>																		
Lighting Site Overhead Rewiring										\$18,621								
Electric Panel																		\$3,344
Sprinkler Timing Station		\$531										\$716						
Sprinkler Control Box	\$1,082																	
Back Flow Preventer Rebuild	\$773																	
Fence Split Rail Stained			\$4,136															
Gate Metal 3 ft								\$3,050										
Electric Panel near Teddy Bear Court																		
Sprinkler Timing Station near Teddy Bear Court	\$515										\$695							
Sprinkler Control Box near Teddy Bear Court					\$407													
Fence Split Rail Stained added 2018					\$4,600													
PCC Mail Box Pad added 2018																		
Category Subtotal :	\$2,370	\$531	\$4,136		\$5,007			\$3,050		\$18,621	\$695	\$716						\$3,344
<b>Reserve Category : Vineyard Court</b>																		
Lighting Site Overhead Rewiring															\$3,762			
PCC Mail Box Pad																		
Fence Split Rail Stained								\$1,373										
Category Subtotal :								\$1,373							\$3,762			

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
<b>Reserve Category : White Tail Court</b>																		
Lighting Site Overhead Rewiring											\$1,668							
Fence Split Rail Stained						\$3,016												
Category Subtotal :						\$3,016					\$1,668							
<b>Reserve Category : Whitebark Court</b>																		
Lighting Site Overhead Rewiring													\$5,315					
PCC Mail Box Pad																		
Fence Split Rail Stained								\$1,373										
Category Subtotal :								\$1,373					\$5,315					
<b>Reserve Category : Williamsburg Drive</b>																		
Electric Panel																		\$3,344
Sprinkler Timing Station		\$531										\$716						
Sprinkler Control Box	\$361																	
Back Flow Preventer Rebuild	\$773																	
Back Flow Preventer Bag	\$155																	
PCC Mail Box Pad																		\$6,002
Fence Split Rail Stained			\$1,379															
Category Subtotal :	\$1,289	\$531	\$1,379									\$716						\$9,346
<b>Reserve Category : Wood Leaf Court</b>																		
Lighting Site Overhead Rewiring											\$2,503							
PCC Mail Box Pad																		
Fence Split Rail Stained						\$1,724												
Category Subtotal :						\$1,724					\$2,503							
<b>Reserve Category : Yearling Court</b>																		
Lighting Site Overhead Rewiring											\$2,503							
Fence Split Rail Stained						\$1,400												
Gate Metal 3 ft											\$1,668							
Category Subtotal :						\$1,400					\$4,171							

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
<b>Reserve Category : Storm Water Detention on Desert Lake Drive</b>																		
Fence Split Rail Stained		\$12,614																
Bench Metal										\$4,048								
Fido House	\$258																	
Category Subtotal :	\$258	\$12,614								\$4,048								
<b>Reserve Category : Detention off of Calistoga Court</b>																		
Fence Split Rail Stained	\$3,895																	
<b>Reserve Category : Detention off of Crystal Canyon Boulevard and Garnet Drive</b>																		
Fence Split Rail Stained	\$7,419																	
<b>Reserve Category : Detention Pond North of Aquamarine Drive</b>																		
Fence Split Rail Stained									\$20,743									
<b>Reserve Category : Storm Water Detention Basin D</b>																		
Fence Split Rail Stained			\$12,997															
<b>Reserve Category : Storm Detention off New Forest Drive</b>																		
Fence Split Rail Stained					\$25,091													
Paving 1 1/2 inch AC Overlay								\$8,006										
Slurry Seal Access Road	\$1,855						\$2,220						\$2,657					
Category Subtotal :	\$1,855				\$25,091		\$2,220	\$8,006					\$2,657					
<b>Reserve Category : Basin off Quarry Court</b>																		
Tubular Steel 6 ft Fencing						\$7,541												
Fence Post Wood 6 ft																\$5,047		
Fencing Chain Link 4 ft Green																		
PCC Pad																		
Electric Panel																		
Sprinkler Timing Station	\$515										\$695							
Sprinkler Control Box						\$419												
Back Flow Preventer Rebuild						\$1,197												
Back Flow Preventer Bag						\$180												
Fido House							\$617											
Category Subtotal :	\$515					\$9,337	\$617				\$695					\$5,047		

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
<b>Reserve Category : Basin off Briar Drive</b>																		
Fence Split Rail Stained								\$31,797										
Gate Metal 3 ft													\$3,543					
Category Subtotal :								\$31,797					\$3,543					
<b>Reserve Category : Asphalt Walking Path from Aquamarine Drive to Baby Bear Court</b>																		
Paving 1 1/2 inch AC Pathways													\$91,351					
Slurry Seal Pathways	\$18,218						\$21,806						\$26,100					
Fence Split Rail Stained						\$9,695												
Lighting Site Overhead Rewiring											\$5,840							
Sprinkler Control Box	\$361																	
Category Subtotal :	\$18,579					\$9,695	\$21,806				\$5,840		\$117,451					
<b>Reserve Category : Asphalt Walking Path from Village Way to Forest Park</b>																		
Paving 1 1/2 inch AC Pathways													\$48,388					
Slurry Seal Pathways	\$9,650						\$11,550						\$13,825					
Lighting Site Overhead Rewiring											\$3,337							
Sprinkler Control Box	\$361																	
PCC Sidewalk																		
Bench Metal											\$2,086							
BBQ Metal						\$598												
Fido House	\$515																	
PCC Pad at BBQ																		
Category Subtotal :	\$10,526					\$598	\$11,550				\$5,423		\$62,213					
<b>Reserve Category : Asphalt Walking Path from Empire Court to Bear Lake Drive</b>																		
Paving 1 1/2 inch AC Pathways													\$40,044					
Slurry Seal Pathways	\$7,986						\$9,558						\$11,441					
Sprinkler Control Box		\$372																
Bench Metal											\$2,086							
Category Subtotal :	\$7,986	\$372					\$9,558				\$2,086		\$51,485					

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
<b>Reserve Category : Asphalt Walking Path from Bear River Drive to Lockspur Court</b>																		
Paving 1 1/2 inch AC Pathways													\$37,744					
Slurry Seal Pathways	\$7,527						\$9,010						\$10,784					
Lighting Site Overhead Rewiring								\$3,813										
Sprinkler Control Box	\$361																	
Bench Metal					\$1,742													
Category Subtotal :	\$7,888				\$1,742		\$9,010	\$3,813					\$48,528					
<b>Reserve Category : Asphalt Walking Path from Bear Lake Drive to Sandpiper Drive</b>																		
Paving 1 1/2 inch AC Pathways													\$59,471					
Slurry Seal Pathways	\$11,860						\$14,196						\$16,992					
Gate Metal									\$1,571									
Fence Split Rail Stained				\$4,261														
Sandpiper Drive Paving 1 1/2 inch AC Overlay												\$28,582						
Sandpiper Drive Slurry Seal	\$5,873						\$7,030						\$8,415					
Category Subtotal :	\$17,733			\$4,261			\$21,226		\$1,571			\$28,582	\$84,878					
<b>Reserve Category : Asphalt Walking Path from Village Parkway to Detention Pond on Oak Brook Court</b>																		
Paving 1 1/2 inch AC Pathways													\$57,534					
Slurry Seal Pathways	\$11,474						\$13,733						\$16,438					
Sprinkler Control Box	\$361																	
PCC Curbs with Gutters																		
PCC Sidewalks 4 ft																		
Category Subtotal :	\$11,835						\$13,733						\$73,972					
<b>Reserve Category : Asphalt Walking Path from Quarry Court to Detention Pond off Village Parkway</b>																		
Paving 1 1/2 inch AC Pathways													\$28,418					
Slurry Seal Pathways	\$5,667						\$6,783						\$8,119					
Sprinkler Control Box					\$407													
Category Subtotal :	\$5,667				\$407		\$6,783						\$36,537					



**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
<b>Reserve Category : Asphalt Walking Path from Honey Locust Court to Detention Pond on Briar Drive</b>																		
Paving 1 1/2 inch AC Pathways													\$38,804					
Slurry Seal Pathways	\$7,738						\$9,262						\$11,087					
Fence Split Rail Stained									\$25,221									
Sprinkler Control Box				\$395														
Category Subtotal :	\$7,738			\$395			\$9,262		\$25,221				\$49,891					
<b>Reserve Category : Asphalt Walking Path from Rockland Drive to Detention Pond off Oak Brook Court</b>																		
Paving 1 1/2 inch AC Pathways													\$67,532					
Slurry Seal Pathways	\$13,468						\$16,120						\$19,295					
Lighting Site Overhead Rewiring											\$4,171							
Sprinkler Control Box	\$361																	
PCC Sidewalk																		
Fido House	\$258																	
Fence Split Rail Stained						\$1,939												
Category Subtotal :	\$14,087					\$1,939	\$16,120				\$4,171		\$86,827					
<b>Reserve Category : Asphalt Walking Path Detention Pond on Oak Brook Court to Village Way</b>																		
Paving 1 1/2 inch AC Pathways													\$60,040					
Slurry Seal Pathways	\$11,973						\$14,332						\$17,154					
Lighting Site Overhead Rewiring											\$2,503							
Sprinkler Control Box	\$361																	
PCC Sidewalk																		
Fido House		\$265																
Fence Split Rail Stained						\$1,939												
Gate Metal 3 ft											\$1,668							
Category Subtotal :	\$12,334	\$265				\$1,939	\$14,332				\$4,171		\$77,194					
<b>Reserve Category : Perimeter Fencing</b>																		
Fence Split Rail Stained Phase 1 and 2			\$5,514															
Fence Split Rail Stained Phase 3				\$17,857														

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Fence Split Rail Stained Entry Village Parkway				\$4,464														
Fence Split Rail Stained Phase 5				\$6,493														
Fence Split Rail Stained Phase 6				\$4,058														
Fence Split Rail Stained Phase 7				\$8,117														
Fence Split Rail Stained Phase 8					\$6,691													
Fence Split Rail Stained Phase 9					\$5,018													
Fence Split Rail Stained Phase 10						\$4,309												
Fence Split Rail Stained Phase 11						\$8,618												
Fence Split Rail Stained Phase 13						\$14,651												
Fence Split Rail Stained Phase 14								\$10,065										
Fence Split Rail Stained Phase 15									\$6,600									
Fence Split Rail Stained Phase 16										\$1,943								
Category Subtotal :			\$5,514	\$40,989	\$11,709	\$27,578		\$10,065	\$6,600	\$1,943								
<b>Reserve Category : Additional Pathway Asphalt Work</b>																		
Paving Cut and Patch Phase 1					\$58,081						\$69,520						\$83,212	
Paving Cut and Patch Phase 2	\$51,521						\$61,668						\$73,813					
Category Subtotal :	\$51,521				\$58,081		\$61,668				\$69,520		\$73,813				\$83,212	
<b>Reserve Category : Briar Drive</b>																		
Fence Split Rail Stained																		
PCC Mail Box Pad Large																		
PCC Mail Box Pad Small																		
PCC Mail Box Pad Large New																		
Back Flow Preventer Rebuild Large																	\$1,664	
Back Flow Preventer Bag Missing	\$258																	

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Category Subtotal :	\$258																\$1,664	
<b>Reserve Category : Haskell Peak Court</b>																		
Lighting Site Overhead Rewiring																		
<b>Reserve Category : Huckleberry Court</b>																		
Lighting Site Overhead Rewiring																		
Fence Split Rail Stained																		
Category Subtotal :																		
<b>Reserve Category : Ivyberry Court</b>																		
Lighting Site Overhead Rewiring																		
Fence Split Rail Stained																		
Category Subtotal :																		
<b>Reserve Category : Juneberry Court</b>																		
Lighting Site Overhead Rewiring																		
Fence Split Rail Stained																		
Category Subtotal :																		
<b>Reserve Category : Mountainash Court</b>																		
Lighting Site Overhead Rewiring																		
Fence Split Rail Stained																		
Category Subtotal :																		
<b>Reserve Category : Pequeno Court</b>																		
Lighting Site Overhead Rewiring																		
<b>Reserve Category : Silverbell Court</b>																		
Lighting Site Overhead Rewiring																		
Fence Split Rail Stained																		
Category Subtotal :																		

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
<b>Reserve Category : Winterhazel Court</b>																		
Lighting Site Overhead Rewiring																		
Fence Split Rail Stained																		
Category Subtotal :																		
<b>Reserve Category : Asphalt Walking Path from Huckleberry Court to Honey Locust Court</b>																		
Paving 1 1/2 inch AC Pathways														\$31,785				
Slurry Seal Pathways	\$6,152						\$7,363						\$8,813					
Fence Split Rail Stained																		
Category Subtotal :	\$6,152						\$7,363						\$8,813	\$31,785				
<b>Reserve Category : Asphalt Walking Path from Goose Lake Court to Granite Peak Court</b>																		
Paving 1 1/2 inch AC Pathways															\$65,366			
Slurry Seal Pathways	\$12,277						\$14,695						\$17,590					
PCC Sidewalks																		
Lighting Site Overhead Rewiring																		
Fence Split Rail Stained																		
Picnic Table Wood Natural State										\$675								
Grape Arbor 6ft Natural State															\$2,821			
Sprinkler Control Box															\$549			
Back Flow Preventer Rebuild															\$1,176			
Back Flow Preventer Bag															\$392			
Category Subtotal :	\$12,277						\$14,695			\$675			\$17,590		\$70,304			
<b>Reserve Category : Brady Ridge Court</b>																		
Lighting Site Overhead Rewiring																		
Fence Split Rail Stained																		
Category Subtotal :																		
<b>Reserve Category : Jones Creek Court</b>																		
Lighting Site Overhead Rewiring																		

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Fence Split Rail Stained																		
Category Subtotal :																		
<b>Reserve Category : Tohakum Court</b>																		
Lighting Site Overhead Rewiring																		
<b>Reserve Category : Angel Lake Court</b>																		
Lighting Site Overhead Rewiring																		
Fence Split Rail Stained																		
Category Subtotal :																		
<b>Reserve Category : Davis Meadows Court</b>																		
Lighting Site Overhead Rewiring																		
Fence Split Rail Stained																		
Back Flow Preventer Rebuild Large																		\$1,715
Back Flow Preventer Bag Missing	\$258																	
Category Subtotal :	\$258																	\$1,715
<b>Reserve Category : Orr Valley Court</b>																		
Lighting Site Overhead Rewiring																		
<b>Reserve Category : Gary Hills Court</b>																		
Lighting Site Overhead Rewiring																		
Fence Split Rail Stained																		
Category Subtotal :																		
<b>Reserve Category : Ginny Creek Court</b>																		
Lighting Site Overhead Rewiring																		
Fence Split Rail Stained																		
Sprinkler Control Box																		\$300
Category Subtotal :																		\$300

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
<b>Reserve Category : Knott Creek Court</b>																		
Lighting Site Overhead Rewiring																		
Fence Split Rail Stained																		
Category Subtotal :																		
<b>Reserve Category : Marys River Court</b>																		
Lighting Site Overhead Rewiring																		
<b>Reserve Category : Relay Ridge Court</b>																		
Lighting Site Overhead Rewiring																		
<b>Reserve Category : Rye Patch Court</b>																		
Lighting Site Overhead Rewiring																		
<b>Reserve Category : Salvatore Court</b>																		
Lighting Site Overhead Rewiring																		
Fence Split Rail Stained																		
Sprinkler Control Box																		\$300
Category Subtotal :																		\$300
<b>Reserve Category : Trail Canyon Court</b>																		
Lighting Site Overhead Rewiring																		
Fence Split Rail Stained																		
Category Subtotal :																		
<b>Reserve Category : Trinity Range Court</b>																		
Lighting Site Overhead Rewiring																		
Fence Split Rail Stained																		
Category Subtotal :																		
<b>Reserve Category : Village Parkway from Brady Ridge Court to New Forest Drive</b>																		
Fence Split Rail Stained																		
PCC Mail Box Pad Medium																		

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
PCC Mail Box Pad Small																		
Back Flow Preventer Large																	\$1,664	
Back Flow Preventer Bag Missing	\$258																	
Sprinkler Control Box																	\$291	
Fido House												\$358						
Category Subtotal :	\$258											\$358					\$1,955	
<b>Reserve Category : New Forest Drive from Village Parkway to Briar Drive</b>																		
Lighting Site Overhead Rewiring																		
Flag Pole																		
Solar Panels for Street Light and Flag Pole								\$508										\$686
Fence Split Rail Stained																		
PCC Mail Box Pad Large																		
Back Flow Preventer Large																		\$1,715
Back Flow Preventer Bag Missing	\$258																	
Sprinkler Control Box																		\$1,500
Fido House													\$738					
PCC Pavers																		
PCC Pad at Pavers																		
Horseshoe Pi																		\$1,715
Gazebo																		
Gazebo Roof Composition																		
Gazebo Paint Ceiling and Posts					\$871							\$1,075						
Picnic Tables Metal																		
Bench Trex-like																		
BBQ Metal													\$738					
Planters Raised Bed Metal																		
Bird House Wood																		\$857
PCC Landscaping Boarder																		
Category Subtotal :	\$258				\$871			\$508				\$1,075	\$1,476					\$6,473

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
<b>Reserve Category : Asphalt Walking Path from Granite Peak Court to Village Parkway</b>																		
Paving 1 1/2 inch AC Pathways																	\$41,414	
Slurry Seal Pathways	\$7,326						\$8,769						\$10,496					
Category Subtotal :	\$7,326						\$8,769						\$10,496				\$41,414	
<b>Reserve Category : Asphalt Walking Path from Village Parkway to Briar Drive Excluding Section from Honey Locust to Huckleberry</b>																		
Paving 1 1/2 inch AC Pathways																		\$67,162
Slurry Seal Pathways	\$11,530						\$13,801						\$16,519					
Lighting Site Overhead Rewiring																		
Fence Split Rail Stained																		
Fido House													\$1,476					
Sprinkler Control Box																		\$600
Category Subtotal :	\$11,530						\$13,801						\$17,995					\$67,762
<b>Reserve Category : Asphalt Walking Path from Briar Path to New Forest Drive</b>																		
Paving 1 1/2 inch AC Pathways																		\$23,768
Slurry Seal Pathways	\$4,080						\$4,884						\$5,846					
Fence Wood 6 ft																		
PCC Landscape Boarder																		
Category Subtotal :	\$4,080						\$4,884						\$5,846					\$23,768
<b>Reserve Category : Landscaping</b>																		
Landscaping Restoration	\$30,912	\$31,853	\$32,822	\$33,820	\$34,849	\$35,908	\$37,001	\$38,126	\$39,286	\$40,481	\$41,712	\$42,981	\$44,288	\$45,635	\$47,023	\$48,453	\$49,927	\$51,446
Drip Line Repairs	\$4,122		\$4,376		\$4,646		\$4,933		\$5,238		\$5,562		\$5,905		\$6,270		\$6,657	
Category Subtotal :	\$35,034	\$31,853	\$37,198	\$33,820	\$39,495	\$35,908	\$41,934	\$38,126	\$44,524	\$40,481	\$47,274	\$42,981	\$50,193	\$45,635	\$53,293	\$48,453	\$56,584	\$51,446
<b>Reserve Category : Reserve Studies Estimates</b>																		
Full New Reserve Study Estimate With a Site Visit			\$4,048					\$4,702					\$5,462					\$6,345
Reserve Study Annual Financial Update	\$1,030	\$1,062	\$1,094	\$1,127	\$1,162	\$1,197	\$1,233	\$1,271	\$1,310	\$1,349	\$1,390	\$1,433	\$1,476	\$1,521	\$1,567	\$1,615	\$1,664	\$1,715
Category Subtotal :	\$1,030	\$1,062	\$5,142	\$1,127	\$1,162	\$1,197	\$1,233	\$5,973	\$1,310	\$1,349	\$1,390	\$1,433	\$6,938	\$1,521	\$1,567	\$1,615	\$1,664	\$8,060
<b>Expense Totals :</b>	<b>\$280,984</b>	<b>\$54,341</b>	<b>\$94,077</b>	<b>\$115,495</b>	<b>\$160,733</b>	<b>\$153,940</b>	<b>\$342,398</b>	<b>\$172,762</b>	<b>\$176,052</b>	<b>\$130,267</b>	<b>\$208,351</b>	<b>\$102,394</b>	<b>\$942,771</b>	<b>\$98,107</b>	<b>\$138,330</b>	<b>\$64,079</b>	<b>\$275,147</b>	<b>\$205,473</b>



**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
<b>Reserve Category : Alexandria Court</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad	\$442												
Fence Split Rail Stained													\$3,645
Category Subtotal :	\$442												\$3,645
<b>Reserve Category : Alexandria Drive</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad	\$1,325												
Fence Split Rail Stained													\$2,962
Category Subtotal :	\$1,325												\$2,962
<b>Reserve Category : Alderwood Court</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad	\$884												
Fence Split Rail Stained											\$3,004		
Category Subtotal :	\$884										\$3,004		
<b>Reserve Category : Almondleaf Court</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad													
Fence Split Rail Stained										\$2,499			
Category Subtotal :										\$2,499			
<b>Reserve Category : Aquamarine Drive</b>													
Lighting Site Overhead Rewiring													
Electric Panel													
Sprinkler Timing Station				\$2,900									
Sprinkler Control Box			\$1,970										
Back Flow Preventer Rebuild			\$4,221										
Back Flow Preventer Bag			\$281										
PCC Mail Box Pad													
Fence Split Rail Stained								\$1,961					

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Gate Metal													
Category Subtotal :			\$6,472	\$2,900				\$1,961					
<b>Reserve Category : Baby Bear Court</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad		\$455											
Fence Split Rail Stained												\$6,633	
Back Flow Preventer Rebuild	\$1,325												
Back Flow Preventer Bag	\$265												
Category Subtotal :	\$1,590	\$455										\$6,633	
<b>Reserve Category : Baileyville Court</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad	\$442												
Fence Split Rail Stained											\$1,717		
Gate Metal 3 ft with Wood													
Category Subtotal :	\$442										\$1,717		
<b>Reserve Category : Bear Lake Drive</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad													
Fence Split Rail Stained										\$17,077			
Gate Metal													
Access Road Paving 1 1/2 inch AC Overlay													
Access Road Slurry Seal	\$1,979						\$2,369						\$2,835
Access Road PCC Driveways		\$2,403											
Access Road Fence Wood												\$6,019	
PCC Sidewalks		\$655											
Category Subtotal :	\$1,979	\$3,058					\$2,369			\$17,077		\$6,019	\$2,835
<b>Reserve Category : Bear River Court</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad													

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Category Subtotal :													
<b>Reserve Category : Beechwood Court</b>													
Lighting Site Overhead Rewiring													
Electric Panel		\$3,550											
Sprinkler Timing Station			\$938										\$1,266
Sprinkler Control Box			\$328										
Back Flow Preventer Rebuild			\$1,407										
Back Flow Preventer Bag			\$281										
PCC Mail Box Pad		\$455											
Fence Split Rail Stained												\$3,317	
Category Subtotal :		\$4,005	\$2,954									\$3,317	\$1,266
<b>Reserve Category : Blue Creek Court</b>													
Lighting Site Overhead Rewiring													
<b>Reserve Category : Box Elder Court</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad		\$910											
Fence Split Rail Stained											\$4,292		
Category Subtotal :		\$910									\$4,292		
<b>Reserve Category : Brushland Drive and Court</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad	\$442												
Category Subtotal :	\$442												
<b>Reserve Category : Buckshot Court</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad													
Category Subtotal :													

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
<b>Reserve Category : Calistoga Court</b>													
Lighting Site Overhead Rewiring													
<b>Reserve Category : Casita Court</b>													
Lighting Site Overhead Rewiring													
Fence Split Rail Stained										\$2,499			
Category Subtotal :										\$2,499			
<b>Reserve Category : Cedar View Court</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad			\$3,752										
Fence Split Rail Stained													\$911
Gate Metal 3 ft													
Access Road Paving 1 1/2 inch AC Overlay													
Access Road Slurry Seal	\$1,767						\$2,115						\$2,532
Access Road PCC Curbs with Gutters			\$3,152										
Category Subtotal :	\$1,767		\$6,904				\$2,115						\$3,443
<b>Reserve Category : Cherryleaf Court</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad													
Fence Split Rail Stained										\$3,749			
Gate Metal 3 ft													
Category Subtotal :										\$3,749			
<b>Reserve Category : Clear Lake Court</b>													
Lighting Site Overhead Rewiring													
<b>Reserve Category : Clear Springs Court</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad													

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Category Subtotal :													
<b>Reserve Category : Cody Court</b>													
PCC Mail Box Pad					\$996								
Fence Split Rail Stained													
Category Subtotal :					\$996								
<b>Reserve Category : Crystal Canyon Boulevard</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad		\$1,366											
Fence Split Rail Stained												\$1,769	
Gate Metal 3 ft													
Fido House			\$469										
Category Subtotal :		\$1,366	\$469									\$1,769	
<b>Reserve Category : Datewood Court</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad	\$442												
Fence Split Rail Stained											\$2,575		
Gate Metal 3 ft													
Category Subtotal :	\$442										\$2,575		
<b>Reserve Category : Davenport Court</b>													
Lighting Site Overhead Rewiring													
<b>Reserve Category : Davenport Lane</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad	\$884												
Fence Split Rail Stained											\$2,146		
Category Subtotal :	\$884										\$2,146		
<b>Reserve Category : Desert Lake Court</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad		\$455											

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Fence Split Rail Stained												\$1,769	
Category Subtotal :		\$455										\$1,769	
<b>Reserve Category : Desert Lake Drive</b>													
Lighting Site Overhead Rewiring													
Electric Panel		\$7,101											
Sprinkler Timing Station			\$1,876										\$2,532
Sprinkler Control Box			\$1,313										
Back Flow Preventer Rebuild			\$1,407										
Back Flow Preventer Bag			\$281										
PCC Mail Box Pad		\$2,731											
Fence Split Rail Stained												\$5,749	
Category Subtotal :		\$9,832	\$4,877									\$5,749	\$2,532
<b>Reserve Category : Drift Creek Court</b>													
Lighting Site Overhead Rewiring													
<b>Reserve Category : Dustin Court</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad					\$996								
Fence Split Rail Stained													
Category Subtotal :					\$996								
<b>Reserve Category : Elk Court</b>													
Lighting Site Overhead Rewiring													
Fence Split Rail Stained										\$1,666			
Category Subtotal :										\$1,666			
<b>Reserve Category : Empire Court</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad													
Fence Split Rail Stained										\$5,415			
Gate Metal 3 ft													

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Category Subtotal :										\$5,415			
<b>Reserve Category : Fairfax Court</b>													
Lighting Site Overhead Rewiring													
Electric Panel			\$3,658										
Sprinkler Timing Station				\$967									
Sprinkler Control Box			\$328										
Back Flow Preventer Rebuild			\$1,407										
Back Flow Preventer Bag			\$281										
PCC Mail Box Pad			\$938										
Fence Split Rail Stained													\$6,380
Category Subtotal :			\$6,612	\$967									\$6,380
<b>Reserve Category : Feather River Court</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad													
Fence Split Rail Stained									\$1,617				
Category Subtotal :									\$1,617				
<b>Reserve Category : Fiesta Court</b>													
Lighting Site Overhead Rewiring													
Fence Split Rail Stained										\$1,666			
Category Subtotal :										\$1,666			
<b>Reserve Category : Fontana Court</b>													
Lighting Site Overhead Rewiring													
<b>Reserve Category : Fonti Court</b>													
Lighting Site Overhead Rewiring													
Fence Split Rail Stained										\$2,707			
Category Subtotal :										\$2,707			

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
<b>Reserve Category : Fortune Court</b>													
Lighting Site Overhead Rewiring													
Electric Panel													
Sprinkler Timing Station				\$967									
Sprinkler Control Box			\$328										
Back Flow Preventer Rebuild			\$1,407										
Back Flow Preventer Bag			\$281										
PCC Mail Box Pad													
Fence Split Rail Stained									\$2,021				
Category Subtotal :			\$2,016	\$967					\$2,021				
<b>Reserve Category : Fossil Court</b>													
Lighting Site Overhead Rewiring													
Fence Split Rail Stained										\$2,499			
Category Subtotal :										\$2,499			
<b>Reserve Category : Frost Peak Court</b>													
Lighting Site Overhead Rewiring													
Fence Split Rail Stained										\$3,332			
Category Subtotal :										\$3,332			
<b>Reserve Category : Georgetown Drive and Court</b>													
Lighting Site Overhead Rewiring													
Electric Panel													
Sprinkler Timing Station				\$967									
Sprinkler Control Box			\$328										
PCC Mail Box Pad													
Fence Split Rail Stained							\$3,426						
Paving 1 1/2 inch AC Pathways													
Pathways Slurry Seal	\$1,396						\$1,671						\$2,000
Gate Metal													
Category Subtotal :	\$1,396		\$328	\$967			\$5,097						\$2,000



**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
<b>Reserve Category : Giant Panda Court</b>													
Lighting Site Overhead Rewiring				\$5,800									
<b>Reserve Category : Gingko Court</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad													
Fence Split Rail Stained													\$4,557
Category Subtotal :													\$4,557
<b>Reserve Category : Goose Lake Drive</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad					\$1,992								
Fence Split Rail Stained													
Category Subtotal :					\$1,992								
<b>Reserve Category : Grand Valley Court</b>													
Lighting Site Overhead Rewiring													
Fence Split Rail Stained										\$1,666			
Category Subtotal :										\$1,666			
<b>Reserve Category : Grizzly Bear Court</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad							\$1,586						
Paving 1 1/2 inch AC Pathways													
Slurry Seal Pathway	\$1,149						\$1,375						\$1,646
Category Subtotal :	\$1,149						\$2,961						\$1,646
<b>Reserve Category : Hazelnut Drive</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad	\$884												
Category Subtotal :	\$884												

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
<b>Reserve Category : Hedge Court</b>													
Lighting Site Overhead													
<b>Reserve Category : Honey Locust Court</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad					\$498								
Fence Split Rail Stained													
Category Subtotal :					\$498								
<b>Reserve Category : Ivywood Court</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad		\$455											
Fence Split Rail Stained												\$3,980	
Category Subtotal :		\$455										\$3,980	
<b>Reserve Category : Javalina Court</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad													
Fence Split Rail Stained									\$2,425				
Category Subtotal :									\$2,425				
<b>Reserve Category : Jotewood Court</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad	\$442												
Fence Split Rail Stained											\$4,292		
Category Subtotal :	\$442										\$4,292		
<b>Reserve Category : Journey Court</b>													
Lighting Site Overhead Rewiring													
Fence Split Rail Stained										\$1,666			
Category Subtotal :										\$1,666			

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
<b>Reserve Category : Kodiak Bear Court</b>													
Lighting Site Overhead Rewiring				\$5,800									
<b>Reserve Category : La Casa Court</b>													
Lighting Site Overhead Rewiring													
<b>Reserve Category : Lago Court</b>													
Lighting Site Overhead Rewiring													
<b>Reserve Category : Lake Powell Drive</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad					\$996								
Category Subtotal :					\$996								
<b>Reserve Category : Lanceleaf Court</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad													
Fence Split Rail Stained										\$2,499			
Category Subtotal :										\$2,499			
<b>Reserve Category : Little Peak Court</b>													
Lighting Site Overhead Rewiring													
Fence Split Rail Stained													\$6,380
Category Subtotal :													\$6,380
<b>Reserve Category : Live Oak Court</b>													
Lighting Site Overhead Rewiring													
PCC Sidewalks 3 ft			\$4,728										
Fence Split Rail Stained													\$4,557
Electric Panel			\$3,658										
Sprinkler Timing Station				\$967									
Sprinkler Control Box			\$328										

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Category Subtotal :			\$8,714	\$967									\$4,557
<b>Reserve Category : Lockspur Court</b>													
Lighting Site Overhead Rewiring													
Fence Split Rail Stained										\$3,332			
Category Subtotal :										\$3,332			
<b>Reserve Category : Mama Bear Court</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad		\$910											
Fence Split Rail Stained												\$3,538	
Gate Metal													
Category Subtotal :		\$910										\$3,538	
<b>Reserve Category : Mayfield Court</b>													
Lighting Site Overhead Rewiring													
Fence Split Rail Stained											\$3,433		
Category Subtotal :											\$3,433		
<b>Reserve Category : Morning Breeze Court</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad			\$938										
Category Subtotal :			\$938										
<b>Reserve Category : Narrowleaf Court</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad					\$498								
Fence Split Rail Stained													
Category Subtotal :					\$498								
<b>Reserve Category : New Forest Drive</b>													
Electric Panel	\$3,446												
Sprinkler Timing Station					\$996								
Sprinkler Control Box			\$1,970										

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

<b>Item Description</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>	<b>2049</b>	<b>2050</b>	<b>2051</b>	<b>2052</b>	<b>2053</b>	<b>2054</b>
Back Flow Preventer Rebuild			\$1,407										
Back Flow Preventer Bag			\$281										
Fence Split Rail Stained											\$45,493		
Gate Metal 3 ft													
Category Subtotal :	\$3,446		\$3,658		\$996						\$45,493		
<b>Reserve Category : Oak Brook Court</b>													
Lighting Site Overhead Rewiring													
Fence Split Rail Stained													\$16,405
Gate Metal 3 ft													
Category Subtotal :													\$16,405
<b>Reserve Category : Oak Brook Lane</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad			\$1,407										
Category Subtotal :			\$1,407										
<b>Reserve Category : Oak View Court</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad	\$884												
Fence Split Rail Stained											\$2,790		
Gate Metal 3 ft with Wood													
Category Subtotal :	\$884										\$2,790		
<b>Reserve Category : Out Post Court</b>													
Lighting Site Overhead Rewiring				\$8,119									
PCC Mail Box Pad													
Category Subtotal :				\$8,119									
<b>Reserve Category : Panda Bear Court</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad							\$1,058						

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Paving 1 1/2 inch AC Pathways													
Slurry Seal Pathways	\$265						\$317						\$380
Category Subtotal :	\$265						\$1,375						\$380
<b>Reserve Category : Papa Bear Court</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad		\$910											
Fence Split Rail Stained												\$3,538	
Gate Metal													
Category Subtotal :		\$910										\$3,538	
<b>Reserve Category : Pebble Court</b>													
Lighting Site Overhead Rewiring													
<b>Reserve Category : Pin Oak Court</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad			\$938										
Fence Split Rail Stained													\$2,962
Category Subtotal :			\$938										\$2,962
<b>Reserve Category : Pintura Court</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad			\$469										
Fence Split Rail Stained													\$2,962
Gate Metal 3 ft													
Category Subtotal :			\$469										\$2,962
<b>Reserve Category : Polar Bear Court</b>													
Lighting Site Overhead Rewiring	\$5,301												
Fence Split Rail Stained													
Category Subtotal :	\$5,301												

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
<b>Reserve Category : Polar Bear Drive</b>													
Lighting Site Overhead Rewiring				\$12,759									
PCC Mail Box Pad													
Fence Split Rail Stained													
Category Subtotal :				\$12,759									
<b>Reserve Category : Posado Court</b>													
Lighting Site Overhead Rewiring													
<b>Reserve Category : Posy Lake Court</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad		\$910											
Fence Split Rail Stained													\$3,645
Category Subtotal :		\$910											\$3,645
<b>Reserve Category : Quarry Court</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad								\$1,090					
Fence Split Rail Stained													
Paving 1 1/2 inch AC Pathways													
Slurry Seal Pathways	\$1,122						\$1,343						\$1,608
Category Subtotal :	\$1,122						\$1,343	\$1,090					\$1,608
<b>Reserve Category : Rio Court</b>													
Lighting Site Overhead Rewiring													
<b>Reserve Category : Rockland Drive</b>													
Retaining Walls Wood													
Electric Panel					\$3,884								
Sprinkler Timing Station				\$967									
Sprinkler Control Box					\$697								
Category Subtotal :				\$967	\$4,581								

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
<b>Reserve Category : Rogue River Court</b>													
Lighting Site Overhead Rewiring													
<b>Reserve Category : Silverleaf Court</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad													
Fence Split Rail Stained										\$2,707			
Category Subtotal :										\$2,707			
<b>Reserve Category : Sky Crest Court</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad					\$996								
Fence Split Rail Stained													
Category Subtotal :					\$996								
<b>Reserve Category : Smoketree Court</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad					\$498								
Fence Split Rail Stained													
Category Subtotal :					\$498								
<b>Reserve Category : Sofia Court</b>													
Lighting Site Overhead Rewiring													
Back Flow Preventer Rebuild			\$1,407										
Back Flow Preventer Bag			\$281										
Category Subtotal :			\$1,688										
<b>Reserve Category : Spring Canyon Court</b>													
Lighting Site Overhead Rewiring													
<b>Reserve Category : Spruce Lake Court</b>													
Lighting Site Overhead Rewiring													



**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
PCC Mail Box Pad			\$469										
Fence Split Rail Stained													\$5,468
Category Subtotal :			\$469										\$5,468
<b>Reserve Category : Sunstone Court</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad													
Category Subtotal :													
<b>Reserve Category : Sweet Gum Court</b>													
Lighting Site Overhead Rewiring													
<b>Reserve Category : Teddy Bear Court</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad								\$545					
Category Subtotal :								\$545					
<b>Reserve Category : Thomasville Court</b>													
Lighting Site Overhead Rewiring													
Fence Split Rail Stained											\$2,790		
Category Subtotal :											\$2,790		
<b>Reserve Category : Timber Grove Court</b>													
Lighting Site Overhead Rewiring													
<b>Reserve Category : Trout Court</b>													
Lighting Site Overhead Rewiring													
<b>Reserve Category : Valecito Court</b>													
Lighting Site Overhead Rewiring													
Fence Split Rail Stained										\$1,666			
Category Subtotal :										\$1,666			

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
<b>Reserve Category : Village Center Drive</b>													
Paving 2 inch AC Overlay							\$175,377						
Slurry Seal						\$28,367						\$33,954	
Paving Striping						\$1,437						\$1,720	
PCC Curbs and Gutters	\$32,442												
PCC Sidewalks 4 ft	\$64,885												
Lighting Site Overhead Rewiring													
Fence Split Rail Stained											\$1,288		
Category Subtotal :	\$97,327					\$29,804	\$175,377				\$1,288	\$35,674	
<b>Reserve Category : Village Parkway</b>													
Lighting Site Overhead Rewiring													
Electric Panel													
Sprinkler Timing Station				\$967									
Sprinkler Control Box			\$1,970										
Back Flow Preventer Rebuild			\$1,407										
Fence Split Rail Stained										\$8,747			
Gate Metal 3 ft													
Electric Panel near Teddy Bear Court							\$4,124						
Sprinkler Timing Station near Teddy Bear Court			\$938										\$1,266
Sprinkler Control Box near Teddy Bear Court							\$740						
Fence Split Rail Stained added 2018												\$9,729	
PCC Mail Box Pad added 2018													
Category Subtotal :			\$4,315	\$967			\$4,864			\$8,747		\$9,729	\$1,266
<b>Reserve Category : Vineyard Court</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad					\$498								
Fence Split Rail Stained													
Category Subtotal :					\$498								

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
<b>Reserve Category : White Tail Court</b>													
Lighting Site Overhead Rewiring													
Fence Split Rail Stained													\$6,380
Category Subtotal :													\$6,380
<b>Reserve Category : Whitebark Court</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad					\$996								
Fence Split Rail Stained													
Category Subtotal :					\$996								
<b>Reserve Category : Williamsburg Drive</b>													
Electric Panel													
Sprinkler Timing Station				\$967									
Sprinkler Control Box			\$657										
Back Flow Preventer Rebuild			\$1,407										
Back Flow Preventer Bag			\$281										
PCC Mail Box Pad													
Fence Split Rail Stained										\$2,916			
Category Subtotal :			\$2,345	\$967						\$2,916			
<b>Reserve Category : Wood Leaf Court</b>													
Lighting Site Overhead Rewiring													
PCC Mail Box Pad			\$469										
Fence Split Rail Stained													\$3,645
Category Subtotal :			\$469										\$3,645
<b>Reserve Category : Yearling Court</b>													
Lighting Site Overhead Rewiring													
Fence Split Rail Stained													\$2,962
Gate Metal 3 ft													
Category Subtotal :													\$2,962

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
<b>Reserve Category : Storm Water Detention on Desert Lake Drive</b>													
Fence Split Rail Stained									\$26,678				
Bench Metal													
Fido House			\$469										
Category Subtotal :			\$469						\$26,678				
<b>Reserve Category : Detention off of Calistoga Court</b>													
Fence Split Rail Stained								\$8,238					
<b>Reserve Category : Detention off of Crystal Canyon Boulevard and Garnet Drive</b>													
Fence Split Rail Stained								\$15,691					
<b>Reserve Category : Detention Pond North of Aquamarine Drive</b>													
Fence Split Rail Stained													
<b>Reserve Category : Storm Water Detention Basin D</b>													
Fence Split Rail Stained										\$27,490			
<b>Reserve Category : Storm Detention off New Forest Drive</b>													
Fence Split Rail Stained												\$53,068	
Paving 1 1/2 inch AC Overlay													
Slurry Seal Access Road	\$3,181						\$3,807						\$4,557
Category Subtotal :	\$3,181						\$3,807					\$53,068	\$4,557
<b>Reserve Category : Basin off Quarry Court</b>													
Tubular Steel 6 ft Fencing								\$13,730					
Fence Post Wood 6 ft													
Fencing Chain Link 4 ft Green					\$65,736								
PCC Pad					\$7,649								
Electric Panel					\$3,884								
Sprinkler Timing Station			\$938										\$1,266
Sprinkler Control Box								\$763					
Back Flow Preventer Rebuild								\$2,179					
Back Flow Preventer Bag								\$327					
Fido House									\$1,123				
Category Subtotal :			\$938		\$77,269			\$16,999	\$1,123				\$1,266

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
<b>Reserve Category : Basin off Briar Drive</b>													
Fence Split Rail Stained													
Gate Metal 3 ft													
Category Subtotal :													
<b>Reserve Category : Asphalt Walking Path from Aquamarine Drive to Baby Bear Court</b>													
Paving 1 1/2 inch AC Pathways													
Slurry Seal Pathways	\$31,241						\$37,394						\$44,758
Fence Split Rail Stained													\$20,506
Lighting Site Overhead Rewiring													
Sprinkler Control Box			\$657										
Category Subtotal :	\$31,241		\$657				\$37,394						\$65,264
<b>Reserve Category : Asphalt Walking Path from Village Way to Forest Park</b>													
Paving 1 1/2 inch AC Pathways													
Slurry Seal Pathways	\$16,548						\$19,807						\$23,708
Lighting Site Overhead Rewiring													
Sprinkler Control Box			\$657										
PCC Sidewalk			\$4,953										
Bench Metal													
BBQ Metal													\$1,266
Fido House			\$938										
PCC Pad at BBQ			\$2,251										
Category Subtotal :	\$16,548		\$8,799				\$19,807						\$24,974
<b>Reserve Category : Asphalt Walking Path from Empire Court to Bear Lake Drive</b>													
Paving 1 1/2 inch AC Pathways													
Slurry Seal Pathways	\$13,694						\$16,391						\$19,620
Sprinkler Control Box				\$677									
Bench Metal													
Category Subtotal :	\$13,694			\$677			\$16,391						\$19,620

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
<b>Reserve Category : Asphalt Walking Path from Bear River Drive to Lockspur Court</b>													
Paving 1 1/2 inch AC Pathways													
Slurry Seal Pathways	\$12,908						\$15,450						\$18,493
Lighting Site Overhead Rewiring													
Sprinkler Control Box			\$657										
Bench Metal													
Category Subtotal :	\$12,908		\$657				\$15,450						\$18,493
<b>Reserve Category : Asphalt Walking Path from Bear Lake Drive to Sandpiper Drive</b>													
Paving 1 1/2 inch AC Pathways													
Slurry Seal Pathways	\$20,338						\$24,344						\$29,138
Gate Metal													
Fence Split Rail Stained											\$9,013		
Sandpiper Drive Paving 1 1/2 inch AC Overlay													
Sandpiper Drive Slurry Seal	\$10,072						\$12,056						\$14,430
Category Subtotal :	\$30,410						\$36,400				\$9,013		\$43,568
<b>Reserve Category : Asphalt Walking Path from Village Parkway to Detention Pond on Oak Brook Court</b>													
Paving 1 1/2 inch AC Pathways													
Slurry Seal Pathways	\$19,676						\$23,551						\$28,189
Sprinkler Control Box			\$657										
PCC Curbs with Gutters	\$6,573												
PCC Sidewalks 4 ft	\$3,817												
Category Subtotal :	\$30,066		\$657				\$23,551						\$28,189
<b>Reserve Category : Asphalt Walking Path from Quarry Court to Detention Pond off Village Parkway</b>													
Paving 1 1/2 inch AC Pathways													
Slurry Seal Pathways	\$9,719						\$11,633						\$13,924
Sprinkler Control Box							\$740						
Category Subtotal :	\$9,719						\$12,373						\$13,924

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
<b>Reserve Category : Asphalt Walking Path from Honey Locust Court to Detention Pond on Briar Drive</b>													
Paving 1 1/2 inch AC Pathways													
Slurry Seal Pathways	\$13,270						\$15,884						\$19,012
Fence Split Rail Stained													
Sprinkler Control Box						\$718							
Category Subtotal :	\$13,270					\$718	\$15,884						\$19,012
<b>Reserve Category : Asphalt Walking Path from Rockland Drive to Detention Pond off Oak Brook Court</b>													
Paving 1 1/2 inch AC Pathways													
Slurry Seal Pathways	\$23,095						\$27,643						\$33,088
Lighting Site Overhead Rewiring													
Sprinkler Control Box			\$657										
PCC Sidewalk			\$1,351										
Fido House			\$469										
Fence Split Rail Stained													\$4,101
Category Subtotal :	\$23,095		\$2,477				\$27,643						\$37,189
<b>Reserve Category : Asphalt Walking Path Detention Pond on Oak Brook Court to Village Way</b>													
Paving 1 1/2 inch AC Pathways													
Slurry Seal Pathways	\$20,533						\$24,577						\$29,417
Lighting Site Overhead Rewiring													
Sprinkler Control Box			\$657										
PCC Sidewalk			\$2,251										
Fido House				\$483									
Fence Split Rail Stained													\$4,101
Gate Metal 3 ft													
Category Subtotal :	\$20,533		\$2,908	\$483			\$24,577						\$33,518
<b>Reserve Category : Perimeter Fencing</b>													
Fence Split Rail Stained Phase 1 and 2										\$11,662			
Fence Split Rail Stained Phase 3											\$37,768		

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Fence Split Rail Stained Entry Village Parkway											\$9,442		
Fence Split Rail Stained Phase 5											\$13,734		
Fence Split Rail Stained Phase 6											\$8,584		
Fence Split Rail Stained Phase 7											\$17,167		
Fence Split Rail Stained Phase 8												\$14,151	
Fence Split Rail Stained Phase 9												\$10,614	
Fence Split Rail Stained Phase 10													\$9,114
Fence Split Rail Stained Phase 11													\$18,227
Fence Split Rail Stained Phase 13													\$30,986
Fence Split Rail Stained Phase 14													
Fence Split Rail Stained Phase 15													
Fence Split Rail Stained Phase 16													
Category Subtotal :										\$11,662	\$86,695	\$24,765	\$58,327
<b>Reserve Category : Additional Pathway Asphalt Work</b>													
Paving Cut and Patch Phase 1					\$99,600						\$119,216		
Paving Cut and Patch Phase 2	\$88,350						\$105,751						\$126,578
Category Subtotal :	\$88,350				\$99,600		\$105,751				\$119,216		\$126,578
<b>Reserve Category : Briar Drive</b>													
Fence Split Rail Stained	\$9,542												
PCC Mail Box Pad Large													
PCC Mail Box Pad Small													
PCC Mail Box Pad Large New													
Back Flow Preventer Rebuild Large													
Back Flow Preventer Bag Missing			\$469										



**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

<b>Item Description</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>	<b>2049</b>	<b>2050</b>	<b>2051</b>	<b>2052</b>	<b>2053</b>	<b>2054</b>
Category Subtotal :	\$9,542		\$469										
<b>Reserve Category : Haskell Peak Court</b>													
Lighting Site Overhead Rewiring							\$5,076						
<b>Reserve Category : Huckleberry Court</b>													
Lighting Site Overhead Rewiring						\$2,463							
Fence Split Rail Stained	\$9,542												
Category Subtotal :	\$9,542					\$2,463							
<b>Reserve Category : Ivyberry Court</b>													
Lighting Site Overhead Rewiring						\$2,463							
Fence Split Rail Stained	\$9,542												
Category Subtotal :	\$9,542					\$2,463							
<b>Reserve Category : Juneberry Court</b>													
Lighting Site Overhead Rewiring						\$2,463							
Fence Split Rail Stained	\$9,542												
Category Subtotal :	\$9,542					\$2,463							
<b>Reserve Category : Mountainash Court</b>													
Lighting Site Overhead Rewiring						\$3,695							
Fence Split Rail Stained	\$9,542												
Category Subtotal :	\$9,542					\$3,695							
<b>Reserve Category : Pequeno Court</b>													
Lighting Site Overhead Rewiring						\$4,926							
<b>Reserve Category : Silverbell Court</b>													
Lighting Site Overhead Rewiring						\$4,926							
Fence Split Rail Stained	\$10,178												
Category Subtotal :	\$10,178					\$4,926							

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
<b>Reserve Category : Winterhazel Court</b>													
Lighting Site Overhead Rewiring						\$3,695							
Fence Split Rail Stained	\$9,542												
Category Subtotal :	\$9,542					\$3,695							
<b>Reserve Category : Asphalt Walking Path from Huckleberry Court to Honey Locust Court</b>													
Paving 1 1/2 inch AC Pathways													
Slurry Seal Pathways	\$10,549						\$12,627						\$15,113
Fence Split Rail Stained	\$27,353												
Category Subtotal :	\$37,902						\$12,627						\$15,113
<b>Reserve Category : Asphalt Walking Path from Goose Lake Court to Granite Peak Court</b>													
Paving 1 1/2 inch AC Pathways													
Slurry Seal Pathways	\$21,054						\$25,200						\$30,164
PCC Sidewalks													
Lighting Site Overhead Rewiring							\$12,690						
Fence Split Rail Stained		\$37,034											
Picnic Table Wood Natural State							\$1,058						
Grape Arbor 6ft Natural State													
Sprinkler Control Box													
Back Flow Preventer Rebuild													
Back Flow Preventer Bag													
Category Subtotal :	\$21,054	\$37,034					\$38,948						\$30,164
<b>Reserve Category : Brady Ridge Court</b>													
Lighting Site Overhead Rewiring									\$5,390				
Fence Split Rail Stained				\$7,307									
Category Subtotal :				\$7,307					\$5,390				
<b>Reserve Category : Jones Creek Court</b>													
Lighting Site Overhead Rewiring									\$6,737				

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Fence Split Rail Stained				\$7,307									
Category Subtotal :				\$7,307					\$6,737				
<b>Reserve Category : Tohakum Court</b>													
Lighting Site Overhead Rewiring									\$1,347				
<b>Reserve Category : Angel Lake Court</b>													
Lighting Site Overhead Rewiring										\$4,165			
Fence Split Rail Stained					\$5,378								
Category Subtotal :					\$5,378					\$4,165			
<b>Reserve Category : Davis Meadows Court</b>													
Lighting Site Overhead Rewiring										\$8,330			
Fence Split Rail Stained					\$5,737								
Back Flow Preventer Rebuild Large													
Back Flow Preventer Bag Missing			\$469										
Category Subtotal :			\$469		\$5,737					\$8,330			
<b>Reserve Category : Orr Valley Court</b>													
Lighting Site Overhead Rewiring										\$4,165			
<b>Reserve Category : Gary Hills Court</b>													
Lighting Site Overhead Rewiring										\$5,553			
Fence Split Rail Stained					\$7,888								
Category Subtotal :					\$7,888					\$5,553			
<b>Reserve Category : Ginny Creek Court</b>													
Lighting Site Overhead Rewiring										\$6,942			
Fence Split Rail Stained					\$7,530								
Sprinkler Control Box													
Category Subtotal :					\$7,530					\$6,942			

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
<b>Reserve Category : Knott Creek Court</b>													
Lighting Site Overhead Rewiring										\$2,777			
Fence Split Rail Stained					\$7,530								
Category Subtotal :					\$7,530					\$2,777			
<b>Reserve Category : Marys River Court</b>													
Lighting Site Overhead Rewiring										\$2,777			
<b>Reserve Category : Relay Ridge Court</b>													
Lighting Site Overhead Rewiring										\$4,165			
<b>Reserve Category : Rye Patch Court</b>													
Lighting Site Overhead Rewiring										\$2,777			
<b>Reserve Category : Salvatore Court</b>													
Lighting Site Overhead Rewiring										\$5,553			
Fence Split Rail Stained					\$7,530								
Sprinkler Control Box													
Category Subtotal :					\$7,530					\$5,553			
<b>Reserve Category : Trail Canyon Court</b>													
Lighting Site Overhead Rewiring										\$2,777			
Fence Split Rail Stained					\$7,530								
Category Subtotal :					\$7,530					\$2,777			
<b>Reserve Category : Trinity Range Court</b>													
Lighting Site Overhead Rewiring										\$5,553			
Fence Split Rail Stained					\$7,171								
Category Subtotal :					\$7,171					\$5,553			
<b>Reserve Category : Village Parkway from Brady Ridge Court to New Forest Drive</b>													
Fence Split Rail Stained				\$76,903									
PCC Mail Box Pad Medium													

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
PCC Mail Box Pad Small													
Back Flow Preventer Large													
Back Flow Preventer Bag Missing			\$469										
Sprinkler Control Box													
Fido House									\$561				
Category Subtotal :			\$469	\$76,903					\$561				
<b>Reserve Category : New Forest Drive from Village Parkway to Briar Drive</b>													
Lighting Site Overhead Rewiring										\$16,660			
Flag Pole													
Solar Panels for Street Light and Flag Pole										\$926			
Fence Split Rail Stained					\$80,676								
PCC Mail Box Pad Large													
Back Flow Preventer Large													
Back Flow Preventer Bag Missing			\$469										
Sprinkler Control Box													
Fido House										\$1,157			
PCC Pavers													
PCC Pad at Pavers													
Horseshoe Pi													
Gazebo													
Gazebo Roof Composition										\$5,496			
Gazebo Paint Ceiling and Posts	\$1,325							\$1,635					
Picnic Tables Metal										\$13,884			
Bench Trex-like										\$5,785			
BBQ Metal										\$1,157			
Planters Raised Bed Metal													
Bird House Wood													
PCC Landscaping Boarder										\$1,388			
Category Subtotal :	\$1,325		\$469		\$80,676			\$1,635		\$46,453			

**Woodland Village HOA 2024 Financial Update Funding Study Expenses by Calendar Year - Continued**

Item Description	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
<b>Reserve Category : Asphalt Walking Path from Granite Peak Court to Village Parkway</b>													
Paving 1 1/2 inch AC Pathways													
Slurry Seal Pathways	\$12,563						\$15,038						\$17,999
Category Subtotal :	\$12,563						\$15,038						\$17,999
<b>Reserve Category : Asphalt Walking Path from Village Parkway to Briar Drive Excluding Section from Honey Locust to Huckleberry</b>													
Paving 1 1/2 inch AC Pathways													
Slurry Seal Pathways	\$19,773						\$23,667						\$28,328
Lighting Site Overhead Rewiring										\$4,165			
Fence Split Rail Stained					\$13,984								
Fido House										\$2,314			
Sprinkler Control Box													
Category Subtotal :	\$19,773				\$13,984		\$23,667			\$6,479			\$28,328
<b>Reserve Category : Asphalt Walking Path from Briar Path to New Forest Drive</b>													
Paving 1 1/2 inch AC Pathways													
Slurry Seal Pathways	\$6,997						\$8,375						\$10,025
Fence Wood 6 ft					\$39,043								
PCC Landscape Boarder										\$7,636			
Category Subtotal :	\$6,997				\$39,043		\$8,375			\$7,636			\$10,025
<b>Reserve Category : Landscaping</b>													
Landscaping Restoration	\$53,010	\$54,623	\$56,284	\$57,996	\$59,760	\$61,578	\$63,451	\$65,380	\$67,369	\$69,418	\$71,530	\$73,705	\$75,947
Drip Line Repairs	\$7,068		\$7,505		\$7,968		\$8,460		\$8,983		\$9,537		\$10,126
Category Subtotal :	\$60,078	\$54,623	\$63,789	\$57,996	\$67,728	\$61,578	\$71,911	\$65,380	\$76,352	\$69,418	\$81,067	\$73,705	\$86,073
<b>Reserve Category : Reserve Studies Estimates</b>													
Full New Reserve Study Estimate With a Site Visit					\$7,370					\$8,562			
Reserve Study Annual Financial Update	\$1,767	\$1,821	\$1,876	\$1,933	\$1,992	\$2,053	\$2,115	\$2,179	\$2,246	\$2,314	\$2,384	\$2,457	\$2,532
Category Subtotal :	\$1,767	\$1,821	\$1,876	\$1,933	\$9,362	\$2,053	\$2,115	\$2,179	\$2,246	\$10,876	\$2,384	\$2,457	\$2,532
<b>Expense Totals :</b>	<b>\$644,314</b>	<b>\$116,747</b>	<b>\$141,151</b>	<b>\$194,751</b>	<b>\$458,499</b>	<b>\$118,783</b>	<b>\$712,286</b>	<b>\$113,718</b>	<b>\$126,497</b>	<b>\$303,855</b>	<b>\$372,192</b>	<b>\$235,709</b>	<b>\$774,597</b>



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October 2, 2023

<b>Year</b>	<b>Category</b>	<b>Item Name</b>	<b>Expense</b>
<b>2024</b>	<b>Aquamarine Drive</b>	Sprinkler Control Box	\$1,082
		Back Flow Preventer Rebuild	\$2,318
		Back Flow Preventer Bag	\$155
		Fence Split Rail Stained	\$927
	Aquamarine Drive Subtotal = \$4,482.00		
	<b>Bear Lake Drive</b>	Access Road Slurry Seal	\$1,154
	<b>Beechwood Court</b>	Sprinkler Timing Station	\$515
		Sprinkler Control Box	\$180
		Back Flow Preventer Rebuild	\$773
		Back Flow Preventer Bag	\$155
	Beechwood Court Subtotal = \$1,623.00		
	<b>Cedar View Court</b>	Access Road Slurry Seal	\$1,030
	<b>Crystal Canyon Boulevard</b>	Fido House	\$258
	<b>Desert Lake Drive</b>	Sprinkler Timing Station	\$1,030
		Sprinkler Control Box	\$721
		Back Flow Preventer Rebuild	\$773
		Back Flow Preventer Bag	\$155
	Desert Lake Drive Subtotal = \$2,679.00		
	<b>Fairfax Court</b>	Sprinkler Control Box	\$180
		Back Flow Preventer Rebuild	\$773
		Back Flow Preventer Bag	\$155
	Fairfax Court Subtotal = \$1,108.00		
	<b>Fortune Court</b>	Sprinkler Control Box	\$180
		Back Flow Preventer Rebuild	\$773
		Back Flow Preventer Bag	\$155
	Fortune Court Subtotal = \$1,108.00		
	<b>Georgetown Drive and Court</b>	Sprinkler Control Box	\$180
		Pathways Slurry Seal	\$814
	Georgetown Drive and Court Subtotal = \$994.00		
	<b>Grizzly Bear Court</b>	Slurry Seal Pathway	\$670

<b>Year</b>	<b>Category</b>	<b>Item Name</b>	<b>Expense</b>
2024	Live Oak Court	Sprinkler Control Box	\$180
	New Forest Drive	Sprinkler Control Box	\$1,082
		Back Flow Preventer Rebuild	\$773
		Back Flow Preventer Bag	\$155
		New Forest Drive Subtotal = \$2,010.00	
	Panda Bear Court	Slurry Seal Pathways	\$155
	Quarry Court	Slurry Seal Pathways	\$654
	Sofia Court	Back Flow Preventer Rebuild	\$773
		Back Flow Preventer Bag	\$155
		Sofia Court Subtotal = \$928.00	
	Village Parkway	Sprinkler Control Box	\$1,082
		Back Flow Preventer Rebuild	\$773
		Sprinkler Timing Station near Teddy Bear Court	\$515
		Village Parkway Subtotal = \$2,370.00	
	Williamsburg Drive	Sprinkler Control Box	\$361
		Back Flow Preventer Rebuild	\$773
		Back Flow Preventer Bag	\$155
		Williamsburg Drive Subtotal = \$1,289.00	
	Storm Water Detention on Desert Lake Drive	Fido House	\$258
	Detention off of Calistoga Court	Fence Split Rail Stained	\$3,895
	Detention off of Crystal Canyon Boulevard and Garnet Drive	Fence Split Rail Stained	\$7,419
	Storm Detention off New Forest Drive	Slurry Seal Access Road	\$1,855
	Basin off Quarry Court	Sprinkler Timing Station	\$515
	Asphalt Walking Path from Aquamarine Drive to Baby Bear Court	Slurry Seal Pathways	\$18,218
		Sprinkler Control Box	\$361
		Asphalt Walking Path from Aquamarine Drive to Baby Bear Court Subtotal = \$18,579.00	
	Asphalt Walking Path from Village Way to Forest Park	Slurry Seal Pathways	\$9,650
		Sprinkler Control Box	\$361
		Fido House	\$515
		Asphalt Walking Path from Village Way to Forest Park Subtotal = \$10,526.00	
	Asphalt Walking Path from Empire Court to Bear Lake Drive	Slurry Seal Pathways	\$7,986
	Asphalt Walking Path from Bear River Drive to Lockspur Court	Slurry Seal Pathways	\$7,527
		Sprinkler Control Box	\$361
		Asphalt Walking Path from Bear River Drive to Lockspur Court Subtotal = \$7,888.00	
	Asphalt Walking Path from Bear	Slurry Seal Pathways	\$11,860



<b>Year</b>	<b>Category</b>	<b>Item Name</b>	<b>Expense</b>
2024	Asphalt Walking Path from Bear	Sandpiper Drive Slurry Seal	\$5,873
	Asphalt Walking Path from Bear Lake Drive to Sandpiper Drive Subtotal = \$17,733.00		
	Asphalt Walking Path from Village Parkway to Detention Pond on Oak Brook Court	Slurry Seal Pathways	\$11,474
		Sprinkler Control Box	\$361
	Asphalt Walking Path from Village Parkway to Detention Pond on Oak Brook Court Subtotal = \$11,835.00		
	Asphalt Walking Path from Quarry Court to Detention Pond off Village Parkway	Slurry Seal Pathways	\$5,667
	Asphalt Walking Path from Honey Locust Court to Detention Pond on Briar Drive	Slurry Seal Pathways	\$7,738
	Asphalt Walking Path from Rockland Drive to Detention Pond off Oak Brook Court	Slurry Seal Pathways	\$13,468
		Sprinkler Control Box	\$361
		Fido House	\$258
	Asphalt Walking Path from Rockland Drive to Detention Pond off Oak Brook Court Subtotal = \$14,087.00		
	Asphalt Walking Path Detention Pond on Oak Brook Court to Village Way	Slurry Seal Pathways	\$11,973
		Sprinkler Control Box	\$361
	Asphalt Walking Path Detention Pond on Oak Brook Court to Village Way Subtotal = \$12,334.00		
	Additional Pathway Asphalt Work	Paving Cut and Patch Phase 2	\$51,521
	Briar Drive	Back Flow Preventer Bag Missing	\$258
	Asphalt Walking Path from Huckleberry Court to Honey Locust Court	Slurry Seal Pathways	\$6,152
	Asphalt Walking Path from Goose Lake Court to Granite Peak Court	Slurry Seal Pathways	\$12,277
	Davis Meadows Court	Back Flow Preventer Bag Missing	\$258
	Village Parkway from Brady Ridge Court to New Forest Drive	Back Flow Preventer Bag Missing	\$258
	New Forest Drive from Village Parkway to Briar Drive	Back Flow Preventer Bag Missing	\$258
	Asphalt Walking Path from Granite Peak Court to Village Parkway	Slurry Seal Pathways	\$7,326
	Asphalt Walking Path from Village Parkway to Briar Drive Excluding Section from Honey Locust to Huckleberry	Slurry Seal Pathways	\$11,530
	Asphalt Walking Path from Briar Path to New Forest Drive	Slurry Seal Pathways	\$4,080

<b>Year</b>	<b>Category</b>	<b>Item Name</b>	<b>Expense</b>
2024	Landscaping	Landscaping Restoration	\$30,912
		Drip Line Repairs	\$4,122
	Landscaping Subtotal = \$35,034.00		
	Reserve Studies Estimates	Reserve Study Annual Financial Update	\$1,030
2024 Annual Expense Total = \$280,989			
2025	Aquamarine Drive	Sprinkler Timing Station	\$1,593
	Fairfax Court	Sprinkler Timing Station	\$531
	Feather River Court	Fence Split Rail Stained	\$764
	Fortune Court	Sprinkler Timing Station	\$531
		Fence Split Rail Stained	\$956
	Fortune Court Subtotal = \$1,487.00		
	Georgetown Drive and Court	Sprinkler Timing Station	\$531
	Javalina Court	Fence Split Rail Stained	\$1,147
	Live Oak Court	Sprinkler Timing Station	\$531
	Rockland Drive	Sprinkler Timing Station	\$531
	Village Parkway	Sprinkler Timing Station	\$531
	Williamsburg Drive	Sprinkler Timing Station	\$531
	Storm Water Detention on Desert Lake Drive	Fence Split Rail Stained	\$12,614
	Asphalt Walking Path from Empire Court to Bear Lake Drive	Sprinkler Control Box	\$372
	Asphalt Walking Path Detention Pond on Oak Brook Court to Village Way	Fido House	\$265
	Landscaping	Landscaping Restoration	\$31,853
	Reserve Studies Estimates	Reserve Study Annual Financial Update	\$1,062
2025 Annual Expense Total = \$54,343			
2026	Almondleaf Court	Fence Split Rail Stained	\$1,182
	Bear Lake Drive	Fence Split Rail Stained	\$8,074
	Casita Court	Fence Split Rail Stained	\$1,182
	Cherryleaf Court	Fence Split Rail Stained	\$1,772
	Elk Court	Fence Split Rail Stained	\$788
	Empire Court	Fence Split Rail Stained	\$2,560
	Fiesta Court	Fence Split Rail Stained	\$788
	Fonti Court	Fence Split Rail Stained	\$1,280
	Fossil Court	Fence Split Rail Stained	\$1,182
	Frost Peak Court	Fence Split Rail Stained	\$1,575
	Grand Valley Court	Fence Split Rail Stained	\$788

Year	Category	Item Name	Expense	
2026	Journey Court	Fence Split Rail Stained	\$788	
	Lanceleaf Court	Fence Split Rail Stained	\$1,182	
	Lockspur Court	Fence Split Rail Stained	\$1,575	
	New Forest Drive	Sprinkler Timing Station	\$547	
	Rockland Drive	Sprinkler Control Box	\$383	
	Silverleaf Court	Fence Split Rail Stained	\$1,280	
	Valecito Court	Fence Split Rail Stained	\$788	
	Village Parkway	Fence Split Rail Stained	\$4,136	
	Williamsburg Drive	Fence Split Rail Stained	\$1,379	
	Storm Water Detention Basin D	Fence Split Rail Stained	\$12,997	
	Perimeter Fencing	Fence Split Rail Stained Phase 1 and 2	\$5,514	
	Landscaping	Landscaping Restoration	\$32,822	
		Drip Line Repairs	\$4,376	
	Landscaping Subtotal = \$37,198.00			
	Reserve Studies Estimates	Full New Reserve Study Estimate With a Site Visit		\$4,048
Reserve Study Annual Financial Update		\$1,094		
Reserve Studies Estimates Subtotal = \$5,142.00				
2026 Annual Expense Total = \$94,080				
2027	Alderwood Court	Fence Split Rail Stained	\$1,420	
	Bailleyville Court	Fence Split Rail Stained	\$812	
	Box Elder Court	Fence Split Rail Stained	\$2,029	
	Datewood Court	Fence Split Rail Stained	\$1,218	
	Davenport Lane	Fence Split Rail Stained	\$1,015	
	Jotewood Court	Fence Split Rail Stained	\$2,029	
	Mayfield Court	Fence Split Rail Stained	\$1,623	
	New Forest Drive	Fence Split Rail Stained	\$21,509	
	Oak View Court	Fence Split Rail Stained	\$1,319	
	Thomasville Court	Fence Split Rail Stained	\$1,319	
	Village Center Drive	Fence Split Rail Stained	\$609	
	Asphalt Walking Path from Bear Lake Drive to Sandpiper Drive	Fence Split Rail Stained	\$4,261	
	Asphalt Walking Path from Honey Locust Court to Detention Pond on Briar Drive	Sprinkler Control Box	\$395	
	Perimeter Fencing	Fence Split Rail Stained Phase 3		\$17,857
		Fence Split Rail Stained Entry Village Parkway		\$4,464
		Fence Split Rail Stained Phase 5		\$6,493
		Fence Split Rail Stained Phase 6		\$4,058

<b>Year</b>	<b>Category</b>	<b>Item Name</b>	<b>Expense</b>
2027	<i>Perimeter Fencing</i>	Fence Split Rail Stained Phase 7	\$8,117
	Perimeter Fencing Subtotal = \$40,989.00		
	<i>Landscaping</i>	Landscaping Restoration	\$33,820
	<i>Reserve Studies Estimates</i>	Reserve Study Annual Financial Update	\$1,127
2027 Annual Expense Total = \$115,494			
2028	<i>Baby Bear Court</i>	Fence Split Rail Stained	\$3,136
	<i>Bear Lake Drive</i>	Access Road Fence Wood	\$2,846
	<i>Beechwood Court</i>	Fence Split Rail Stained	\$1,568
	<i>Crystal Canyon Boulevard</i>	Fence Split Rail Stained	\$836
	<i>Desert Lake Court</i>	Fence Split Rail Stained	\$836
	<i>Desert Lake Drive</i>	Fence Split Rail Stained	\$2,718
	<i>Ivywood Court</i>	Fence Split Rail Stained	\$1,882
	<i>Mama Bear Court</i>	Fence Split Rail Stained	\$1,673
	<i>Papa Bear Court</i>	Fence Split Rail Stained	\$1,673
	<i>Village Parkway</i>	Sprinkler Control Box near Teddy Bear Court	\$407
		Fence Split Rail Stained added 2018	\$4,600
	Village Parkway Subtotal = \$5,007.00		
	<i>Storm Detention off New Forest Drive</i>	Fence Split Rail Stained	\$25,091
	<i>Asphalt Walking Path from Bear River Drive to Lockspur Court</i>	Bench Metal	\$1,742
	<i>Asphalt Walking Path from Quarry Court to Detention Pond off Village Parkway</i>	Sprinkler Control Box	\$407
	<i>Perimeter Fencing</i>	Fence Split Rail Stained Phase 8	\$6,691
		Fence Split Rail Stained Phase 9	\$5,018
	Perimeter Fencing Subtotal = \$11,709.00		
	<i>Additional Pathway Asphalt Work</i>	Paving Cut and Patch Phase 1	\$58,081
	<i>New Forest Drive from Village Parkway to Briar Drive</i>	Gazebo Paint Ceiling and Posts	\$871
	<i>Landscaping</i>	Landscaping Restoration	\$34,849
		Drip Line Repairs	\$4,646
	Landscaping Subtotal = \$39,495.00		
	<i>Reserve Studies Estimates</i>	Reserve Study Annual Financial Update	\$1,162
2028 Annual Expense Total = \$160,733			
2029	<i>Alexandria Court</i>	Fence Split Rail Stained	\$1,724
	<i>Alexandria Drive</i>	Fence Split Rail Stained	\$1,400
	<i>Aquamarine Drive</i>	Lighting Site Overhead Rewiring	\$5,027

<b>Year</b>	<b>Category</b>	<b>Item Name</b>	<b>Expense</b>
2029	Aquamarine Drive	Electric Panel	\$7,002
		Gate Metal	\$1,436
	Aquamarine Drive Subtotal = \$13,465.00		
	Cedar View Court	Fence Split Rail Stained	\$431
	Fairfax Court	Fence Split Rail Stained	\$3,016
	Gingko Court	Fence Split Rail Stained	\$2,155
	Little Peak Court	Fence Split Rail Stained	\$3,016
	Live Oak Court	Fence Split Rail Stained	\$2,155
	Oak Brook Court	Fence Split Rail Stained	\$7,756
	Pin Oak Court	Fence Split Rail Stained	\$1,400
	Pintura Court	Fence Split Rail Stained	\$1,400
	Posy Lake Court	Fence Split Rail Stained	\$1,724
	Spruce Lake Court	Fence Split Rail Stained	\$2,585
	Village Center Drive	Slurry Seal	\$16,542
		Paving Striping	\$838
	Village Center Drive Subtotal = \$17,380.00		
	White Tail Court	Fence Split Rail Stained	\$3,016
	Wood Leaf Court	Fence Split Rail Stained	\$1,724
	Yearling Court	Fence Split Rail Stained	\$1,400
	Basin off Quarry Court	Tubular Steel 6 ft Fencing	\$7,541
		Sprinkler Control Box	\$419
		Back Flow Preventer Rebuild	\$1,197
		Back Flow Preventer Bag	\$180
	Basin off Quarry Court Subtotal = \$9,337.00		
	Asphalt Walking Path from Aquamarine Drive to Baby Bear Court	Fence Split Rail Stained	\$9,695
	Asphalt Walking Path from Village Way to Forest Park	BBQ Metal	\$598
	Asphalt Walking Path from Rockland Drive to Detention Pond off Oak Brook Court	Fence Split Rail Stained	\$1,939
	Asphalt Walking Path Detention Pond on Oak Brook Court to Village Way	Fence Split Rail Stained	\$1,939
	Perimeter Fencing	Fence Split Rail Stained Phase 10	\$4,309
		Fence Split Rail Stained Phase 11	\$8,618
		Fence Split Rail Stained Phase 13	\$14,651
	Perimeter Fencing Subtotal = \$27,578.00		
	Landscaping	Landscaping Restoration	\$35,908

<b>Year</b>	<b>Category</b>	<b>Item Name</b>	<b>Expense</b>
2029	Reserve Studies Estimates	Reserve Study Annual Financial Update	\$1,197
2029 Annual Expense Total = \$153,938			
2030	Bear Lake Drive	Access Road Slurry Seal	\$1,381
	Bear River Court	Lighting Site Overhead Rewiring	\$2,960
	Buckshot Court	Lighting Site Overhead Rewiring	\$2,960
	Calistoga Court	Lighting Site Overhead Rewiring	\$1,480
	Cedar View Court	Access Road Slurry Seal	\$1,233
	Clear Springs Court	Lighting Site Overhead Rewiring	\$2,960
	Cody Court	Fence Split Rail Stained	\$1,998
	Dustin Court	Fence Split Rail Stained	\$1,554
	Elk Court	Lighting Site Overhead Rewiring	\$1,480
	Empire Court	Lighting Site Overhead Rewiring	\$3,700
		Gate Metal 3 ft	\$1,480
	Empire Court Subtotal = \$5,180.00		
	Feather River Court	Lighting Site Overhead Rewiring	\$2,960
	Fiesta Court	Lighting Site Overhead Rewiring	\$1,480
	Fontana Court	Lighting Site Overhead Rewiring	\$1,480
	Fonti Court	Lighting Site Overhead Rewiring	\$2,220
	Fortune Court	Lighting Site Overhead Rewiring	\$4,440
	Fossil Court	Lighting Site Overhead Rewiring	\$2,220
	Frost Peak Court	Lighting Site Overhead Rewiring	\$2,220
	Georgetown Drive and Court	Pathways Slurry Seal	\$974
	Grizzly Bear Court	Slurry Seal Pathway	\$802
	Hedge Court	Lighting Site Overhead	\$740
	Javalina Court	Lighting Site Overhead Rewiring	\$3,700
	Lago Court	Lighting Site Overhead Rewiring	\$740
	Panda Bear Court	Slurry Seal Pathways	\$185
	Pebble Court	Lighting Site Overhead Rewiring	\$740
	Quarry Court	Slurry Seal Pathways	\$783
	Sunstone Court	Lighting Site Overhead Rewiring	\$2,960
	Storm Detention off New Forest Drive	Slurry Seal Access Road	\$2,220
	Basin off Quarry Court	Fido House	\$617
	Asphalt Walking Path from Aquamarine Drive to Baby Bear Court	Slurry Seal Pathways	\$21,806
	Asphalt Walking Path from Village Way to Forest Park	Slurry Seal Pathways	\$11,550

<b>Year</b>	<b>Category</b>	<b>Item Name</b>	<b>Expense</b>
2030	Asphalt Walking Path from Empire Court to Bear Lake Drive	Slurry Seal Pathways	\$9,558
	Asphalt Walking Path from Bear River Drive to Lockspur Court	Slurry Seal Pathways	\$9,010
	Asphalt Walking Path from Bear Lake Drive to Sandpiper Drive	Slurry Seal Pathways	\$14,196
		Sandpiper Drive Slurry Seal	\$7,030
	Asphalt Walking Path from Bear Lake Drive to Sandpiper Drive Subtotal = \$21,226.00		
	Asphalt Walking Path from Village Parkway to Detention Pond on Oak Brook Court	Slurry Seal Pathways	\$13,733
	Asphalt Walking Path from Quarry Court to Detention Pond off Village Parkway	Slurry Seal Pathways	\$6,783
	Asphalt Walking Path from Honey Locust Court to Detention Pond on Briar Drive	Slurry Seal Pathways	\$9,262
	Asphalt Walking Path from Rockland Drive to Detention Pond off Oak Brook Court	Slurry Seal Pathways	\$16,120
	Asphalt Walking Path Detention Pond on Oak Brook Court to Village Way	Slurry Seal Pathways	\$14,332
	Additional Pathway Asphalt Work	Paving Cut and Patch Phase 2	\$61,668
	Asphalt Walking Path from Huckleberry Court to Honey Locust Court	Slurry Seal Pathways	\$7,363
	Asphalt Walking Path from Goose Lake Court to Granite Peak Court	Slurry Seal Pathways	\$14,695
	Asphalt Walking Path from Granite Peak Court to Village Parkway	Slurry Seal Pathways	\$8,769
	Asphalt Walking Path from Village Parkway to Briar Drive Excluding Section from Honey Locust to Huckleberry	Slurry Seal Pathways	\$13,801
	Asphalt Walking Path from Briar Path to New Forest Drive	Slurry Seal Pathways	\$4,884
	Landscaping	Landscaping Restoration	\$37,001
		Drip Line Repairs	\$4,933
	Landscaping Subtotal = \$41,934.00		
	Reserve Studies Estimates	Reserve Study Annual Financial Update	\$1,233
2030 Annual Expense Total = \$342,394			
2031	Almondleaf Court	Lighting Site Overhead Rewiring	\$3,813

<b>Year</b>	<b>Category</b>	<b>Item Name</b>	<b>Expense</b>
2031	<i>Almondleaf Court</i>	PCC Mail Box Pad	\$635
	Almondleaf Court Subtotal = \$4,448.00		
	<i>Bear Lake Drive</i>	Lighting Site Overhead Rewiring	\$12,200
		Gate Metal	\$3,050
		Access Road Paving 1 1/2 inch AC Overlay	\$4,982
	Bear Lake Drive Subtotal = \$20,232.00		
	<i>Casita Court</i>	Lighting Site Overhead Rewiring	\$1,525
	<i>Cherryleaf Court</i>	Lighting Site Overhead Rewiring	\$4,575
		Gate Metal 3 ft	\$1,525
	Cherryleaf Court Subtotal = \$6,100.00		
	<i>Georgetown Drive and Court</i>	Lighting Site Overhead Rewiring	\$6,863
		Gate Metal	\$1,525
	Georgetown Drive and Court Subtotal = \$8,388.00		
	<i>Goose Lake Drive</i>	Fence Split Rail Stained	\$1,601
	<i>Grand Valley Court</i>	Lighting Site Overhead Rewiring	\$2,288
	<i>Honey Locust Court</i>	Fence Split Rail Stained	\$2,288
	<i>Journey Court</i>	Lighting Site Overhead Rewiring	\$2,288
	<i>La Casa Court</i>	Lighting Site Overhead Rewiring	\$1,525
	<i>Lanceleaf Court</i>	Lighting Site Overhead Rewiring	\$2,288
	<i>Lockspur Court</i>	Lighting Site Overhead Rewiring	\$3,050
	<i>Narrowleaf Court</i>	Fence Split Rail Stained	\$915
	<i>Posado Court</i>	Lighting Site Overhead Rewiring	\$1,525
	<i>Rio Court</i>	Lighting Site Overhead Rewiring	\$763
	<i>Silverleaf Court</i>	Lighting Site Overhead Rewiring	\$3,050
	<i>Sky Crest Court</i>	Fence Split Rail Stained	\$1,373
	<i>Smoketree Court</i>	Fence Split Rail Stained	\$2,745
	<i>Sofia Court</i>	Lighting Site Overhead Rewiring	\$763
	<i>Valecito Court</i>	Lighting Site Overhead Rewiring	\$1,525
	<i>Village Parkway</i>	Gate Metal 3 ft	\$3,050
	<i>Vineyard Court</i>	Fence Split Rail Stained	\$1,373
	<i>Whitebark Court</i>	Fence Split Rail Stained	\$1,373
	<i>Storm Detention off New Forest Drive</i>	Paving 1 1/2 inch AC Overlay	\$8,006
	<i>Basin off Briar Drive</i>	Fence Split Rail Stained	\$31,797
	<i>Asphalt Walking Path from Bear River Drive to Lockspur Court</i>	Lighting Site Overhead Rewiring	\$3,813
	<i>Perimeter Fencing</i>	Fence Split Rail Stained Phase 14	\$10,065
	<i>New Forest Drive from Village Parkway to Briar Drive</i>	Solar Panels for Street Light and Flag Pole	\$508



Year	Category	Item Name	Expense	
2031	Landscaping	Landscaping Restoration	\$38,126	
	Reserve Studies Estimates	Full New Reserve Study Estimate With a Site Visit	\$4,702	
		Reserve Study Annual Financial Update	\$1,271	
	Reserve Studies Estimates Subtotal = \$5,973.00			
2031 Annual Expense Total = \$172,764				
2032	Alexandria Court	Lighting Site Overhead Rewiring	\$3,929	
	Alexandria Drive	Lighting Site Overhead Rewiring	\$4,714	
	Alderwood Court	Lighting Site Overhead Rewiring	\$4,714	
	Baileyville Court	Lighting Site Overhead Rewiring	\$2,357	
		Gate Metal 3 ft with Wood	\$1,571	
	Baileyville Court Subtotal = \$3,928.00			
	Box Elder Court	Lighting Site Overhead Rewiring	\$4,714	
	Brushland Drive and Court	Lighting Site Overhead Rewiring	\$5,500	
	Cedar View Court	Access Road Paving 1 1/2 inch AC Overlay	\$4,583	
	Datewood Court	Lighting Site Overhead Rewiring	\$3,143	
		Gate Metal 3 ft	\$1,571	
	Datewood Court Subtotal = \$4,714.00			
	Davenport Lane	Lighting Site Overhead Rewiring	\$5,500	
	Drift Creek Court	Lighting Site Overhead Rewiring	\$2,357	
	Hazelnut Drive	Lighting Site Overhead Rewiring	\$3,929	
	Jotewood Court	Lighting Site Overhead Rewiring	\$3,143	
	Mayfield Court	Lighting Site Overhead Rewiring	\$2,357	
	New Forest Drive	Gate Metal 3 ft	\$1,571	
	Oak View Court	Lighting Site Overhead Rewiring	\$4,714	
		Gate Metal 3 ft with Wood	\$1,571	
	Oak View Court Subtotal = \$6,285.00			
	Thomasville Court	Lighting Site Overhead Rewiring	\$3,929	
	Village Center Drive	Lighting Site Overhead Rewiring	\$10,214	
	Detention Pond North of Aquamarine Drive	Fence Split Rail Stained	\$20,743	
	Asphalt Walking Path from Bear Lake Drive to Sandpiper Drive	Gate Metal	\$1,571	
	Asphalt Walking Path from Honey Locust Court to Detention Pond on Briar Drive	Fence Split Rail Stained	\$25,221	
	Perimeter Fencing	Fence Split Rail Stained Phase 15	\$6,600	
	Landscaping	Landscaping Restoration	\$39,286	
		Drip Line Repairs	\$5,238	

Year	Category	Item Name	Expense
		Landscaping Subtotal = \$44,524.00	
	Reserve Studies Estimates	Reserve Study Annual Financial Update	\$1,310
		2032 Annual Expense Total = \$176,050	
2033	Baby Bear Court	Lighting Site Overhead Rewiring	\$6,477
	Beechwood Court	Lighting Site Overhead Rewiring	\$2,429
	Crystal Canyon Boulevard	Lighting Site Overhead Rewiring	\$5,667
		Gate Metal 3 ft	\$1,619
		Crystal Canyon Boulevard Subtotal = \$7,286.00	
	Desert Lake Court	Lighting Site Overhead Rewiring	\$3,238
	Desert Lake Drive	Lighting Site Overhead Rewiring	\$21,050
	Ivywood Court	Lighting Site Overhead Rewiring	\$1,619
	Mama Bear Court	Lighting Site Overhead Rewiring	\$5,667
		Gate Metal	\$1,619
		Mama Bear Court Subtotal = \$7,286.00	
	Papa Bear Court	Lighting Site Overhead Rewiring	\$7,287
		Gate Metal	\$1,619
		Papa Bear Court Subtotal = \$8,906.00	
	Posy Lake Court	Lighting Site Overhead Rewiring	\$4,858
	Village Parkway	Lighting Site Overhead Rewiring	\$18,621
	Storm Water Detention on Desert Lake Drive	Bench Metal	\$4,048
	Perimeter Fencing	Fence Split Rail Stained Phase 16	\$1,943
	Asphalt Walking Path from Goose Lake Court to Granite Peak Court	Picnic Table Wood Natural State	\$675
	Landscaping	Landscaping Restoration	\$40,481
	Reserve Studies Estimates	Reserve Study Annual Financial Update	\$1,349
		2033 Annual Expense Total = \$130,266	
2034	Beechwood Court	Sprinkler Timing Station	\$695
	Blue Creek Court	Lighting Site Overhead Rewiring	\$2,503
	Cedar View Court	Lighting Site Overhead Rewiring	\$1,668
		Gate Metal 3 ft	\$1,668
		Cedar View Court Subtotal = \$3,336.00	
	Clear Lake Court	Lighting Site Overhead Rewiring	\$2,503
	Davenport Court	Lighting Site Overhead Rewiring	\$2,503
	Desert Lake Drive	Sprinkler Timing Station	\$1,390
	Fairfax Court	Lighting Site Overhead Rewiring	\$5,005
	Ginkgo Court	Lighting Site Overhead Rewiring	\$3,337

<b>Year</b>	<b>Category</b>	<b>Item Name</b>	<b>Expense</b>
2034	Gingko Court	PCC Mail Box Pad	\$348
	Gingko Court Subtotal = \$3,685.00		
	Little Peak Court	Lighting Site Overhead Rewiring	\$2,503
	Live Oak Court	Lighting Site Overhead Rewiring	\$3,337
	Morning Breeze Court	Lighting Site Overhead Rewiring	\$4,171
	Oak Brook Court	Lighting Site Overhead Rewiring	\$2,503
		Gate Metal 3 ft	\$1,668
	Oak Brook Court Subtotal = \$4,171.00		
	Oak Brook Lane	Lighting Site Overhead Rewiring	\$5,005
	Pin Oak Court	Lighting Site Overhead Rewiring	\$5,840
	Pintura Court	Lighting Site Overhead Rewiring	\$834
		Gate Metal 3 ft	\$1,668
	Pintura Court Subtotal = \$2,502.00		
	Quarry Court	Fence Split Rail Stained	\$1,251
	Spring Canyon Court	Lighting Site Overhead Rewiring	\$2,503
	Spruce Lake Court	Lighting Site Overhead Rewiring	\$1,668
	Sweet Gum Court	Lighting Site Overhead Rewiring	\$2,503
	Timber Grove Court	Lighting Site Overhead Rewiring	\$1,668
	Village Parkway	Sprinkler Timing Station near Teddy Bear Court	\$695
	White Tail Court	Lighting Site Overhead Rewiring	\$1,668
	Wood Leaf Court	Lighting Site Overhead Rewiring	\$2,503
	Yearling Court	Lighting Site Overhead Rewiring	\$2,503
		Gate Metal 3 ft	\$1,668
	Yearling Court Subtotal = \$4,171.00		
	Basin off Quarry Court	Sprinkler Timing Station	\$695
	Asphalt Walking Path from Aquamarine Drive to Baby Bear Court	Lighting Site Overhead Rewiring	\$5,840
	Asphalt Walking Path from Village Way to Forest Park	Lighting Site Overhead Rewiring	\$3,337
		Bench Metal	\$2,086
	Asphalt Walking Path from Village Way to Forest Park Subtotal = \$5,423.00		
	Asphalt Walking Path from Empire Court to Bear Lake Drive	Bench Metal	\$2,086
	Asphalt Walking Path from Rockland Drive to Detention Pond off Oak Brook Court	Lighting Site Overhead Rewiring	\$4,171
	Asphalt Walking Path Detention Pond on Oak Brook Court to Village Way	Lighting Site Overhead Rewiring	\$2,503
		Gate Metal 3 ft	\$1,668

Year	Category	Item Name	Expense
	Asphalt Walking Path Detention Pond on Oak Brook Court to Village Way Subtotal = \$4,171.00		
	Additional Pathway Asphalt Work	Paving Cut and Patch Phase 1	\$69,520
	Landscaping	Landscaping Restoration	\$41,712
		Drip Line Repairs	\$5,562
	Landscaping Subtotal = \$47,274.00		
	Reserve Studies Estimates	Reserve Study Annual Financial Update	\$1,390
2034 Annual Expense Total = \$208,349			
2035	Aquamarine Drive	Sprinkler Timing Station	\$2,149
	Fairfax Court	Sprinkler Timing Station	\$716
	Fortune Court	Sprinkler Timing Station	\$716
	Georgetown Drive and Court	Sprinkler Timing Station	\$716
	Live Oak Court	Sprinkler Timing Station	\$716
	Rockland Drive	Sprinkler Timing Station	\$716
	Village Center Drive	Slurry Seal	\$19,800
		Paving Striping	\$1,003
	Village Center Drive Subtotal = \$20,803.00		
	Village Parkway	Sprinkler Timing Station	\$716
	Williamsburg Drive	Sprinkler Timing Station	\$716
	Asphalt Walking Path from Bear Lake Drive to Sandpiper Drive	Sandpiper Drive Paving 1 1/2 inch AC Overlay	\$28,582
	Village Parkway from Brady Ridge Court to New Forest Drive	Fido House	\$358
	New Forest Drive from Village Parkway to Briar Drive	Gazebo Paint Ceiling and Posts	\$1,075
	Landscaping	Landscaping Restoration	\$42,981
	Reserve Studies Estimates	Reserve Study Annual Financial Update	\$1,433
2035 Annual Expense Total = \$102,393			
2036	Bear Lake Drive	Access Road Slurry Seal	\$1,653
	Cedar View Court	Access Road Slurry Seal	\$1,476
	Dustin Court	Lighting Site Overhead Rewiring	\$7,086
	Georgetown Drive and Court	Paving 1 1/2 inch AC Pathways	\$4,082
		Pathways Slurry Seal	\$1,166
	Georgetown Drive and Court Subtotal = \$5,248.00		
	Goose Lake Drive	Lighting Site Overhead Rewiring	\$2,657
	Grizzly Bear Court	Paving 1 1/2 inch AC Pathways	\$3,358
		Slurry Seal Pathway	\$960
	Grizzly Bear Court Subtotal = \$4,318.00		

<b>Year</b>	<b>Category</b>	<b>Item Name</b>	<b>Expense</b>
2036	Honey Locust Court	Lighting Site Overhead Rewiring	\$1,772
	Lake Powell Drive	Lighting Site Overhead Rewiring	\$2,657
	Narrowleaf Court	Lighting Site Overhead Rewiring	\$886
	New Forest Drive	Sprinkler Timing Station	\$738
	Panda Bear Court	Paving 1 1/2 inch AC Pathways	\$775
		Slurry Seal Pathways	\$221
	Panda Bear Court Subtotal = \$996.00		
	Quarry Court	Paving 1 1/2 inch AC Pathways	\$3,281
		Slurry Seal Pathways	\$937
	Quarry Court Subtotal = \$4,218.00		
	Rockland Drive	Retaining Walls Wood	\$4,783
	Rogue River Court	Lighting Site Overhead Rewiring	\$2,657
	Sky Crest Court	Lighting Site Overhead Rewiring	\$4,429
	Smoketree Court	Lighting Site Overhead Rewiring	\$1,772
	Trout Court	Lighting Site Overhead Rewiring	\$1,772
	Whitebark Court	Lighting Site Overhead Rewiring	\$5,315
	Storm Detention off New Forest Drive	Slurry Seal Access Road	\$2,657
	Basin off Briar Drive	Gate Metal 3 ft	\$3,543
	Asphalt Walking Path from Aquamarine Drive to Baby Bear Court	Paving 1 1/2 inch AC Pathways	\$91,351
		Slurry Seal Pathways	\$26,100
	Asphalt Walking Path from Aquamarine Drive to Baby Bear Court Subtotal = \$117,451.00		
	Asphalt Walking Path from Village Way to Forest Park	Paving 1 1/2 inch AC Pathways	\$48,388
		Slurry Seal Pathways	\$13,825
	Asphalt Walking Path from Village Way to Forest Park Subtotal = \$62,213.00		
	Asphalt Walking Path from Empire Court to Bear Lake Drive	Paving 1 1/2 inch AC Pathways	\$40,044
		Slurry Seal Pathways	\$11,441
	Asphalt Walking Path from Empire Court to Bear Lake Drive Subtotal = \$51,485.00		
	Asphalt Walking Path from Bear River Drive to Lockspur Court	Paving 1 1/2 inch AC Pathways	\$37,744
		Slurry Seal Pathways	\$10,784
	Asphalt Walking Path from Bear River Drive to Lockspur Court Subtotal = \$48,528.00		
	Asphalt Walking Path from Bear Lake Drive to Sandpiper Drive	Paving 1 1/2 inch AC Pathways	\$59,471
		Slurry Seal Pathways	\$16,992
		Sandpiper Drive Slurry Seal	\$8,415
	Asphalt Walking Path from Bear Lake Drive to Sandpiper Drive Subtotal = \$84,878.00		
	Asphalt Walking Path from Village Parkway to Detention Pond on Oak Brook Court	Paving 1 1/2 inch AC Pathways	\$57,534
		Slurry Seal Pathways	\$16,438

<b>Year</b>	<b>Category</b>	<b>Item Name</b>	<b>Expense</b>
	Asphalt Walking Path from Village Parkway to Detention Pond on Oak Brook Court Subtotal = \$73,972.00		
	Asphalt Walking Path from Quarry Court to Detention Pond off Village Parkway	Paving 1 1/2 inch AC Pathways	\$28,418
		Slurry Seal Pathways	\$8,119
	Asphalt Walking Path from Quarry Court to Detention Pond off Village Parkway Subtotal = \$36,537.00		
	Asphalt Walking Path from Honey Locust Court to Detention Pond on Briar Drive	Paving 1 1/2 inch AC Pathways	\$38,804
		Slurry Seal Pathways	\$11,087
	Asphalt Walking Path from Honey Locust Court to Detention Pond on Briar Drive Subtotal = \$49,891.00		
	Asphalt Walking Path from Rockland Drive to Detention Pond off Oak Brook Court	Paving 1 1/2 inch AC Pathways	\$67,532
		Slurry Seal Pathways	\$19,295
	Asphalt Walking Path from Rockland Drive to Detention Pond off Oak Brook Court Subtotal = \$86,827.00		
	Asphalt Walking Path Detention Pond on Oak Brook Court to Village Way	Paving 1 1/2 inch AC Pathways	\$60,040
		Slurry Seal Pathways	\$17,154
	Asphalt Walking Path Detention Pond on Oak Brook Court to Village Way Subtotal = \$77,194.00		
	Additional Pathway Asphalt Work	Paving Cut and Patch Phase 2	\$73,813
	Asphalt Walking Path from Huckleberry Court to Honey Locust Court	Slurry Seal Pathways	\$8,813
	Asphalt Walking Path from Goose Lake Court to Granite Peak Court	Slurry Seal Pathways	\$17,590
	New Forest Drive from Village Parkway to Briar Drive	Fido House	\$738
		BBQ Metal	\$738
	New Forest Drive from Village Parkway to Briar Drive Subtotal = \$1,476.00		
	Asphalt Walking Path from Granite Peak Court to Village Parkway	Slurry Seal Pathways	\$10,496
	Asphalt Walking Path from Village Parkway to Briar Drive Excluding Section from Honey Locust to Huckleberry	Slurry Seal Pathways	\$16,519
		Fido House	\$1,476
	Asphalt Walking Path from Village Parkway to Briar Drive Excluding Section from Honey Locust to Huckleberry Subtotal = \$17,995.00		
	Asphalt Walking Path from Briar Path to New Forest Drive	Slurry Seal Pathways	\$5,846
	Landscaping	Landscaping Restoration	\$44,288
		Drip Line Repairs	\$5,905

Year	Category	Item Name	Expense
	Landscaping Subtotal = \$50,193.00		
	Reserve Studies Estimates	Full New Reserve Study Estimate With a Site Visit	\$5,462
		Reserve Study Annual Financial Update	\$1,476
	Reserve Studies Estimates Subtotal = \$6,938.00		
2036 Annual Expense Total = \$942,769			
2037	Polar Bear Court	Fence Split Rail Stained	\$19,167
	Asphalt Walking Path from Huckleberry Court to Honey Locust Court	Paving 1 1/2 inch AC Pathways	\$31,785
	Landscaping	Landscaping Restoration	\$45,635
	Reserve Studies Estimates	Reserve Study Annual Financial Update	\$1,521
2037 Annual Expense Total = \$98,108			
2038	Grizzly Bear Court	Lighting Site Overhead Rewiring	\$8,464
	Panda Bear Court	Lighting Site Overhead Rewiring	\$940
	Vineyard Court	Lighting Site Overhead Rewiring	\$3,762
	Asphalt Walking Path from Goose Lake Court to Granite Peak Court	Paving 1 1/2 inch AC Pathways	\$65,366
		Grape Arbor 6ft Natural State	\$2,821
		Sprinkler Control Box	\$549
		Back Flow Preventer Rebuild	\$1,176
		Back Flow Preventer Bag	\$392
	Asphalt Walking Path from Goose Lake Court to Granite Peak Court Subtotal = \$70,304.00		
	Landscaping	Landscaping Restoration	\$47,023
		Drip Line Repairs	\$6,270
	Landscaping Subtotal = \$53,293.00		
	Reserve Studies Estimates	Reserve Study Annual Financial Update	\$1,567
2038 Annual Expense Total = \$138,330			
2039	Aquamarine Drive	PCC Mail Box Pad	\$1,211
	Quarry Court	Lighting Site Overhead Rewiring	\$5,814
	Teddy Bear Court	Lighting Site Overhead Rewiring	\$1,938
	Basin off Quarry Court	Fence Post Wood 6 ft	\$5,047
	Landscaping	Landscaping Restoration	\$48,453
	Reserve Studies Estimates	Reserve Study Annual Financial Update	\$1,615
2039 Annual Expense Total = \$64,078			
2040	Bear River Court	PCC Mail Box Pad	\$416
	Buckshot Court	PCC Mail Box Pad	\$416
	Clear Springs Court	PCC Mail Box Pad	\$416

<b>Year</b>	<b>Category</b>	<b>Item Name</b>	<b>Expense</b>
2040	<i>Empire Court</i>	PCC Mail Box Pad	\$416
	<i>Feather River Court</i>	PCC Mail Box Pad	\$416
	<i>Fortune Court</i>	Electric Panel	\$3,245
		PCC Mail Box Pad	\$416
	Fortune Court Subtotal = \$3,661.00		
	<i>Javalina Court</i>	PCC Mail Box Pad	\$416
	<i>Polar Bear Drive</i>	Fence Split Rail Stained	\$82,080
	<i>Sunstone Court</i>	PCC Mail Box Pad	\$416
	<i>Additional Pathway Asphalt Work</i>	Paving Cut and Patch Phase 1	\$83,212
	<i>Briar Drive</i>	Back Flow Preventer Rebuild Large	\$1,664
	<i>Village Parkway from Brady Ridge Court to New Forest Drive</i>	Back Flow Preventer Large	\$1,664
		Sprinkler Control Box	\$291
	Village Parkway from Brady Ridge Court to New Forest Drive Subtotal = \$1,955.00		
	<i>Asphalt Walking Path from Granite Peak Court to Village Parkway</i>	Paving 1 1/2 inch AC Pathways	\$41,414
	<i>Landscaping</i>	Landscaping Restoration	\$49,927
		Drip Line Repairs	\$6,657
	Landscaping Subtotal = \$56,584.00		
	<i>Reserve Studies Estimates</i>	Reserve Study Annual Financial Update	\$1,664
2040 Annual Expense Total = \$275,146			