

# Sample Storage Unit

## Full Reserve Study

Prepared for Year: 01/01/2027 - 12/31/2027



**Better Reserve Consultants**

Mari Jo Betterley RSS.0025 and Amber Hancock RSS.0281

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May 21, 2026

Sample Storage Unit  
Executive Board of Directors  
150 Happy Ave  
Carson City, NV 89703

Sample Storage Unit - Executive Board of Directors,

Thank you for this opportunity to complete a Reserve Study for your Association. A Reserve Study is the most important document that determines where “hundreds of thousands or millions” of your assessment dollars will be spent. The Study is a planning tool that will plan the maintenance of your Association and affect your property value now and in the future.

## **Reserve Study Requirements NRS 116.3115**

2(b) The association shall establish adequate reserves, funded on a reasonable basis, for the repair, replacement and 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. The reserves may be used only for those purposes, including, without limitation, repairing, replacing and restoring roofs, roads and sidewalks, and must not be used for daily maintenance.

## **NRS 116.31152 Duties of Executive Board Regarding Study: The Executive Board Shall**

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.

## **NAC 116.415 Contents of Budget to Maintain Reserve**

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.

### **What is a Reserve Study?**

- A Reserve Study is a financial planning tool to fund the repair, replacement, restoration and maintenance of the major components of the common elements. A major component of the common element includes, any amenity, improvement, furnishing, fixture, finish, system or equipment that may, within 30 years after its original installation, require repair, replacement or restoration in excess of routine or annual maintenance. This funding allows an equal payment of each cost over a period of time so that a large burden will not be placed on future owners. Day-to-day expenses and components included in the annual operating budget of an association are not included in the Reserve Study.
- A Reserve Study provides important annual disclosures to association members and prospective buyers regarding the condition of common area components.
- If you are selling your property or if you are a potential buyer, many financial institutions will not lend money on a property in an association without a properly funded Reserve Study.
- A Reserve Study focuses on ensuring that the property is in good condition, yet saves or "reserves" your Association`s money properly so that there are no needs for "Special Reserve Assessments" or huge increases in assessments in the future.
- And most important, a Reserve Study ensures that your Association will be a better place to own, now and in the future.
- The Reserve Study is prepared by an outside independent consultant for the benefit of the Board of Directors of a property with multiple owners, such as Homeowners Associations, Time Shares, Resorts, Hotels, Apartment Buildings, Office Parks, Worship Facilities, Swimming Pools, Private (golf/social) Clubs, Lodges (Elks, Masons) Nursing Homes, Sororities, Fraternities and Private Schools.
- The Reserve Study contains an assessment of the Estimated Useful Life and Replacement Costs of the commonly owned property components as determined by the particular association`s CC&R`s and bylaws. This Study evaluates the current condition of the Components and the Estimated Remaining Useful Life. The Replacement Cost is based on actual historical costs from Invoices or Bids or Estimates from Experts in the Field.

## **Why have a Reserve Study?**

A Reserve Study is required by Nevada Law:

### **NRS 116.3115 2(b)**

The association shall establish adequate reserves, funded on a reasonable basis, for the repair, replacement and 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. The reserves may be used only for those purposes, including, without limitation, repairing, replacing and restoring roofs, roads and sidewalks, and must not be used for daily maintenance. The association may comply with the provisions of this paragraph through a funding plan that is designed to allocate the costs for the repair, replacement and 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.

### **Levels of Service:**

There are three types of a Reserve Study:

1. Full Reserve Study:

Component Inventory-- An actual field inspection of the common elements with representative sampling;

Condition Assessment (based upon on-site visual observations)

Life and Valuation Estimates

Fund Status

Funding Plan

2. Update, With-Site-Visit/On-Site Review: (May be an update on a Reserve Study Completed by this Reserve Study Specialist or an Update to another Reserve Study Specialist's report).

Component Inventory (verification only, not quantification)

Condition Assessment (based on on-site visual observations)

Life and Valuation Estimates

Fund Status

Funding Plan

3. Update, No-Site-Visit/Off Site Review: (May be an update on a Reserve Study Completed by this Reserve Study Specialist or an Update to another Reserve Study Specialist's report).

Life and Valuation Estimates

Fund Status

Funding Plan

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

In many cases, it is better to complete a new, Full Study rather than ask the Reserve Study Specialist to update a Study prepared by another company. The Reserve Study Specialist must rely on the previous Study's information, measurements, estimated useful life and replacement costs.

## **There are Three Funding Plans: Baseline, Threshold and Full Funding**

This Reserve Study is based on the Threshold Funding Plan: Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount.

Baseline Funding has a goal of maintaining funds above zero, while Full Funding has a goal of attaining and maintaining funding at 100% or greater. This is the most conservative funding goal.

## **Board of Directors Responsibility**

The Board of the Directors, the Management Company and the Reserve Study Specialist must work hand in hand to complete an accurate Reserve Study.

The Board of Directors must take full ownership in the Reserve Study. They should be involved in the process every step of the way. They should think about their "vision" of what the property will look like in the future. Plans should be included in the Reserve Study to protect, preserve and enhance the property so that individual unit owner's property values will increase and the property will be maintained properly.

When the Preliminary Reserve Study is provided, the Board of Directors should read it carefully and ensure that all information is correct. The Board of Directors should attend a Zoom Workshop or Board Meeting to discuss the Study in detail with the Reserve Study Specialist to ensure accuracy and understanding.

When the Reserve Study is adopted by the Board, the Board of Directors should think of it as a real "working tool" to plan the future condition of the Association. The Reserve Study is to be reviewed and updated on an annual basis. I always tell the Board of Directors to think of themselves as "Pioneers" for their Association. It doesn't matter if the Association is 3 years old or 30 years old. What you do now will affect the future condition of the Association.

## **Disclosures**

The Initial Reserve Fund Bank Account Balance and Interest Rate was provided by the Management Company or Board of Directors. The Reserve Study Specialist did not verify or audit this fund. There are no guarantees, expressed or implied, with the predictions of the cost or life expectancy of any of the major components. 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 or structural inspection. The Reserve Study Specialist will not perform invasive testing. The Condition of the Components may be based on Representative Sampling. Better Reserve Consultants has the required \$1,000,000.00 professional liability insurance coverage.

Material issues which (including Defects in Design or Construction), if not disclosed, would cause the condition of the association to be misrepresented. The Client Inventory List is based on the Site Inspection, Previous Reserve Study and Information provided by the Community Manager and Board of Directors. It is the responsibility of the client to verify that all components are listed correctly.

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.

Site Inspectors: Mari Jo Betterley, RSS, Amber Hancock, RSS, Paul Herzbrun, Kimberly Albrecht, Bryce Betterley.

This reserve study does not take into account any construction defect issues that would have an impact on the component cost or useful life.

### **Utilities and Asbestos**

Future Utility Line Major Repairs and Replacement such as Water Lines, Sewer Lines and Electrical Upgrades should be included in the Study. Expert evaluation of all Utilities is strongly recommended to ensure the accurate Repair or Replacement Costs as well as the Estimated Remaining Useful Life of each Component. If there is Asbestos present in the property, the Asbestos Abatement Costs and Time Frames should be included in the Study. Because a Reserve Study is not a Structural or Property Inspection, the Reserve Specialist may not be aware of Utility Line Issues or Asbestos. The Board of Directors and the Community Manager must inform the Specialist of any issues that may be present.

### **Reserve Study Specialist Experience and Qualifications**

Mari Jo Betterley, President BRC  
State of Nevada RSS.0025 2004-Present  
National Association of Professional Reserve Analysts Certified RS #2331  
Community Association Institute Certified RS #169  
Nevada Educated Business Partner  
Chairman - Nevada Reserves for Recovery Task Force  
Graduate University of Nevada

Paul Herzbrun, State of Nevada RSS.0234 2019-Present  
Business Consultant – Business Systems and Processes 2004- 2019  
Personal Development Coach – writing and execution of training courses 2004-2019

Amber Hancock, Regional VP BRC, State of Nevada RSS. 0281 2023- Present  
Supervisory Community Association Manager SUPR-9079 2004- Present  
Community Association Manager/SUPR 2003/2017 - Present

### **Conflict of Interest**

There is no relationship with this Association that could result in actual or perceived conflicts of interest. The Reserve Study Specialist does not expect to receive any direct or indirect compensation or profits from any person who will perform services for the client.

There is no affiliation with, or financial interest in the association for which the reserve study specialist will prepare the reserve study; and The Reserve Study Specialist does not have a personal relationship with any unit's owner, member of the executive board of the association for which the reserve study specialist will prepare the reserve study.

### **Sources Relied Upon in Determining the Component Estimated Useful Life, Remaining Useful Life and today's cost**

Better Reserve Consultants uses "real costs and numbers" whenever possible. We rely on the management company and the Board of Directors to provide actual bids, invoices and estimates for the component measurements, replacement costs and estimated time frames. If the management company does not have the "history" of the component information, we may ask a third party contractor to evaluate and measure the property. It is always best to work the Association's own vendors to obtain accurate information. Any consultants and other persons with expertise used to assist in the preparation of the reserve study names have been included in this Study.

### **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.

### **Calculations**

This Study Fully Funded Balance is based upon the National Standards set forth through the Community Association Institute. The Fully Funded Balance (FFB) is defined as: Total Accrued Depreciation-An indicator against which Actual (or projected) Reserve balance can be compared. The Reserve balance is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost. This number is calculated for each component, then summed together for an association total. Two formulas can be utilized depending on the provider's sensitivity to interest and inflation effects. Note: Both yield identical results when interest and inflation are equivalent.  $FFB = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$  or  $FFB = (\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) + [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Interest Rate})^{\text{Remaining Life}}] - [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Inflation Rate})^{\text{Remaining Life}}]$ .

### **Initial Reserve Bank Balance**

The beginning reserve bank balance is the cash balance at the beginning of the fiscal year/period beginning date. The bank balance may be an estimation of the future balance based on the current balance, additional transfers to the reserve bank account and expected expenditures prior to the beginning of the fiscal year. This balance is provided by the Board of Directors and/or the management company. This balance does not include any "due-to-from" amount if any funds are owed to the reserve account from past years.

## **NRS Requires that an Association is "Adequately Funded"**

Nevada Law Requires that Association is Adequately Funded

NAC 116.425 (2) 2, (a) Reserve Study Contents. (NRS.11631152,116.615)

2. As used in this section, "adequately funded reserves" means the funds sufficient to maintain the common elements described in the governing documents:

(a) At the level described in the most recently conducted or updated study of reserves; 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.

The funding level for each association may vary based on the size, age of the community and the component evaluation. It is strongly recommended that the board of directors work with their attorney and accountant to determine the level of funding that is adequate for their association.

### **Funding Summary**

The Reserve Study Funding Plan is based on the assumption that there are no unforeseen circumstances that would alter the components Repair, Replacement, Restoration or Maintenance Costs and Estimated Remaining or Useful Life. The Recommended Reserve Contribution and Funding Levels chart, included in this Study, must be followed.

### **A Reserve Study Annual Update (by a Reserve Specialist) is Required per NRS**

NRS 116.31151-Annual distribution to units' owners of operating and reserve budgets or summaries

1....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 ...

(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...

NRS 116.311522 states that the study of the reserves must be conducted by a person who holds a permit issued pursuant to chapter 116A of NRS

A Reserve Study is considered a "working tool" and should be re-evaluated every year. What is accurate this year, may not be accurate in future years. Each year the Reserve Study should be updated with recent history and actual costs along with future costs and revised plans. The Reserve Study should "evolve" and change so that it is a "living document" that the Board of Directors follows and believes in.

## **Reserve Study Commencement Date**

116.427

1. For the purposes of paragraph (a) of subsection 1 of NRS 116.31152, the 5 year period for conducting a reserve study commences on the date on which the on-site inspection of the major components is performed and concludes upon the adoption of the reserve study by the executive board at a meeting conducted pursuant to NRS 116.31083. For the purposes of this section, the adoption of the reserve study must take place before the culmination of 5 years after the date that the executive board last adopted a full reserve study that includes the information described in NAC 116.425.

2. After a full reserve study is conducted, the next full reserve study must be commenced on, or as close as practicable to, the same month and date that the previous on-site inspection of the major components was performed.

## **A Reserve Study is a Budget Planning Tool**

Do NOT rely on this Reserve Study for condition assessment or evaluation of quality of work. This report is prepared as a budget planning tool to assist the association in its long-range financial planning. Use of the Study for any other purpose is not appropriate. The visual observations made do NOT constitute a Structural or Engineering Inspection and are not detailed enough to be relied upon, nor should they be relied upon, to determine violations of jurisdictional requirements (building ordinances, codes, etc.) relating to the safety, soundness, structural integrity, or habitability of the projects buildings of any individual component. A Reserve Study is a Budget Planning Tool and should not be used for other purposes.

The financial representations set forth in this summary are based on the best estimates of the preparer at that time. The estimates are subject to change. Reserve studies are prepared for one year and the recommendations and projections within will be affected by any unforeseen changes after publication.

We appreciate this opportunity to EARN your business. Better Reserve Consultants takes pride in completing an accurate Reserve Study that is very “customized” to your Association. It is our goal to provide a Reserve Study that you will actually use as a funding tool - a Study that you will believe in!

Thank you,

Mari Jo Betterley RSS.0025 and Amber Hancock RSS.0281  
Better Reserve Consultants, LLC

### ***Important Information***

Reserve Study Prepared for Year: 01/01/2027 - 12/31/2027

Reserve Study Site Inspection Date / Commencement Date: 03/21/2026

Assessment Paying Members/ Units: 160 Commercial Units

Location of Association: Carson City, Nevada

Funding Plan: Threshold Funding

Reserve Bank Accounts Interest Rate and Balance as of: 01/01/2026

Reserve Bank Account	4.00%	<u>\$450,000.00</u>
	Total:	\$450,000.00

Inflation Rate: 3.00% (Based on the average over the last 20 years)

Income Tax Rate: 30.00% on Reserve Bank Account Interest Only

Current Annual Reserve Contribution/ Transfer From Operating: \$50,000.00

Total estimated current replacement costs of the major component inventory: \$658,766.00

"Due-to-From" - Due to the Reserve Account from the Operating Account: \$0.00  
 (Amount that was not transferred to the Reserve Account per previous Reserve Study)

Total Special Reserve Assessment Recommended: \$0.00



Complete Replacement of all Concrete has not been included in this Study. Instead, repairs have been included as an allowance to be done as needed.



The Office Components include Interior Painting, Furniture and Office Equipment Replacement, Bathrooms and Shower Remodel, Carpet Replacement and Lighting and Electrical. The Exterior of the Office is Metal (Siding and Roof). These Components have not been included in this Study because their Estimated Remaining Useful Life is more than 30 years.



The Entrance Area Category Components include the Gate Replacement, In Ground Loops, Loop Detectors, Motors, Pedestrian Gate and the Community Access Systems. The Gate Components remaining useful life are an estimation only.



The Exterior of Building Components include the Lighting Replacement. The Estimated Remaining Useful Life of the Metal Siding and Metal Roofs exceed 30 years, therefore these Components have not been included in this Study.



The Asphalt Road Maintenance Schedule includes the Surface Maintenance Treatment, Overlay, Crack Seal, Concrete Curbing Repairs and Striping and Curb Painting. This Schedule is an estimation only.



The Component Landscaping and Irrigation includes Major Irrigation Repairs and Rock Replenishment to be done as needed. Day-to-day Landscaping is considered an Operational Expense and has not been included in this Study.



The Metal Chain Link Fencing Repair and Replacement have been included in this Study. Repairs are included as an allowance to be done as needed.



The Association is well maintained and in overall very good condition.

## Component Evaluation - Concepts

### Common Element

The Association CC&Rs typically define what a common element is. Usually, this is property owned in common by all the unit owners (rather than by an individual unit owner).

### Component

A Major Component of the common elements is any component of the common elements, including, without limitation, any amenity, improvement, furnishing, fixture, finish, system or equipment, that may, within 30 years after its original installation, require repair, replacement or restoration in excess of routine annual maintenance which is included in the annual operating budget of an association.

### Units

A quantity chosen as a standard in terms of measurement. For Example, Square Footage, Linear Footage, a Condominium Unit, a Roof, etc.

### Date Last Repaired/ Replaced:

Estimated date when the Component was last Replaced, Repaired, Restored or Maintained

### Cost Per Unit

How much each unit of measurement costs to repair, replace, restore, or maintain

### Today's Cost:

Total Estimated Cost to Repair, Replace, Maintain or Restore the Component  
This may be a calculation of Costs per Unit x Number of Units or it may be a set value.

### Estimated Life When New

Estimated Time Frame that the Component should last before it is Repaired, Replaced, Restored or Maintained. This may be based on a Warranty, Historical Life Span, Manufactures/ Contractors opinion, location, etc.

### Estimated Remaining Useful Life:

The Estimated amount of time that the component will actually last from today.  
This may be a calculation based on Estimated Useful Life When New minus the actual age or it could be based on other factors such as wear, condition, climate etc.



**Common Area**

	<b>Component</b>	<b>Year Scheduled</b>	<b>Unit of Measure</b>	<b>Cost Per Unit</b>	<b>Today's Cost</b>	<b>Estimated Remaining Useful Life (Years)</b>	<b>Estimated Life When New (Years)</b>
1.	Concrete Repair or Replacement	2031	allowance	\$2,600	\$2,600	5	5
2.	Fencing Chain Link Repair or Replacement	2045	1100 lf	\$37.60/lf	\$41,360	19	40
3.	Landscaping - Irrigation Renovation	2030	allowance	\$1,600	\$1,600	4	4
4.	Landscaping - Rock Replenishment	2031	allowance	\$5,200	\$5,200	5	5



### Entrance Area

Component	Year Scheduled	Unit of Measure	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1. AVI Detectors	2027	as needed	\$1,700	\$1,700	1	5
2. Battery Back Up System	2027	as needed	\$2,300	\$2,300	1	7
3. Community Access System	2027	2 units	\$3,600/unit	\$7,200	1	7
4. Gate Hinges	2027	as needed	\$4,000	\$4,000	1	7
5. Gate Motors and Operators	2027	2 units	\$5,150/unit	\$10,300	1	10
6. Gate Replacement	2038	2 units	\$5,450/unit	\$10,900	12	30
7. In Ground Loops	2028	5 units	\$1,100/unit	\$5,500	2	10
8. Lighting and Electrical	2031	allowance	\$1,600	\$1,600	5	5
9. Pedestrian Gate	2039	1 unit	\$1,200	\$1,200	13	30
10. Pedestrian Gate Lock	2027	1 unit	\$1,600	\$1,600	1	7



### Exterior of Building

Component	Year Scheduled	Unit of Measure	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1. Gutters and Downspout Repair or Replacement	2031	allowance	\$5,200	\$5,200	5	5
2. Lighting	2031	31 units	\$164/unit	\$5,084	5	20
3. Roof Replacement Metal (Estimated Useful Life Exceeds 30 Years)	2060	103000 sq ft	\$/sq ft	\$0	34	55
4. Siding Metal Repair or Replacement (Estimated Useful Life Exceeds 30 Years)	2060	as needed	\$	\$0	34	55



**Office**

Component	Year Scheduled	Unit of Measure	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1. Bathroom and Shower Remodel	2033	2 units	\$1,650/unit	\$3,300	7	25
2. Carpet Replacement	2028	400 sq ft	\$5.75/sq ft	\$2,300	2	12
3. Electrical System and Lighting (Includes Bathroom Lighting and Emergency and Exit Lighting)	2036	allowance	\$1,600	\$1,600	10	10
4. Equipment	2033	allowance	\$4,200	\$4,200	7	7
5. Furnace	2030	1 unit	\$4,000	\$4,000	4	25
6. HVAC	2030	1 unit	\$5,200	\$5,200	4	25
7. Painting Interior (Includes Office and Bathrooms)	2027	as needed	\$1,700	\$1,700	1	10
8. Roof Replacement Metal (Estimated Useful Life Exceeds 30 Years)	2060	1 sq ft	\$	\$0	34	55
9. Security Surveillance System	2028	1 unit	\$27,300	\$27,300	2	15
10. Water Heater	2042	1 unit	\$1,700	\$1,700	16	25
11. Windows and Doors	2028	as needed	\$4,500	\$4,500	2	7



### Roads and Parking

Component	Year Scheduled	Unit of Measure	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1. Concrete to Asphalt Joint Sealing (2,825 LF)	2026	1 unit	\$27,700	\$27,700	0	4
2. Crack Seal	2026	as needed	\$10,200	\$10,200	0	3
3. Cut and Patch	2031	allowance	\$5,200	\$5,200	5	5
4. Fire Hydrants	2045	2 units	\$9,850/unit	\$19,700	19	40
5. Overlay	2035	122900 sq ft	\$2.83/sq ft	\$347,807	9	30
6. Repairs - Wide Crack Repair with Mastic (One Time Cost)	2026	as needed	\$40,800	\$40,800	0	30
7. Striping or Curb Painting	2028	as needed	\$1,200	\$1,200	2	5
8. Surface Maintenance Treatment	2028	122900 sq ft	\$.35/sq ft	\$43,015	2	5



### Reserve Study

	<b>Component</b>	<b>Year Scheduled</b>	<b>Unit of Measure</b>	<b>Cost Per Unit</b>	<b>Today's Cost</b>	<b>Estimated Remaining Useful Life (Years)</b>	<b>Estimated Life When New (Years)</b>
1.	Annual Update (Required per NRS116.31151)	Annual	ea	TBD	To Be Determined	1	1
2.	Full Reserve Study (Done 2026)	2031	ea	TBD	To Be Determined	5	5

## Recommended Reserve Contribution and Funding Levels - Concepts

<b>Beginning of the Year Balance</b>	Reserve Bank Account(s) Balance as of the Beginning of the year
<b>Special Reserve Assessment</b>	A temporary assessment levied on the members in addition to regular assessments by the board of directors when necessary for several reasons, including funding a major repair or replacement of a common element or funding, in general, the reserve account.
<b>Annual Transfer</b>	Recommended Transfer or Annual Contribution to the Reserve Account
<b>Monthly Contribution per Unit</b>	An example of the amount of money that each unit owner would contribute to the Reserve Bank Account each month
<b>Annual Expenditures</b>	Estimated Expenditures based on the Component Evaluation
<b>Investment Earnings</b>	Dollar Amount of Interest contributed to the Reserve Account based on the percent interest rate on the Reserve Bank Account - Provided by the Management Company or Board of Directors.
<b>Income Tax</b>	Estimated Income Tax - 30% of the Reserve Bank Account(s) earned interest
<b>End of the Year Balance</b>	Recommended Reserve Bank Account Ending Balance at the end of the Fiscal Year
<b>% Funded</b>	A Measure of the financial health of the Association based on funding the depreciation of each Component. The chart below indicates the financial position based on the Percent Funded.
<b>Fully Funded</b>	Funding of 100% of the depreciation of each Component.

**0% - 39% Funded is considered to be a "weak" financial position. Associations that fall into this category must take action to bring the funding levels to a proper level by raising the monthly/ annual contribution or a Special Reserve Assessment.**

**40% - 69% Funded is considered to be a "fair" financial position. This does not represent financial strength and stability. The likelihood of a Special Reserve Assessment is still possible. The Association should make every effort to continue strengthening the financial position of the Reserve Fund.**

**70% - 99% Funded is considered a "strong" financial position. This indicates financial strength of a Reserve Fund and every attempt to maintain this level should be a goal of the Association.**

**100% Funded or Greater is the "ideal" financial position. This means that the Association has the funds in the Reserve Account in order to repair, replace, restore or maintain the Common Elements based on their depreciation.**

### Recommended Reserve Contribution

Year Funded	Beginning of Year Balance	Spc Rsv Assessmt	Annual Transfer	Member Mo Pmt	Annual Expenditure	Interest Earned	Income Tax	End of Year Balance	%	Fully Funded (100%)
2026	\$450,000.00	\$0.00	\$50,000.00	\$26.04	\$78,700.00	\$18,000.00	\$5,400.00	\$433,900.00	100.45	\$431,937.54
2027	\$433,900.00	\$0.00	\$50,000.00	\$26.04	\$29,664.00	\$17,356.00	\$5,206.80	\$466,385.20	100.98	\$461,870.75
2028	\$466,385.20	\$0.00	\$50,000.00	\$26.04	\$88,919.33	\$18,655.00	\$5,596.50	\$440,524.37	101.28	\$434,973.49
2029	\$440,524.37	\$0.00	\$60,000.00	\$31.25	\$11,145.82	\$17,621.00	\$5,286.30	\$501,713.25	103.16	\$486,343.68
2030	\$501,713.25	\$0.00	\$60,000.00	\$31.25	\$43,332.09	\$20,069.00	\$6,020.70	\$532,429.46	104.70	\$508,505.16
2031	\$532,429.46	\$0.00	\$60,000.00	\$31.25	\$28,847.39	\$21,297.00	\$6,389.10	\$578,489.97	105.71	\$547,233.83
2032	\$578,489.97	\$0.00	\$60,000.00	\$31.25	\$14,209.22	\$23,140.00	\$6,942.00	\$640,478.75	106.19	\$603,156.87
2033	\$640,478.75	\$0.00	\$60,000.00	\$31.25	\$63,602.92	\$25,619.00	\$7,685.70	\$654,809.13	106.83	\$612,961.09
2034	\$654,809.13	\$0.00	\$60,000.00	\$31.25	\$56,244.58	\$26,192.00	\$7,857.60	\$676,898.95	107.10	\$632,031.55
2035	\$676,898.95	\$0.00	\$60,000.00	\$31.25	\$472,989.42	\$27,076.00	\$8,122.80	\$282,862.73	118.97	\$237,752.16
2036	\$282,862.73	\$0.00	\$60,000.00	\$31.25	\$28,759.83	\$11,315.00	\$3,394.50	\$322,023.40	116.00	\$277,598.11
2037	\$322,023.40	\$0.00	\$70,000.00	\$36.46	\$18,964.01	\$12,881.00	\$3,864.30	\$382,076.09	115.73	\$330,158.29
2038	\$382,076.09	\$0.00	\$70,000.00	\$36.46	\$142,740.04	\$15,283.00	\$4,584.90	\$320,034.15	121.81	\$262,737.36
2039	\$320,034.15	\$0.00	\$70,000.00	\$36.46	\$1,762.24	\$12,801.00	\$3,840.30	\$397,232.61	118.20	\$336,054.80
2040	\$397,232.61	\$0.00	\$70,000.00	\$36.46	\$9,831.84	\$15,889.00	\$4,766.70	\$468,523.07	115.59	\$405,346.89
2041	\$468,523.07	\$0.00	\$70,000.00	\$36.46	\$70,264.35	\$18,741.00	\$5,622.30	\$481,377.42	115.05	\$418,392.53
2042	\$481,377.42	\$0.00	\$80,000.00	\$41.67	\$59,695.08	\$19,255.00	\$5,776.50	\$515,160.84	115.89	\$444,525.82
2043	\$515,160.84	\$0.00	\$80,000.00	\$41.67	\$118,203.40	\$20,606.00	\$6,181.80	\$491,381.64	118.31	\$415,319.57
2044	\$491,381.64	\$0.00	\$80,000.00	\$41.67	\$17,364.82	\$19,655.00	\$5,896.50	\$567,775.32	116.30	\$488,180.51
2045	\$567,775.32	\$0.00	\$80,000.00	\$41.67	\$107,069.08	\$22,711.00	\$6,813.30	\$556,603.94	116.96	\$475,886.99
2046	\$556,603.94	\$0.00	\$80,000.00	\$41.67	\$91,569.85	\$22,264.00	\$6,679.20	\$560,618.89	116.50	\$481,215.15
2047	\$560,618.89	\$0.00	\$80,000.00	\$41.67	\$52,274.27	\$22,425.00	\$6,727.50	\$604,042.12	114.31	\$528,409.27
2048	\$604,042.12	\$0.00	\$80,000.00	\$41.67	\$124,192.24	\$24,162.00	\$7,248.60	\$576,763.28	113.57	\$507,840.38
2049	\$576,763.28	\$0.00	\$80,000.00	\$41.67	\$8,881.14	\$23,071.00	\$6,921.30	\$664,031.84	109.87	\$604,362.31
2050	\$664,031.84	\$0.00	\$80,000.00	\$41.67	\$80,295.37	\$26,561.00	\$7,968.30	\$682,329.17	107.44	\$635,080.52
2051	\$682,329.17	\$0.00	\$90,000.00	\$46.88	\$52,101.58	\$27,293.00	\$8,187.90	\$739,332.69	105.98	\$697,582.98
2052	\$739,332.69	\$0.00	\$90,000.00	\$46.88	\$8,626.37	\$29,573.00	\$8,871.90	\$841,407.42	104.13	\$808,004.86
2053	\$841,407.42	\$0.00	\$90,000.00	\$46.88	\$120,871.45	\$33,656.00	\$10,096.80	\$834,095.17	102.65	\$812,532.29
2054	\$834,095.17	\$0.00	\$100,000.00	\$52.08	\$76,645.58	\$33,364.00	\$10,009.20	\$880,804.39	101.90	\$864,381.40
2055	\$880,804.39	\$0.00	\$100,000.00	\$52.08	\$57,264.53	\$35,232.00	\$10,569.60	\$948,202.26	100.86	\$940,102.32
<b>Total:</b>		\$0.00	\$2,170,000.00		\$2,135,031.84	\$661,763.00	\$198,528.90			

### Reserve Budget Summary

Homeowners,

This Summary meets the NRS 116.31151 requirement of the Annual distribution to units' owners of operating and reserve budgets. It is provided to all individual homeowners as a recap of the Reserve Study that has been adopted by the Board of Directors.

NRS 116.31151-Annual distribution to units' owners of operating and reserve budgets or summaries

1...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...

A copy of the entire Reserve Study is available by contacting the Community Management Company (or Board of Directors of Self Managed Associations).

Reserve Study Prepared for Year: 01/01/2027 - 12/31/2027

Projected Reserve Bank Balance as of Beginning Date: \$433,900.00

Annual Contribution to the Reserve Account: \$50,000.00

Estimated Expenditures: \$29,664.00

Projected Reserve Bank Balance at the End of the Fiscal Year: \$466,385.20

Planned Special Reserve Assessments: \$0.00

"Due-to-From" Amount - Due to Reserve Account from Operating Account: \$0.00

(Amount that was not transferred to the Reserve Account per previous Reserve Study)

Study Funding Plan: Threshold Funding

Reserve Study Completed By: Reserve Study Specialists: Mari Jo Betterley RSS.0025 and Amber Hancock RSS.0281, Better Reserve Consultants

**Major Components of the Common Elements to be  
Repaired, Replaced, Restored or Maintained**

Component	Today's Cost	Estimated Remaining Useful Life	Estimated Life When New
<b><u>Common Area</u></b>			
Concrete Repair or Replacement	\$2,600	5	5
Fencing Chain Link Repair or Replacement	\$41,360	19	40
Landscaping - Irrigation Renovation	\$1,600	4	4
Landscaping - Rock Replenishment	\$5,200	5	5
<b>Subtotal:</b>	\$50,760		
<b><u>Entrance Area</u></b>			
AVI Detectors	\$1,700	1	5
Battery Back Up System	\$2,300	1	7
Community Access System	\$7,200	1	7
Gate Hinges	\$4,000	1	7
Gate Motors and Operators	\$10,300	1	10
Gate Replacement	\$10,900	12	30
In Ground Loops	\$5,500	2	10
Lighting and Electrical	\$1,600	5	5
Pedestrian Gate	\$1,200	13	30
Pedestrian Gate Lock	\$1,600	1	7
<b>Subtotal:</b>	\$46,300		
<b><u>Exterior of Building</u></b>			
Gutters and Downspout Repair or Replacement	\$5,200	5	5
Lighting	\$5,084	5	20
Roof Replacement Metal (Estimated Useful Life Exceeds 30 Years)	\$0	34	55
Siding Metal Repair or Replacement (Estimated Useful Life Exceeds 30 Years)	\$0	34	55
<b>Subtotal:</b>	\$10,284		

**Office**

Bathroom and Shower Remodel	\$3,300	7	25
Carpet Replacement	\$2,300	2	12
Electrical System and Lighting (Includes Bathroom Lighting and Emergency and Exit Lighting)	\$1,600	10	10
Equipment	\$4,200	7	7
Furnace	\$4,000	4	25
HVAC	\$5,200	4	25
Painting Interior (Includes Office and Bathrooms)	\$1,700	1	10
Roof Replacement Metal (Estimated Useful Life Exceeds 30 Years)	\$0	34	55
Security Surveillance System	\$27,300	2	15
Water Heater	\$1,700	16	25
Windows and Doors	\$4,500	2	7
<b>Subtotal:</b>	<hr/>		
	\$55,800		

**Reserve Study**

Annual Update (Required per NRS116.31151)	To Be Determined	1	1
Full Reserve Study (Done 2026)	To Be Determined	5	5

**Roads and Parking**

Concrete to Asphalt Joint Sealing (2,825 LF)	\$27,700	0	4
Crack Seal	\$10,200	0	3
Cut and Patch	\$5,200	5	5
Fire Hydrants	\$19,700	19	40
Overlay	\$347,807	9	30
Repairs - Wide Crack Repair with Mastic (One Time Cost)	\$40,800	0	30
Striping or Curb Painting	\$1,200	2	5
Surface Maintenance Treatment	\$43,015	2	5
<b>Subtotal:</b>	<hr/>		
	\$495,622		
<b>Total:</b>	<hr/>		
	\$658,766		

### 30 Year Planned Expenditures

*This is where you will spend your money in the next 30 years*

#### 2026

Reserve Study - Full Reserve Study (Done 2026)	TBD
Roads and Parking - Concrete to Asphalt Joint Sealing (2,825 LF)	\$27,700.00
Roads and Parking - Crack Seal	\$10,200.00
Roads and Parking - Repairs - Wide Crack Repair with Mastic (One Time Cost)	\$40,800.00
<b>Total</b>	<b>\$78,700.00</b>

#### 2027

Entrance Area - AVI Detectors	\$1,751.00
Entrance Area - Battery Back Up System	\$2,369.00
Entrance Area - Community Access System	\$7,416.00
Entrance Area - Gate Hinges	\$4,120.00
Entrance Area - Gate Motors and Operators	\$10,609.00
Entrance Area - Pedestrian Gate Lock	\$1,648.00
Office - Painting Interior (Includes Office and Bathrooms)	\$1,751.00
Reserve Study - Annual Update (Required per NRS116.31151)	TBD
<b>Total</b>	<b>\$29,664.00</b>

#### 2028

Entrance Area - In Ground Loops	\$5,834.95
Office - Carpet Replacement	\$2,440.07
Office - Security Surveillance System	\$28,962.57
Office - Windows and Doors	\$4,774.05
Reserve Study - Annual Update (Required per NRS116.31151)	TBD
Roads and Parking - Striping or Curb Painting	\$1,273.08
Roads and Parking - Surface Maintenance Treatment	\$45,634.61
<b>Total</b>	<b>\$88,919.33</b>

#### 2029

Reserve Study - Annual Update (Required per NRS116.31151)	TBD
Roads and Parking - Crack Seal	\$11,145.82
<b>Total</b>	<b>\$11,145.82</b>

**2030**

Common Area - Landscaping - Irrigation Renovation	\$1,800.81
Office - Furnace	\$4,502.04
Office - HVAC	\$5,852.65
Reserve Study - Annual Update (Required per NRS116.31151)	TBD
Roads and Parking - Concrete to Asphalt Joint Sealing (2,825 LF)	\$31,176.59
<b>Total</b>	<b>\$43,332.09</b>

**2031**

Common Area - Concrete Repair or Replacement	\$3,014.11
Common Area - Landscaping - Rock Replenishment	\$6,028.23
Entrance Area - Lighting and Electrical	\$1,854.84
Exterior of Building - Gutters and Downspout Repair or Replacement	\$6,028.23
Exterior of Building - Lighting	\$5,893.75
Reserve Study - Full Reserve Study (Done 2026)	TBD
Roads and Parking - Cut and Patch	\$6,028.23
<b>Total</b>	<b>\$28,847.39</b>

**2032**

Entrance Area - AVI Detectors	\$2,029.89
Reserve Study - Annual Update (Required per NRS116.31151)	TBD
Roads and Parking - Crack Seal	\$12,179.33
<b>Total</b>	<b>\$14,209.22</b>

**2033**

Office - Bathroom and Shower Remodel	\$4,058.58
Office - Equipment	\$5,165.47
Reserve Study - Annual Update (Required per NRS116.31151)	TBD
Roads and Parking - Striping or Curb Painting	\$1,475.85
Roads and Parking - Surface Maintenance Treatment	\$52,903.02
<b>Total</b>	<b>\$63,602.92</b>

**2034**

Common Area - Landscaping - Irrigation Renovation	\$2,026.83
Entrance Area - Battery Back Up System	\$2,913.57
Entrance Area - Community Access System	\$9,120.74
Entrance Area - Gate Hinges	\$5,067.08
Entrance Area - Pedestrian Gate Lock	\$2,026.83
Reserve Study - Annual Update (Required per NRS116.31151)	TBD
Roads and Parking - Concrete to Asphalt Joint Sealing (2,825 LF)	\$35,089.53
<b>Total</b>	<b>\$56,244.58</b>

**2035**

Office - Windows and Doors	\$5,871.48
Reserve Study - Annual Update (Required per NRS116.31151)	TBD
Roads and Parking - Crack Seal	\$13,308.69
Roads and Parking - Overlay	\$453,809.25
<b>Total</b>	<b>\$472,989.42</b>

**2036**

Common Area - Concrete Repair or Replacement	\$3,494.18
Common Area - Landscaping - Rock Replenishment	\$6,988.37
Entrance Area - Lighting and Electrical	\$2,150.27
Exterior of Building - Gutters and Downspout Repair or Replacement	\$6,988.37
Office - Electrical System and Lighting (Includes Bathroom Lighting and Emergency and Exit Lighting)	\$2,150.27
Reserve Study - Full Reserve Study (Done 2026)	TBD
Roads and Parking - Cut and Patch	\$6,988.37
<b>Total</b>	<b>\$28,759.83</b>

**2037**

Entrance Area - AVI Detectors	\$2,353.20
Entrance Area - Gate Motors and Operators	\$14,257.61
Office - Painting Interior (Includes Office and Bathrooms)	\$2,353.20
Reserve Study - Annual Update (Required per NRS116.31151)	TBD
<b>Total</b>	<b>\$18,964.01</b>

**2038**

Common Area - Landscaping - Irrigation Renovation	\$2,281.22
Entrance Area - Gate Replacement	\$15,540.79
Entrance Area - In Ground Loops	\$7,841.68
Reserve Study - Annual Update (Required per NRS116.31151)	TBD
Roads and Parking - Concrete to Asphalt Joint Sealing (2,825 LF)	\$39,493.58
Roads and Parking - Crack Seal	\$14,542.76
Roads and Parking - Striping or Curb Painting	\$1,710.91
Roads and Parking - Surface Maintenance Treatment	\$61,329.10
<b>Total</b>	<b>\$142,740.04</b>

**2039**

Entrance Area - Pedestrian Gate	\$1,762.24
Reserve Study - Annual Update (Required per NRS116.31151)	TBD
<b>Total</b>	<b>\$1,762.24</b>

**2040**

Office - Carpet Replacement	\$3,478.96
Office - Equipment	\$6,352.88
Reserve Study - Annual Update (Required per NRS116.31151)	TBD
<b>Total</b>	<b>\$9,831.84</b>

**2041**

Common Area - Concrete Repair or Replacement	\$4,050.72
Common Area - Landscaping - Rock Replenishment	\$8,101.43
Entrance Area - Battery Back Up System	\$3,583.33
Entrance Area - Community Access System	\$11,217.37
Entrance Area - Gate Hinges	\$6,231.87
Entrance Area - Lighting and Electrical	\$2,492.75
Entrance Area - Pedestrian Gate Lock	\$2,492.75
Exterior of Building - Gutters and Downspout Repair or Replacement	\$8,101.43
Reserve Study - Full Reserve Study (Done 2026)	TBD
Roads and Parking - Crack Seal	\$15,891.27
Roads and Parking - Cut and Patch	\$8,101.43
<b>Total</b>	<b>\$70,264.35</b>

**2042**

Common Area - Landscaping - Irrigation Renovation	\$2,567.53
Entrance Area - AVI Detectors	\$2,728.00
Office - Water Heater	\$2,728.00
Office - Windows and Doors	\$7,221.18
Reserve Study - Annual Update (Required per NRS116.31151)	TBD
Roads and Parking - Concrete to Asphalt Joint Sealing (2,825 LF)	\$44,450.37
<b>Total</b>	<b>\$59,695.08</b>

**2043**

Office - Security Surveillance System	\$45,122.74
Reserve Study - Annual Update (Required per NRS116.31151)	TBD
Roads and Parking - Striping or Curb Painting	\$1,983.42
Roads and Parking - Surface Maintenance Treatment	\$71,097.24
<b>Total</b>	<b>\$118,203.40</b>

**2044**

Reserve Study - Annual Update (Required per NRS116.31151)	TBD
Roads and Parking - Crack Seal	\$17,364.82
<b>Total</b>	<b>\$17,364.82</b>

**2045**

Common Area - Fencing Chain Link Repair or Replacement	\$72,525.01
Reserve Study - Annual Update (Required per NRS116.31151)	TBD
Roads and Parking - Fire Hydrants	\$34,544.07
<b>Total</b>	<b>\$107,069.08</b>

**2046**

Common Area - Concrete Repair or Replacement	\$4,695.89
Common Area - Landscaping - Irrigation Renovation	\$2,889.78
Common Area - Landscaping - Rock Replenishment	\$9,391.78
Entrance Area - Lighting and Electrical	\$2,889.78
Exterior of Building - Gutters and Downspout Repair or Replacement	\$9,391.78
Office - Electrical System and Lighting (Includes Bathroom Lighting and Emergency and Exit Lighting)	\$2,889.78
Reserve Study - Full Reserve Study (Done 2026)	TBD
Roads and Parking - Concrete to Asphalt Joint Sealing (2,825 LF)	\$50,029.28
Roads and Parking - Cut and Patch	\$9,391.78
<b>Total</b>	<b>\$91,569.85</b>

**2047**

Entrance Area - AVI Detectors	\$3,162.50
Entrance Area - Gate Motors and Operators	\$19,161.03
Office - Equipment	\$7,813.24
Office - Painting Interior (Includes Office and Bathrooms)	\$3,162.50
Reserve Study - Annual Update (Required per NRS116.31151)	TBD
Roads and Parking - Crack Seal	\$18,975.00
<b>Total</b>	<b>\$52,274.27</b>

**2048**

Entrance Area - Battery Back Up System	\$4,407.04
Entrance Area - Community Access System	\$13,795.94
Entrance Area - Gate Hinges	\$7,664.41
Entrance Area - In Ground Loops	\$10,538.57
Entrance Area - Pedestrian Gate Lock	\$3,065.77
Reserve Study - Annual Update (Required per NRS116.31151)	TBD
Roads and Parking - Striping or Curb Painting	\$2,299.32
Roads and Parking - Surface Maintenance Treatment	\$82,421.19
<b>Total</b>	<b>\$124,192.24</b>

**2049**

Office - Windows and Doors	\$8,881.14
Reserve Study - Annual Update (Required per NRS116.31151)	TBD
<b>Total</b>	<b>\$8,881.14</b>

**2050**

Common Area - Landscaping - Irrigation Renovation	\$3,252.47
Reserve Study - Annual Update (Required per NRS116.31151)	TBD
Roads and Parking - Concrete to Asphalt Joint Sealing (2,825 LF)	\$56,308.40
Roads and Parking - Crack Seal	\$20,734.50
<b>Total</b>	<b>\$80,295.37</b>

**2051**

Common Area - Concrete Repair or Replacement	\$5,443.82
Common Area - Landscaping - Rock Replenishment	\$10,887.65
Entrance Area - Lighting and Electrical	\$3,350.04
Exterior of Building - Gutters and Downspout Repair or Replacement	\$10,887.65
Exterior of Building - Lighting	\$10,644.77
Reserve Study - Full Reserve Study (Done 2026)	TBD
Roads and Parking - Cut and Patch	\$10,887.65
<b>Total</b>	<b>\$52,101.58</b>

**2052**

Entrance Area - AVI Detectors	\$3,666.21
Office - Carpet Replacement	\$4,960.16
Reserve Study - Annual Update (Required per NRS116.31151)	TBD
<b>Total</b>	<b>\$8,626.37</b>

**2053**

Reserve Study - Annual Update (Required per NRS116.31151)	TBD
Roads and Parking - Crack Seal	\$22,657.15
Roads and Parking - Striping or Curb Painting	\$2,665.55
Roads and Parking - Surface Maintenance Treatment	\$95,548.75
<b>Total</b>	<b>\$120,871.45</b>

**2054**

Common Area - Landscaping - Irrigation Renovation	\$3,660.68
Office - Equipment	\$9,609.30
Reserve Study - Annual Update (Required per NRS116.31151)	TBD
Roads and Parking - Concrete to Asphalt Joint Sealing (2,825 LF)	\$63,375.60
<b>Total</b>	<b>\$76,645.58</b>

**2055**

Entrance Area - Battery Back Up System	\$5,420.10
Entrance Area - Community Access System	\$16,967.27
Entrance Area - Gate Hinges	\$9,426.26
Entrance Area - Pedestrian Gate Lock	\$3,770.50
Office - Furnace	\$9,426.26
Office - HVAC	\$12,254.14
Reserve Study - Annual Update (Required per NRS116.31151)	TBD
<b>Total</b>	<b>\$57,264.53</b>