

Finance Committee

Reserve Study

	Remaining Useful Life	2024	2025	2026	2027	2028 - 2031
Main Gatehouse	3-25		\$8,600	\$17,000		
East Gatehouse	3-10		\$13,000	\$2,000		\$4,000
Lifestyle Center	3-25	\$52,000	\$39,000	\$24,000		
Gate Systems	1-10		\$34,000	\$33,000		\$179,000
Landscape/ Irrigation**/ Parks / Trails	1-20	\$64,000	\$88,000	\$559,000		\$21,000
Maintenance	3-10			\$122,000	\$60,000	
Road Repairs	1-7	\$51,000	\$106,000	\$90,000	\$558,000	\$6,000,000*
Bitner Road	1-5	\$7,000	\$7,000	\$7,000	\$22,000	\$7,000
Wildfire Mitigation			\$40,000			
TOTAL		\$174,000	\$335,600	\$854,000	\$757,000	\$6,211,000

Forecasted Capital Expenditures - The information provided above is based on the best available estimates at the time of preparation. Depending on future circumstances, certain expenses may be delayed; others expedited. New information may cause the Board to include new projects; while new information may cause the Board to eliminate or modify certain projects. These estimates may be subject to change, and the Board reserves the right to amend or revise as necessary.

*Note: The road replacement is projected to occur in 2029 or 2030, at a currently-estimated cost of \$7.865 million

** Note: Irrigation System Replacement cost ranges from \$500k - \$1M.