



## Reserve Funding Analysis

### Full Reserve Study

FY2021 - 2022

*for*

# Wilderness Cañon at High Desert

December 9, 2021



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FY2021 - 2022

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December 9, 2021

Ms. Lynnette Rodriguez  
HOAMCO  
10555 Montgomery Boulevard NE  
Albuquerque, New Mexico 87111

Subject: Wilderness Cañon at High Desert

Dear Ms. Rodriguez:

Great Boards, LLC is pleased to present to Wilderness Cañon at High Desert its requested FY2021-2022 full reserve study.

The following is a summary of the reserve study report for Wilderness Cañon at High Desert:

**Project Description**

Wilderness Cañon at High Desert is a 19 lot single-family home subdivision within the High Desert master association located in Albuquerque, New Mexico. Common area components include access control equipment, private asphalt streets, concrete walkways, common area irrigation equipment and landscaping, and perimeter block and metal fencing.

Client has advised that entry monument signage, as well as walls and fencing that abut desert common areas will be maintained by the High Desert Residential Owners Association. Accordingly, those components have been excluded from this reserve study report and included in the master association's reserve study.

For purposes of this report we have used 2018 as the placed-in-service year for all components.

**Date of Physical Inspection**

Wilderness Cañon at High Desert was physically inspected by Great Boards, LLC on March 19, 2021.

**Depth of Study**

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

**Fiscal Year**

This reserve study was prepared for the fiscal year 2021-22, beginning July 1, 2021 and ending June 30, 2022.

Wilderness Cañon at High Desert Funding Study Summary - Continued

**Initial Reserves**

Initial reserves for this Reserve Study were estimated to be \$ 14,761 on July 1, 2021. An implicit assumption has been made that these reserves will not be drawn-down between the date of our estimate and the study start date.

**Inflation Estimate**

Inflation for the last year has been reviewed and a best estimate of the expected inflation for 2021 has been used to inflate future expenses.

**Reserve Funding Goal**

The reserve fund is set to be as close to fully funded as possible on an annual basis.

**Summary of Financial Assumptions**

The below table contains a partial summary of information provided by client for the Wilderness Cañon at High Desert reserve funding study.

<i>Fiscal Calendar Year Begins</i>	<i>July 1</i>
<i>Reserve Study by Fiscal Calendar Year Starting</i>	<i>July 1, 2021</i>
<i>Funding Study Length</i>	<i>30 Years</i>
<i>Number of Dues Paying Members</i>	<i>19</i>
<i>Initial Reserves<sup>1</sup></i>	<i>\$ 14,761</i>
<i>Annual Inflation Rate</i>	<i>2.50%</i>
<i>Tax Rate on Reserve Interest</i>	<i>0.00%</i>
<i>Minimum Reserve Account Balance</i>	<i>\$ 0</i>
<i>Dues Change Period</i>	<i>2 Years</i>
<i>Annual Operating Budget</i>	<i>\$ 0</i>

<sup>1</sup> See Appendix A

**Reserve Study Assumptions**

The below-listed assumptions are implicit in this reserve study:

- 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.

**Impact of Component Life**

The projected life expectancy of the major components and the Association's reserve funding needs are closely tied. Performing the appropriate routine maintenance for each major component generally increases component useful life, effectively moving the component expense into the future, which reduces the Association's reserve funding payments. Failure to perform such maintenance can shorten the remaining useful life of major components, bringing the replacement expense closer to the present, and increasing the Association's reserve funding payments.

### **Financial Condition of Association**

Reserve account balance and interest rates reported by client as of February 28, 2021; plus remaining budgeted FY2020-2021 reserves contributions.

### **Special Assessments**

A special assessment is not indicated during the 30-year scope of this reserve study.

### **Study Method**

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 judgment and experience to enter into the equation.

Unless otherwise noted, the present cost of every reserve item in this report has been estimated using national standards 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.

### **Summary of Findings**

Great Boards, LLC has estimated future projected expenses for Wilderness Cañon at High Desert based upon preservation of existing improvements.

The attached funding study is limited in scope to those expense items listed in the attached "Wilderness Cañon at High Desert 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 occurs within the 30 Years of the 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 "Wilderness Cañon at High Desert Dues Summary" will realize this goal. Some reserve items in the "Wilderness Cañon at High Desert 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.

### **Recommended Payment Schedule**

The table below contains Great Boards, LLC recommended schedule of payments for the next five years. Failure to follow the propose schedule of payments may result in inadequate Wilderness Canon at High Desert reserve funds or require the use of special assessments in the future.

**Proposed Modified Payment**

Fiscal Calendar Year	Member Monthly Reserve Payment	Monthly Reserve Payment	Annual Reserve Payment	Proposed Reserve Balance
2021	\$ 24.12	\$ 458	\$ 5,500	\$ 20,296
2022	\$ 24.12	\$ 458	\$ 5,500	\$ 25,842
2023	\$ 28.51	\$ 542	\$ 6,500	\$ 32,399
2024	\$ 28.51	\$ 542	\$ 6,500	\$ 33,120
2025	\$ 32.89	\$ 625	\$ 7,500	\$ 40,693
2026	\$ 32.89	\$ 625	\$ 7,500	\$ 43,054

\* Annual Reserve Payments have been manually modified.

Modified.

Fiscal Year beginning July 1, 2021

**Reserve Funding Status**

Funding positions for reserve accounts generally fall into three categories. Reserves balances that fall between zero and 30% are considered "weak" as the special assessment probability of 26 to 53% is high. The second category is reserves within the 30 to 70% range. This funding position is classified as "fair" as the projected special assessment requirement is in the 3.50 to 17.60% range. When a funding position is referred to as "strong," reserves are between 70 and 100%, the risk of special assessment drops to between 2.40 and 1%.

By following the recommended payment plan, as of June 30, 2022, reserves for Wilderness Canon at High Desert will be at an estimated 102.9% funding level. Accordingly, reserves for Wilderness Cañon at High Desert are anticipated to be strong, and by following the recommended funding plan, the Association will have adequate funds to meet projected repair and replacement expenses.

**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 future value, multiplied by the number of years used, divided by the expected life for the sum of all reserve items. In essence, fully funded is simply the total of the average net present value of the association improvements. Percent funded is then, the current reserve balance divided by the fully funded value multiplied by 100 (to give a percentage). The concept 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**

Great Boards, LLC believes that reserves funding studies are an essential part of community management. Property constantly changes and evolves, and as a result, the useful life of a reserves funding study is at best a few years, and certainly not more than five years. Accordingly, this reserve study should be updated:

- 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**

Items beyond the scope of this report include:

- 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, Jacuzzis 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 client for the purposes of reserve study preparation
- Hidden improvements such as sewer lines, water lines, irrigation lines or other buried or concealed items.

#### **Cost Data Sources**

The sources used to obtain cost data for the components in this report include local suppliers, the National Construction Estimator, RS Means Valuation Service, and the AFI database. The AFI database is a collection of cost data that is integrated with the AFI Professional reserve study software used by Great Boards, LLC. Wherever necessary, costs have been indexed to reflect pricing in the Albuquerque, New Mexico area.

#### **Statement of Qualifications**

Great Boards, LLC is a professional in the business of preparing reserve studies for community associations and is familiar with construction practices, construction costs, and contracting practices in the state of New Mexico. The preparer of this reserve study is a CAI-certified Reserve Study Specialist.

#### **Conflict of Interest**

As the preparer of this reserve study, Great Boards, LLC certifies that it does not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study. This reserve study is a reflection of information provided to the reserve study preparer and created for the Association's use, not for the purpose of an audit, background checks of historical records, or forensic/quality analyses. Any on-site inspection is not a project audit or quality inspection.

*Prepared by Great Boards, LLC*

*Wilderness Cañon at High Desert Funding Study Summary - Continued*

Great Boards, LLC would like to thank Wilderness Cañon at High Desert for the opportunity to be of service in the preparation of the attached FY2021-2022 full reserve study. Please feel free to contact us by email at [kerry.goto@greatboards.com](mailto:kerry.goto@greatboards.com), or by telephone at (602) 569-0288 with any questions regarding this report.

Prepared by:



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Kerry-Lynn Goto, RS

Enclosures:

4 Pages of Photographs Attached  
APPENDIX "A" - Summary of Reserve Accounts



Wilderness Cañon at High Desert Funding Study Summary - Continued



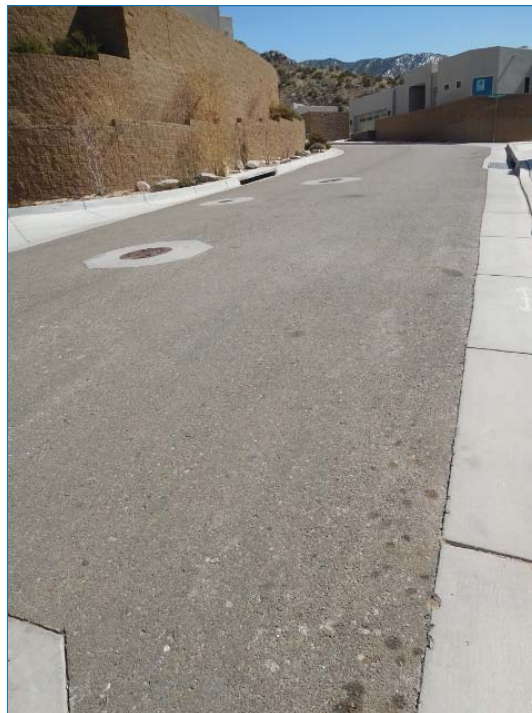
Entry directory



Gate operator



Pedestrian gate keypad



Typical street asphalt



Typical concrete walkway



Typical block wall



Typical street and traffic signage

**APPENDIX "A"**  
**Summary of Reserve Accounts**

<b>Account Description</b>	<b>Amount</b>	<b>Interest Rate</b>	<b>Statement Date</b>
Remaining budgeted FY2020-2021 Reserves	\$ 1,366.00	.20%	June 30, 2021
1058 - Fidelity Wilderness Canon RSV MM Z40-	\$ 13,386.36	.20%	February 28, 2021
Reserve Account Total Earned Interest	\$ 9.03		July 1, 2021
<i>Reserve Values Used :</i>	<i>\$ 14,761.39</i>	<i>.20%</i>	<i>July 1, 2021</i>

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

**Evaluation of Initial Reserve Account:**

*Reserve account balance and interest rates reported by client as of February 28, 2021; plus remaining budgeted FY2020-2021 reserves contributions.*

*Initial reserve funds are contained in 2 separate funding accounts. The future value of each account was calculated based upon the account interest rate and the number of elapsed days until the study start date (July 1, 2021). The future value of the accounts was totaled and the interest rates were blended to yield a weighted average interest rate of 0.20%. 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.*

## Wilderness Cañon at High Desert Reserve Study Expense Item Summary

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
<b>Access Control</b>					
(D) Access System Replacement	\$ 4,500	5 Years	7 Years	\$ 5,227	Yes
(D) Gate Operators Refurbishment	\$ 1,800	8 Years	10 Years	\$ 2,254	Yes
(D) Gate Operators Replacement	\$ 7,000	8 Years	20 Years	\$ 8,764	Yes
(D) Keypad Replacement	\$ 300	8 Years	10 Years	\$ 376	Yes
<b>Asphalt &amp; Concrete</b>					
(D) Asphalt Cracksealing & Minor Repairs	\$ 659	3 Years	5 Years	\$ 728	Yes
(D) Asphalt Resurfacing	\$ 45,694	28 Years	30 Years	\$ 94,275	Yes
(D) Asphalt Sealcoating	\$ 3,294	3 Years	5 Years	\$ 3,640	Yes
(D) Concrete Walkways Replacement	\$ 1,000	3 Years	5 Years	\$ 1,105	Yes
<b>Fences &amp; Gates</b>					
(D) Metal Fencing & Gates Replacement	\$ 5,512	28 Years	30 Years	\$ 11,372	Yes
<b>Infrastructure</b>					
(D) Sewer Connection Partial Replacement	\$ 5,000	28 Years	30 Years	\$ 10,316	Yes
<b>Irrigation &amp; Landscaping</b>					
(D) Irrigation Backflow Preventers Unfunded	\$ 0.00	35 Years	35 Years	\$ 0	No
(D) Irrigation Controllers Replacement Unfunded	\$ 0.00	35 Years	35 Years	\$ 0	No
(D) Irrigation Street Drains Replacement	\$ 6,900	33 Years	35 Years	\$ 16,129	No
(D) Irrigation Systems Replacement	\$ 8,250	28 Years	30 Years	\$ 17,021	Yes
(D) Landscaping Decomposed Granite Replenishment	\$ 5,000	8 Years	10 Years	\$ 6,260	Yes
(D) Landscaping Plant Materials Replacement	\$ 3,500	8 Years	10 Years	\$ 4,382	Yes
<b>Painting &amp; Repairs</b>					

Wilderness Cañon at High Desert Funding Study Expense Item Summary - Continued

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
(D) Painting Metal Fencing & Gates	\$ 341	3 Years	5 Years	\$ 377	Yes
(D) Repairs Block Walls	\$ 2,960	8 Years	10 Years	\$ 3,706	Yes
<b>Signage</b>					
(D) Traffic & Street Name Signs Replacement	\$ 676	33 Years	35 Years	\$ 1,579	Yes

Missing table information is identical to the first printed information above.

Months Remaining in Fiscal Calendar Year 2021: 12

Expected annual inflation: 2.50%

Interest earned on reserve funds: 0.20%

Initial Reserve: \$ 14,761

(D) Indicates Tabulated Reserve Item Description.

**Reserve Item Descriptions**

Category	Reserve Item Name	Reserve Item Description
Access Control	Access System Replacement	<p>Component consists of replacement of:</p> <p>1 - "DKS" access directory system</p> <p>Client has advised that \$2,249.19 was spent in FY2020-21 for replacement of the gate system to cellular connection.</p> <p>Cost source: ParkPro</p>
	Gate Operators Refurbishment	<p>Component consists of refurbishment of:</p> <p>2 - "Maximum Control MAX" swing gate operators</p> <p>Refurbishment includes motor rebuild and arm replacement.</p> <p>Cost source: ParkPro</p>
	Gate Operators Replacement	<p>Component consists of replacement of:</p> <p>2 - "Maximum Control MAX" swing gate operators</p> <p>Cost source: ParkPro</p>

Wilderness Cañon at High Desert Funding Study Expense Item Summary - Continued

<b>Category</b>	<b>Reserve Item Name</b>	<b>Reserve Item Description</b>
Access Control	Keypad Replacement	<p>Funding has been included for replacement of:</p> <p>1 - "Linear Access" keypad</p> <p>located at the pedestrian access gate.</p> <p>Cost source: ParkPro</p>
Asphalt & Concrete	Asphalt Cracksealing & Minor Repairs	<p>Funding has been included for cracksealing and minor repairs in conjunction with each asphalt sealcoating cycle. The typical cost for cracksealing and minor repairs is 20% of the total sealcoating price.</p> <p>Cost source: Ace Asphalt</p>
	Asphalt Resurfacing	<p>Component consists of the following:</p> <p>Overlay: 21,960 sq. ft. @ \$1.40 sq. ft.</p> <p>Valve Cover Lifts: 7 @ \$350 ea.</p> <p>Manhole Cover Lifts: 19 @ \$500 ea.</p> <p>Equipment Mobilization: \$3,000</p> <p>Cost source: Sunland Asphalt</p>
	Asphalt Sealcoating	<p>Component consists of approximately _____ sq. ft. of asphalt sealcoating and tax. Regular sealcoating maintenance will extend the useful life of the asphalt between resurfacing cycles.</p> <p>Cost source: Ace Asphalt</p>
	Concrete Walkways Replacement	<p>There is approximately 324 lin. ft. of concrete walkway within this community. A \$1,000 funding allowance has been included every 5 years for as-needed repairs or partial replacement.</p> <p>Cost source: Allowance</p>
Fences & Gates	Metal Fencing & Gates Replacement	<p>Component consists of replacement of the following entryway metal components:</p> <p>2 - 14' x 4'6" vehicle gates @ \$26.00 sq. ft.</p> <p>1 - 6' x 4' pedestrian access gate @ \$26.00 sq. ft.</p> <p>2 - 7' x 4'6" side panels @ \$26.00 sq. ft.</p> <p>Cost source: AFI Database</p>



Wilderness Cañon at High Desert Funding Study Expense Item Summary - Continued

<b>Category</b>	<b>Reserve Item Name</b>	<b>Reserve Item Description</b>
Infrastructure	Sewer Connection Partial Replacement	<p>Client has advised that the city's responsibility for sewer line repairs ends at the entry gate. Infrastructure items such as sewer connections generally last the life of the project. However, we recommend that the Association consider including funding for a portion of unplanned repairs over a 30 year period.</p> <p>This sewer line repair would entail asphalt and/or concrete saw-cutting. The actual cost of such repairs is difficult to determine without an engineering study, but based on our experience with other communities in the southwest, we are including \$5,000 in funding for every 20 homes.</p>
Irrigation & Landscaping	Irrigation Backflow Preventers Unfunded	<p>Component consists of:</p> <p>1 - 1" "Feebco" backflow device</p> <p>Annual testing of backflow preventers is required per code.</p> <p>Funding for this component has been excluded, as it is included within the master association's report.</p>
	Irrigation Controllers Replacement Unfunded	The Association's landscape maintenance contractor advised that the irrigation timeclock is controlled by the master association's system.
	Irrigation Street Drains Replacement	<p>Component consists of replacement of:</p> <p>5 - concrete deep-well drains with steel grates</p> <p>Cost source: AFI Database</p>
	Irrigation Systems Replacement	<p>Component consists of :</p> <p>1 - drip irrigation system</p> <p>Cost source: Wilderness Compound reserve study report</p>
	Landscaping Decomposed Granite Replenishment	<p>Component consists of replenishment of common area decomposed granite on a 10-year cycle.</p> <p>Cost source: Allowance</p>
	Landscaping Plant Materials Replacement	<p>Component includes replacement of plants, trees, bushes and sod, as necessary.</p> <p>Cost source: Allowance</p>

Wilderness Cañon at High Desert Funding Study Expense Item Summary - Continued

<b>Category</b>	<b>Reserve Item Name</b>	<b>Reserve Item Description</b>
<i>Painting &amp; Repairs</i>	<i>Painting Metal Fencing &amp; Gates</i>	<p><i>Funding has been included for painting of:</i></p> <p><i>Entryway fencing: 63 sq. ft. x 2 sides</i></p> <p><i>Vehicle gates: 126 sq. ft. x 2 sides</i></p> <p><i>Pedestrian gate: 24 sq. ft. x 2 sides</i></p> <p><i>Cost source: Advanced Painting &amp; Contracting</i></p>
	<i>Repairs Block Walls</i>	<p><i>This component consists of approximately 18,510 sq. ft. of block wall area including privacy walls and retaining walls. Funding for as-needed repairs to 2% of the total block wall area in conjunction with each painting cycle.</i></p> <p><i>Cost source: Advanced Painting &amp; Contracting</i></p>
<i>Signage</i>	<i>Traffic &amp; Street Name Signs Replacement</i>	<p><i>Component consists of replacement of 7 total traffic and street name signs within the community, at an average cost of \$96.50 per sign.</i></p> <p><i>Cost source: AFI Database</i></p>

Wilderness Cañon at High Desert Reserve Study Expense Item Listing

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
<b>Access Control</b>							
Access System Replacement	\$ 4,500 ea	1	\$ 4,500	5 Years	7 Years	2026	\$ 5,227
				7 Years		2033	\$ 6,226
						2040	\$ 7,415
						2047	\$ 8,832
						2054	\$ 10,519
Gate Operators Refurbishment	\$ 900 ea	2	\$ 1,800	8 Years	10 Years	2029	\$ 2,254
				10 Years		2039	\$ 2,893
						2049	\$ 3,714
						2059	\$ 4,767
Gate Operators Replacement	\$ 3,500 ea	2	\$ 7,000	8 Years	20 Years	2029	\$ 8,764
				20 Years		2049	\$ 14,442
						2069	\$ 23,799
Keypad Replacement	\$ 300 ea	1	\$ 300	8 Years	10 Years	2029	\$ 376
				10 Years		2039	\$ 482
						2049	\$ 619
						2059	\$ 795
<b>Asphalt &amp; Concrete</b>							
Asphalt Cracksealing & Minor Repairs	\$ 659 ea	1	\$ 659	3 Years	5 Years	2024	\$ 728
				5 Years		2029	\$ 825
						2034	\$ 935
						2039	\$ 1,059
						2044	\$ 1,200
						2049	\$ 1,360
Asphalt Resurfacing	\$ 45,694 ea	1	\$ 45,694	28 Years	30 Years	2049	\$ 94,275
				30 Years		2079	\$ 199,424
Asphalt Sealcoating	\$ 0.15 / ft <sup>2</sup>	21960 ft <sup>2</sup>	\$ 3,294	3 Years	5 Years	2024	\$ 3,640
				5 Years		2029	\$ 4,124
						2034	\$ 4,673
						2039	\$ 5,294
						2044	\$ 5,998

Wilderness Cañon at High Desert Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Asphalt Sealcoating	\$ 0.15 / ft <sup>2</sup>	21960 ft <sup>2</sup>	\$ 3,294	5 Years	5 Years	2049 2054	\$ 6,796 \$ 7,700
Concrete Walkways Replacement	\$ 1,000 ea	1	\$ 1,000	3 Years 5 Years	5 Years	2024 2029 2034 2039 2044 2049 2054	\$ 1,105 \$ 1,252 \$ 1,419 \$ 1,607 \$ 1,821 \$ 2,063 \$ 2,338
<b>Fences &amp; Gates</b>							
Metal Fencing & Gates Replacement	\$ 5,512 ea	1	\$ 5,512	28 Years 30 Years	30 Years	2049 2079	\$ 11,372 \$ 24,056
<b>Infrastructure</b>							
Sewer Connection Partial Replacement	\$ 5,000 ea	1	\$ 5,000	28 Years 30 Years	30 Years	2049 2079	\$ 10,316 \$ 21,822
<b>Irrigation &amp; Landscaping</b>							
Irrigation Backflow Preventers Unfunded	\$ 0.00 ea	1	\$ 0	35 Years	35 Years	2056	\$ 0
Irrigation Controllers Replacement Unfunded	\$ 0.00 ea	1	\$ 0	35 Years	35 Years	2056	\$ 0
Irrigation Street Drains Replacement	\$ 1,380 ea	5	\$ 6,900	33 Years	35 Years	2054	\$ 16,129
Irrigation Systems Replacement	\$ 8,250 ea	1	\$ 8,250	28 Years 30 Years	30 Years	2049 2079	\$ 17,021 \$ 36,006
Landscaping Decomposed Granite Replenishment	\$ 5,000 ea	1	\$ 5,000	8 Years 10 Years	10 Years	2029 2039 2049	\$ 6,260 \$ 8,036 \$ 10,316

Wilderness Cañon at High Desert Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Landscaping	\$ 5,000 ea	1	\$ 5,000	10 Years	10 Years	2059	\$ 13,242
Landscaping Plant Materials Replacement	\$ 3,500 ea	1	\$ 3,500	10 Years	10 Years	2029	\$ 4,382
						2039	\$ 5,625
						2049	\$ 7,221
						2059	\$ 9,270
<b>Painting &amp; Repairs</b>							
Painting Metal Fencing & Gates	\$ 0.80 / ft <sup>2</sup>	426 ft <sup>2</sup>	\$ 341	5 Years	5 Years	2024	\$ 377
						2029	\$ 427
						2034	\$ 483
						2039	\$ 548
						2044	\$ 621
						2049	\$ 703
Repairs Block Walls	\$ 8.00 / ft <sup>2</sup>	370 ft <sup>2</sup>	\$ 2,960	10 Years	10 Years	2029	\$ 3,706
						2039	\$ 4,757
						2049	\$ 6,107
						2059	\$ 7,840
<b>Signage</b>							
Traffic & Street Name Signs Replacement	\$ 96.50 ea	7	\$ 676	33 Years	35 Years	2054	\$ 1,579

Missing table information is identical to the first printed information above.

Months Remaining in Fiscal Calendar Year 2021: 12

Expected annual inflation: 2.50% Interest earned on reserve funds: 0.20% Initial Reserve: \$ 14,761

## Wilderness Cañon at High Desert Funding Study Modified Cash Flow Analysis

Fiscal Calendar Year	Annual Dues	Annual Interest	Salvage	Annual Expenses	Annual Income Tax	Net Reserve Funds	% Funded	Fully Funded Balance
2021	\$ 5,500	\$ 35				\$ 20,296	102.9	\$ 19,721
2022	\$ 5,500	\$ 46				\$ 25,842	100.2	\$ 25,792
2023	\$ 6,500	\$ 58				\$ 32,399	100.8	\$ 32,157
2024	\$ 6,500	\$ 71		\$ 5,850		\$ 33,120	85.3%	\$ 38,828
2025	\$ 7,500	\$ 73				\$ 40,693	101.7	\$ 40,017
2026	\$ 7,500	\$ 88		\$ 5,227		\$ 43,054	90.8%	\$ 47,391
2027	\$ 8,500	\$ 94				\$ 51,648	103.6	\$ 49,849
2028	\$ 8,500	\$ 111				\$ 60,259	104.1	\$ 57,896
2029	\$ 9,500	\$ 129		\$ 32,370		\$ 37,519	56.6%	\$ 66,318
2030	\$ 9,500	\$ 84				\$ 47,102	111.8	\$ 42,121
2031	\$ 10,500	\$ 104				\$ 57,706	113.9	\$ 50,684
2032	\$ 10,500	\$ 125				\$ 68,331	114.5	\$ 59,654
2033	\$ 11,500	\$ 147		\$ 6,226		\$ 73,752	106.8	\$ 69,045
2034	\$ 11,500	\$ 158		\$ 7,510		\$ 77,901	107.5	\$ 72,490
2035	\$ 12,500	\$ 167				\$ 90,568	120.9	\$ 74,910
2036	\$ 12,500	\$ 193				\$ 103,261	121.1	\$ 85,300
2037	\$ 13,500	\$ 219				\$ 116,980	121.6	\$ 96,167
2038	\$ 13,500	\$ 246				\$ 130,726	121.6	\$ 107,530
2039	\$ 14,500	\$ 275		\$ 30,302		\$ 115,198	96.5%	\$ 119,406
2040	\$ 14,500	\$ 244		\$ 7,415		\$ 122,527	121.6	\$ 100,746
2041	\$ 15,500	\$ 259				\$ 138,286	131.3	\$ 105,316
2042	\$ 15,500	\$ 291				\$ 154,077	130.7	\$ 117,849
2043	\$ 16,500	\$ 323				\$ 170,900	130.5	\$ 130,948
2044	\$ 16,500	\$ 357		\$ 9,640		\$ 178,117	123.2	\$ 144,634
2045	\$ 17,500	\$ 372				\$ 195,989	131.5	\$ 149,045
2046	\$ 17,500	\$ 408				\$ 213,897	130.6	\$ 163,720
2047	\$ 18,500	\$ 445		\$ 8,832		\$ 224,010	125.1	\$ 179,042
2048	\$ 18,500	\$ 465				\$ 242,975	130.6	\$ 185,979
2049	\$ 19,500	\$ 504		\$ 186,325		\$ 76,654	37.9%	\$ 202,436
2050	\$ 19,500	\$ 171				\$ 96,325	335.4	\$ 28,717
2051	\$ 19,500	\$ 211				\$ 116,036	276.6	\$ 41,950
<b>Totals :</b>	<b>\$ 394,500</b>	<b>\$ 6,472</b>	<b>\$ 0</b>	<b>\$ 299,697</b>	<b>\$ 0</b>			

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

Basis of Funding Study - Modified Cash Flow

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

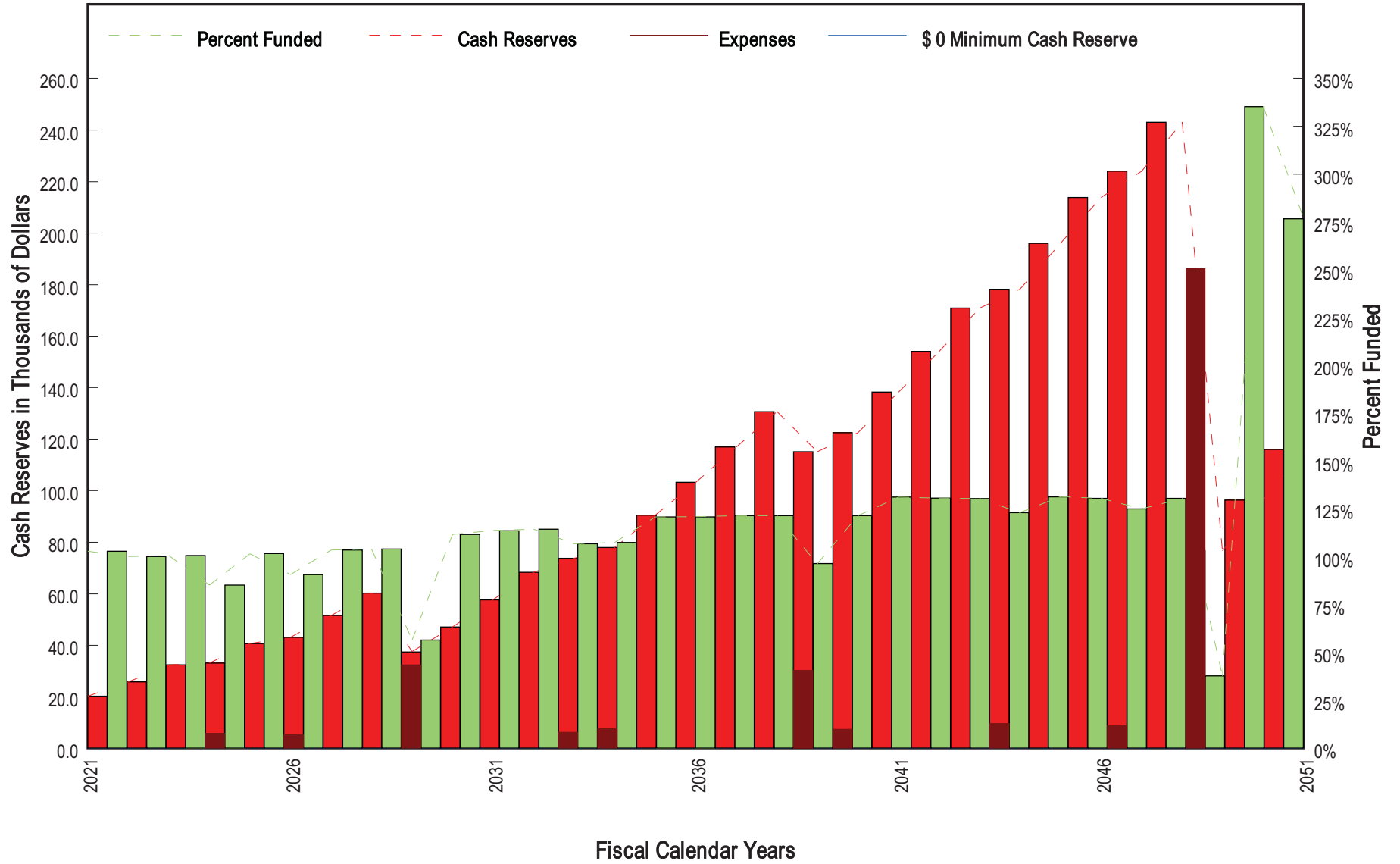
Cash Flow has been modified with the forced Fixed Payments.

*Prepared by Great Boards, LLC*

**Wilderness Cañon at High Desert Funding Study Cash Flow by Fiscal Calendar Year - Continued**

Months Remaining in Fiscal Calendar Year 2021: 12      Inflation = 2.50 %      Interest = 0.20 %  
Study Life = 30 years      Initial Reserve Funds = \$ 14,761.39      Final Reserve Value = \$ 116,035.97  
Annual Payments Held Constant for 2 years

Wilderness Cañon at High Desert Funding Study Cash Flow by Fiscal Calendar Year - Continued





**Wilderness Cañon at High Desert Modified Reserve Dues Summary**  
**Projected Dues by Month and by Fiscal Calendar Year**

Fiscal Calendar Year	Member Monthly Operations Payment	Member Monthly Reserve Payment	Member Total Monthly Payment	Member Total Annual Payment	Monthly Reserve Payment	Annual Reserve Payment
2021	NA	\$ 24.12	\$ 24.12	\$ 289.47	\$ 458	\$ 5,500
2022	NA	\$ 24.12	\$ 24.12	\$ 289.47	\$ 458	\$ 5,500
2023	NA	\$ 28.51	\$ 28.51	\$ 342.11	\$ 542	\$ 6,500
2024	NA	\$ 28.51	\$ 28.51	\$ 342.11	\$ 542	\$ 6,500
2025	NA	\$ 32.89	\$ 32.89	\$ 394.74	\$ 625	\$ 7,500
2026	NA	\$ 32.89	\$ 32.89	\$ 394.74	\$ 625	\$ 7,500
2027	NA	\$ 37.28	\$ 37.28	\$ 447.37	\$ 708	\$ 8,500
2028	NA	\$ 37.28	\$ 37.28	\$ 447.37	\$ 708	\$ 8,500
2029	NA	\$ 41.67	\$ 41.67	\$ 500.00	\$ 792	\$ 9,500
2030	NA	\$ 41.67	\$ 41.67	\$ 500.00	\$ 792	\$ 9,500
2031	NA	\$ 46.05	\$ 46.05	\$ 552.63	\$ 875	\$ 10,500
2032	NA	\$ 46.05	\$ 46.05	\$ 552.63	\$ 875	\$ 10,500
2033	NA	\$ 50.44	\$ 50.44	\$ 605.26	\$ 958	\$ 11,500
2034	NA	\$ 50.44	\$ 50.44	\$ 605.26	\$ 958	\$ 11,500
2035	NA	\$ 54.82	\$ 54.82	\$ 657.89	\$ 1,042	\$ 12,500
2036	NA	\$ 54.82	\$ 54.82	\$ 657.89	\$ 1,042	\$ 12,500
2037	NA	\$ 59.21	\$ 59.21	\$ 710.53	\$ 1,125	\$ 13,500
2038	NA	\$ 59.21	\$ 59.21	\$ 710.53	\$ 1,125	\$ 13,500
2039	NA	\$ 63.60	\$ 63.60	\$ 763.16	\$ 1,208	\$ 14,500
2040	NA	\$ 63.60	\$ 63.60	\$ 763.16	\$ 1,208	\$ 14,500
2041	NA	\$ 67.98	\$ 67.98	\$ 815.79	\$ 1,292	\$ 15,500
2042	NA	\$ 67.98	\$ 67.98	\$ 815.79	\$ 1,292	\$ 15,500
2043	NA	\$ 72.37	\$ 72.37	\$ 868.42	\$ 1,375	\$ 16,500
2044	NA	\$ 72.37	\$ 72.37	\$ 868.42	\$ 1,375	\$ 16,500
2045	NA	\$ 76.75	\$ 76.75	\$ 921.05	\$ 1,458	\$ 17,500
2046	NA	\$ 76.75	\$ 76.75	\$ 921.05	\$ 1,458	\$ 17,500
2047	NA	\$ 81.14	\$ 81.14	\$ 973.68	\$ 1,542	\$ 18,500
2048	NA	\$ 81.14	\$ 81.14	\$ 973.68	\$ 1,542	\$ 18,500
2049	NA	\$ 85.53	\$ 85.53	\$ 1,026.32	\$ 1,625	\$ 19,500
2050	NA	\$ 85.53	\$ 85.53	\$ 1,026.32	\$ 1,625	\$ 19,500
2051	NA	\$ 85.53	\$ 85.53	\$ 1,026.32	\$ 1,625	\$ 19,500

*Dues Summary has been modified with forced Fixed Payments.*

**Wilderness Cañon at High Desert Funding Study Payment Summary by Fiscal Calendar Year - Continued**

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

*Number of Payment Months in Fiscal Calendar Year 2021: 12*

*Number of Years of Constant Payments: 2*

*No of Dues Paying Members: 19*

**Wilderness Cañon at High Desert Funding Adjusted Revenue by Fiscal Calendar Year**

Item Name	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036
<b>Reserve Category : Access Control</b>																
Access System Replacement	\$ 471	\$ 471	\$ 557	\$ 557	\$ 651	\$ 651	\$ 751	\$ 751	\$ 839	\$ 822	\$ 909	\$ 909	\$ 995	\$ 1,167	\$ 1,244	\$ 1,244
Gate Operators Refurbishment	\$ 135	\$ 135	\$ 159	\$ 159	\$ 186	\$ 186	\$ 211	\$ 211	\$ 236	\$ 266	\$ 294	\$ 294	\$ 322	\$ 317	\$ 338	\$ 338
Gate Operators Replacement	\$ 525	\$ 525	\$ 620	\$ 620	\$ 725	\$ 725	\$ 821	\$ 821	\$ 917	\$ 659	\$ 729	\$ 729	\$ 798	\$ 785	\$ 837	\$ 837
Keypad Replacement	\$ 22	\$ 22	\$ 26	\$ 26	\$ 31	\$ 31	\$ 35	\$ 35	\$ 39	\$ 45	\$ 49	\$ 49	\$ 54	\$ 53	\$ 57	\$ 57
Access Control Subtotal :	\$ 1,153	\$ 1,153	\$ 1,362	\$ 1,362	\$ 1,593	\$ 1,593	\$ 1,818	\$ 1,818	\$ 2,031	\$ 1,792	\$ 1,981	\$ 1,981	\$ 2,169	\$ 2,322	\$ 2,476	\$ 2,476
<b>Reserve Category : Asphalt &amp; Concrete</b>																
Asphalt Cracksealing & Minor Repairs	\$ 98	\$ 98	\$ 116	\$ 116	\$ 123	\$ 123	\$ 139	\$ 139	\$ 156	\$ 173	\$ 191	\$ 191	\$ 210	\$ 206	\$ 250	\$ 250
Asphalt Resurfacing	\$ 1,717	\$ 1,717	\$ 2,029	\$ 2,029	\$ 2,374	\$ 2,374	\$ 2,686	\$ 2,686	\$ 3,002	\$ 2,941	\$ 3,251	\$ 3,251	\$ 3,560	\$ 3,502	\$ 3,735	\$ 3,735
Asphalt Sealcoating	\$ 493	\$ 493	\$ 582	\$ 582	\$ 617	\$ 617	\$ 698	\$ 698	\$ 780	\$ 866	\$ 957	\$ 957	\$ 1,048	\$ 1,031	\$ 1,247	\$ 1,247
Concrete Walkways Replacement	\$ 150	\$ 150	\$ 177	\$ 177	\$ 187	\$ 187	\$ 212	\$ 212	\$ 237	\$ 263	\$ 290	\$ 290	\$ 318	\$ 313	\$ 378	\$ 378
Asphalt & Concrete Subtotal :	\$ 2,458	\$ 2,458	\$ 2,904	\$ 2,904	\$ 3,301	\$ 3,301	\$ 3,735	\$ 3,735	\$ 4,175	\$ 4,243	\$ 4,689	\$ 4,689	\$ 5,136	\$ 5,052	\$ 5,610	\$ 5,610
<b>Reserve Category : Fences &amp; Gates</b>																
Metal Fencing & Gates Replacement	\$ 207	\$ 207	\$ 245	\$ 245	\$ 286	\$ 286	\$ 324	\$ 324	\$ 362	\$ 355	\$ 392	\$ 392	\$ 430	\$ 423	\$ 451	\$ 451
<b>Reserve Category : Infrastructure</b>																
Sewer Connection Partial Replacement	\$ 188	\$ 188	\$ 222	\$ 222	\$ 260	\$ 260	\$ 294	\$ 294	\$ 329	\$ 322	\$ 356	\$ 356	\$ 390	\$ 384	\$ 409	\$ 409
<b>Reserve Category : Irrigation &amp; Landscaping</b>																
Irrigation Backflow Preventers Unfunded																
Irrigation Controllers Replacement Unfunded																

Adjusted Revenue includes earned interest, tax adjustments, and salvage.

**Wilderness Cañon at High Desert Funding Adjusted Revenue by Fiscal Calendar Year - Continued**

Item Name	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036
Irrigation Street Drains Replacement	\$ 249	\$ 249	\$ 294	\$ 294	\$ 344	\$ 344	\$ 389	\$ 389	\$ 435	\$ 427	\$ 471	\$ 471	\$ 516	\$ 508	\$ 542	\$ 542
Irrigation Systems Replacement	\$ 310	\$ 310	\$ 366	\$ 366	\$ 428	\$ 428	\$ 485	\$ 485	\$ 542	\$ 531	\$ 587	\$ 587	\$ 643	\$ 632	\$ 674	\$ 674
Landscaping Decomposed Granite Replenishment	\$ 375	\$ 375	\$ 443	\$ 443	\$ 518	\$ 518	\$ 586	\$ 586	\$ 655	\$ 741	\$ 819	\$ 819	\$ 897	\$ 883	\$ 941	\$ 941
Landscaping Plant Materials Replacement	\$ 263	\$ 263	\$ 310	\$ 310	\$ 363	\$ 363	\$ 411	\$ 411	\$ 459	\$ 519	\$ 573	\$ 573	\$ 628	\$ 618	\$ 659	\$ 659
Irrigation & Landscaping Subtotal :	\$ 1,197	\$ 1,197	\$ 1,413	\$ 1,413	\$ 1,653	\$ 1,653	\$ 1,871	\$ 1,871	\$ 2,091	\$ 2,218	\$ 2,450	\$ 2,450	\$ 2,684	\$ 2,641	\$ 2,816	\$ 2,816
<b>Reserve Category : Painting &amp; Repairs</b>																
Painting Metal Fencing & Gates	\$ 51	\$ 51	\$ 60	\$ 60	\$ 64	\$ 64	\$ 72	\$ 72	\$ 81	\$ 89	\$ 99	\$ 99	\$ 108	\$ 106	\$ 129	\$ 129
Repairs Block Walls	\$ 222	\$ 222	\$ 262	\$ 262	\$ 307	\$ 307	\$ 347	\$ 347	\$ 388	\$ 439	\$ 485	\$ 485	\$ 531	\$ 522	\$ 557	\$ 557
Painting & Repairs Subtotal :	\$ 273	\$ 273	\$ 322	\$ 322	\$ 371	\$ 371	\$ 419	\$ 419	\$ 469	\$ 528	\$ 584	\$ 584	\$ 639	\$ 628	\$ 686	\$ 686
<b>Reserve Category : Signage</b>																
Traffic & Street Name Signs Replacement	\$ 24	\$ 24	\$ 29	\$ 29	\$ 34	\$ 34	\$ 38	\$ 38	\$ 43	\$ 42	\$ 46	\$ 46	\$ 51	\$ 50	\$ 53	\$ 53
<b>Total Revenue :</b>	<b>\$ 5,500</b>	<b>\$ 5,500</b>	<b>\$ 6,500</b>	<b>\$ 6,500</b>	<b>\$ 7,500</b>	<b>\$ 7,500</b>	<b>\$ 8,500</b>	<b>\$ 8,500</b>	<b>\$ 9,500</b>	<b>\$ 9,500</b>	<b>\$ 10,500</b>	<b>\$ 10,500</b>	<b>\$ 11,500</b>	<b>\$ 11,500</b>	<b>\$ 12,500</b>	<b>\$ 12,500</b>

Adjusted Revenue includes earned interest, tax adjustments, and salvage.

**Wilderness Cañon at High Desert Funding Adjusted Revenue by Fiscal Calendar Year - Continued**

Item Name	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041	FY 2042	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051
<b>Reserve Category : Access Control</b>															
Access System Replacement	\$ 1,344	\$ 1,344	\$ 1,443	\$ 1,337	\$ 1,673	\$ 1,673	\$ 1,781	\$ 1,781	\$ 1,849	\$ 1,849	\$ 1,954	\$ 2,281	\$ 2,404	\$ 1,592	\$ 1,592
Gate Operators Refurbishment	\$ 365	\$ 365	\$ 392	\$ 468	\$ 491	\$ 491	\$ 523	\$ 523	\$ 543	\$ 543	\$ 574	\$ 563	\$ 593	\$ 504	\$ 504
Gate Operators Replacement	\$ 904	\$ 904	\$ 971	\$ 900	\$ 945	\$ 945	\$ 1,006	\$ 1,006	\$ 1,045	\$ 1,045	\$ 1,104	\$ 1,082	\$ 1,141	\$ 1,244	\$ 1,244
Keypad Replacement	\$ 61	\$ 61	\$ 66	\$ 78	\$ 81	\$ 81	\$ 87	\$ 87	\$ 90	\$ 90	\$ 95	\$ 93	\$ 98	\$ 84	\$ 84
Access Control Subtotal :	\$ 2,674	\$ 2,674	\$ 2,872	\$ 2,783	\$ 3,190	\$ 3,190	\$ 3,397	\$ 3,397	\$ 3,527	\$ 3,527	\$ 3,727	\$ 4,019	\$ 4,236	\$ 3,424	\$ 3,424
<b>Reserve Category : Asphalt &amp; Concrete</b>															
Asphalt Cracksealing & Minor Repairs	\$ 270	\$ 270	\$ 289	\$ 304	\$ 319	\$ 319	\$ 340	\$ 340	\$ 400	\$ 400	\$ 423	\$ 414	\$ 437	\$ 327	\$ 327
Asphalt Resurfacing	\$ 4,034	\$ 4,034	\$ 4,333	\$ 4,015	\$ 4,217	\$ 4,217	\$ 4,489	\$ 4,489	\$ 4,659	\$ 4,659	\$ 4,925	\$ 4,828	\$ 5,088	\$ 6,882	\$ 6,882
Asphalt Sealcoating	\$ 1,346	\$ 1,346	\$ 1,446	\$ 1,518	\$ 1,594	\$ 1,594	\$ 1,697	\$ 1,697	\$ 1,996	\$ 1,996	\$ 2,110	\$ 2,068	\$ 2,180	\$ 1,634	\$ 1,634
Concrete Walkways Replacement	\$ 409	\$ 409	\$ 439	\$ 460	\$ 483	\$ 483	\$ 515	\$ 515	\$ 606	\$ 606	\$ 641	\$ 628	\$ 662	\$ 496	\$ 496
Asphalt & Concrete Subtotal :	\$ 6,059	\$ 6,059	\$ 6,507	\$ 6,297	\$ 6,613	\$ 6,613	\$ 7,041	\$ 7,041	\$ 7,661	\$ 7,661	\$ 8,099	\$ 7,938	\$ 8,367	\$ 9,339	\$ 9,339
<b>Reserve Category : Fences &amp; Gates</b>															
Metal Fencing & Gates Replacement	\$ 487	\$ 487	\$ 523	\$ 484	\$ 509	\$ 509	\$ 542	\$ 542	\$ 562	\$ 562	\$ 594	\$ 582	\$ 614	\$ 830	\$ 830
<b>Reserve Category : Infrastructure</b>															
Sewer Connection Partial Replacement	\$ 442	\$ 442	\$ 475	\$ 440	\$ 462	\$ 462	\$ 492	\$ 492	\$ 510	\$ 510	\$ 540	\$ 529	\$ 558	\$ 753	\$ 753
<b>Reserve Category : Irrigation &amp; Landscaping</b>															
Irrigation Backflow Preventers Unfunded															
Irrigation Controllers Replacement Unfunded															

Adjusted Revenue includes earned interest, tax adjustments, and salvage.

**Wilderness Cañon at High Desert Funding Adjusted Revenue by Fiscal Calendar Year - Continued**

<b>Item Name</b>	<b>FY 2037</b>	<b>FY 2038</b>	<b>FY 2039</b>	<b>FY 2040</b>	<b>FY 2041</b>	<b>FY 2042</b>	<b>FY 2043</b>	<b>FY 2044</b>	<b>FY 2045</b>	<b>FY 2046</b>	<b>FY 2047</b>	<b>FY 2048</b>	<b>FY 2049</b>	<b>FY 2050</b>	<b>FY 2051</b>
<i>Irrigation Street Drains Replacement</i>	\$ 585	\$ 585	\$ 628	\$ 582	\$ 612	\$ 612	\$ 651	\$ 651	\$ 676	\$ 676	\$ 714	\$ 700	\$ 738	\$ 489	\$ 489
<i>Irrigation Systems Replacement</i>	\$ 728	\$ 728	\$ 782	\$ 725	\$ 761	\$ 761	\$ 810	\$ 810	\$ 841	\$ 841	\$ 889	\$ 871	\$ 918	\$ 1,243	\$ 1,243
<i>Landscaping Decomposed Granite Replenishment</i>	\$ 1,017	\$ 1,017	\$ 1,092	\$ 1,298	\$ 1,363	\$ 1,363	\$ 1,451	\$ 1,451	\$ 1,506	\$ 1,506	\$ 1,592	\$ 1,561	\$ 1,645	\$ 1,398	\$ 1,398
<i>Landscaping Plant Materials Replacement</i>	\$ 711	\$ 711	\$ 764	\$ 909	\$ 955	\$ 955	\$ 1,016	\$ 1,016	\$ 1,055	\$ 1,055	\$ 1,115	\$ 1,093	\$ 1,152	\$ 979	\$ 979
<i>Irrigation &amp; Landscaping Subtotal :</i>	\$ 3,041	\$ 3,041	\$ 3,266	\$ 3,514	\$ 3,691	\$ 3,691	\$ 3,928	\$ 3,928	\$ 4,078	\$ 4,078	\$ 4,310	\$ 4,225	\$ 4,453	\$ 4,109	\$ 4,109
<b>Reserve Category : Painting &amp; Repairs</b>															
<i>Painting Metal Fencing &amp; Gates</i>	\$ 139	\$ 139	\$ 150	\$ 158	\$ 166	\$ 166	\$ 176	\$ 176	\$ 207	\$ 207	\$ 218	\$ 214	\$ 226	\$ 170	\$ 170
<i>Repairs Block Walls</i>	\$ 602	\$ 602	\$ 646	\$ 769	\$ 808	\$ 808	\$ 860	\$ 860	\$ 893	\$ 893	\$ 944	\$ 925	\$ 975	\$ 828	\$ 828
<i>Painting &amp; Repairs Subtotal :</i>	\$ 741	\$ 741	\$ 796	\$ 927	\$ 974	\$ 974	\$ 1,036	\$ 1,036	\$ 1,100	\$ 1,100	\$ 1,162	\$ 1,139	\$ 1,201	\$ 998	\$ 998
<b>Reserve Category : Signage</b>															
<i>Traffic &amp; Street Name Signs Replacement</i>	\$ 57	\$ 57	\$ 62	\$ 57	\$ 60	\$ 60	\$ 64	\$ 64	\$ 66	\$ 66	\$ 70	\$ 69	\$ 73	\$ 48	\$ 48
<b>Total Revenue :</b>	<b>\$ 13,500</b>	<b>\$ 13,500</b>	<b>\$ 14,500</b>	<b>\$ 14,500</b>	<b>\$ 15,500</b>	<b>\$ 15,500</b>	<b>\$ 16,500</b>	<b>\$ 16,500</b>	<b>\$ 17,500</b>	<b>\$ 17,500</b>	<b>\$ 18,500</b>	<b>\$ 18,500</b>	<b>\$ 19,500</b>	<b>\$ 19,500</b>	<b>\$ 19,500</b>

Adjusted Revenue includes earned interest, tax adjustments, and salvage.

**Wilderness Cañon at High Desert Funding Study - Expenses by Item and by Fiscal Calendar Year**

Item Description	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036	FY 2037	FY 2038	FY 2039	FY 2040	FY 2041
<b>Reserve Category : Access Control</b>																					
Access System Replacement						\$ 5,227							\$ 6,226							\$ 7,415	
Gate Operators Refurbishment									\$ 2,254										\$ 2,893		
Gate Operators Replacement									\$ 8,764												
Keypad Replacement									\$ 376										\$ 482		
Category Subtotal :						\$ 5,227			\$ 11,394				\$ 6,226						\$ 3,375	\$ 7,415	
<b>Reserve Category : Asphalt &amp; Concrete</b>																					
Asphalt Cracksealing & Minor Repairs				\$ 728					\$ 825					\$ 935					\$ 1,059		
Asphalt Resurfacing																					
Asphalt Sealcoating				\$ 3,640					\$ 4,124					\$ 4,673					\$ 5,294		
Concrete Walkways Replacement				\$ 1,105					\$ 1,252					\$ 1,419					\$ 1,607		
Category Subtotal :				\$ 5,473					\$ 6,201					\$ 7,027					\$ 7,960		
<b>Reserve Category : Fences &amp; Gates</b>																					
Metal Fencing & Gates Replacement																					
<b>Reserve Category : Infrastructure</b>																					
Sewer Connection Partial Replacement																					
<b>Reserve Category : Irrigation &amp; Landscaping</b>																					
Irrigation Backflow Preventers Unfunded																					
Irrigation Controllers Replacement Unfunded																					
Irrigation Street Drains Replacement																					
Irrigation Systems Replacement																					
Landscaping Decomposed Granite Replenishment									\$ 6,260										\$ 8,036		
Landscaping Plant Materials Replacement									\$ 4,382										\$ 5,625		
Category Subtotal :									\$ 10,642										\$ 13,661		
<b>Reserve Category : Painting &amp; Repairs</b>																					
Painting Metal Fencing & Gates				\$ 377					\$ 427					\$ 483					\$ 548		
Repairs Block Walls									\$ 3,706										\$ 4,757		
Category Subtotal :				\$ 377					\$ 4,133					\$ 483					\$ 5,305		
<b>Reserve Category : Signage</b>																					
Traffic & Street Name Signs Replacement																					
<b>Expense Totals :</b>				<b>\$ 5,850</b>		<b>\$ 5,227</b>			<b>\$ 32,370</b>				<b>\$ 6,226</b>	<b>\$ 7,510</b>					<b>\$ 30,302</b>	<b>\$ 7,415</b>	

**Wilderness Cañon at High Desert Funding Study Expenses by Fiscal Calendar Year - Continued**

Item Description	FY 2042	FY 2043	FY 2044	FY 2045	FY 2046	FY 2047	FY 2048	FY 2049	FY 2050	FY 2051
<b>Reserve Category : Access Control</b>										
Access System Replacement						\$ 8,832				
Gate Operators Refurbishment								\$ 3,714		
Gate Operators Replacement								\$ 14,442		
Keypad Replacement								\$ 619		
Category Subtotal :						\$ 8,832		\$ 18,775		
<b>Reserve Category : Asphalt &amp; Concrete</b>										
Asphalt Cracksealing & Minor Repairs			\$ 1,200					\$ 1,360		
Asphalt Resurfacing								\$ 94,275		
Asphalt Sealcoating			\$ 5,998					\$ 6,796		
Concrete Walkways Replacement			\$ 1,821					\$ 2,063		
Category Subtotal :			\$ 9,019					\$ 104,494		
<b>Reserve Category : Fences &amp; Gates</b>										
Metal Fencing & Gates Replacement								\$ 11,372		
<b>Reserve Category : Infrastructure</b>										
Sewer Connection Partial Replacement								\$ 10,316		
<b>Reserve Category : Irrigation &amp; Landscaping</b>										
Irrigation Backflow Preventers Unfunded										
Irrigation Controllers Replacement Unfunded										
Irrigation Street Drains Replacement										
Irrigation Systems Replacement								\$ 17,021		
Landscaping Decomposed Granite Replenishment								\$ 10,316		
Landscaping Plant Materials Replacement								\$ 7,221		
Category Subtotal :								\$ 34,558		
<b>Reserve Category : Painting &amp; Repairs</b>										
Painting Metal Fencing & Gates			\$ 621					\$ 703		
Repairs Block Walls								\$ 6,107		
Category Subtotal :			\$ 621					\$ 6,810		
<b>Reserve Category : Signage</b>										
Traffic & Street Name Signs Replacement										
<b>Expense Totals :</b>			<b>\$ 9,640</b>			<b>\$ 8,832</b>		<b>\$ 186,325</b>		





30-Year Expense Summary

Year	Category	Item Name	Expense	
FY 2024	Asphalt & Concrete	Asphalt Cracksealing & Minor Repairs	\$ 728	
		Asphalt Sealcoating	\$ 3,640	
		Concrete Walkways Replacement	\$ 1,105	
	Asphalt & Concrete Subtotal = \$ 5,473.00			
	Painting & Repairs	Painting Metal Fencing & Gates	\$ 377	
Annual Expense Total = \$ 5,850				
FY 2026	Access Control	Access System Replacement	\$ 5,227	
Annual Expense Total = \$ 5,227				
FY 2029	Access Control	Gate Operators Refurbishment	\$ 2,254	
		Gate Operators Replacement	\$ 8,764	
		Keypad Replacement	\$ 376	
	Access Control Subtotal = \$ 11,394.00			
	Asphalt & Concrete	Asphalt Cracksealing & Minor Repairs	\$ 825	
		Asphalt Sealcoating	\$ 4,124	
		Concrete Walkways Replacement	\$ 1,252	
	Asphalt & Concrete Subtotal = \$ 6,201.00			
	Irrigation & Landscaping	Landscaping Decomposed Granite Replenishment	\$ 6,260	
		Landscaping Plant Materials Replacement	\$ 4,382	
	Irrigation & Landscaping Subtotal = \$ 10,642.00			
Painting & Repairs	Painting Metal Fencing & Gates	\$ 427		
	Repairs Block Walls	\$ 3,706		

Year	Category	Item Name	Expense	
		Painting & Repairs Subtotal = \$ 4,133.00		
FY 2029 Annual Expense Total = \$ 32,370				
FY 2033	Access Control	Access System Replacement	\$ 6,226	
Annual Expense Total = \$ 6,226				
FY 2034	Asphalt & Concrete	Asphalt Cracksealing & Minor Repairs	\$ 935	
		Asphalt Sealcoating	\$ 4,673	
		Concrete Walkways Replacement	\$ 1,419	
	Asphalt & Concrete Subtotal = \$ 7,027.00			
	Painting & Repairs	Painting Metal Fencing & Gates	\$ 483	
Annual Expense Total = \$ 7,510				
FY 2039	Access Control	Gate Operators Refurbishment	\$ 2,893	
		Keypad Replacement	\$ 482	
	Access Control Subtotal = \$ 3,375.00			
	Asphalt & Concrete	Asphalt Cracksealing & Minor Repairs	\$ 1,059	
		Asphalt Sealcoating	\$ 5,294	
		Concrete Walkways Replacement	\$ 1,607	
	Asphalt & Concrete Subtotal = \$ 7,960.00			
	Irrigation & Landscaping	Landscaping Decomposed Granite Replenishment	\$ 8,036	
		Landscaping Plant Materials Replacement	\$ 5,625	
	Irrigation & Landscaping Subtotal = \$ 13,661.00			
	Painting & Repairs	Painting Metal Fencing & Gates	\$ 548	
Repairs Block Walls		\$ 4,757		
Painting & Repairs Subtotal = \$ 5,305.00				
FY 2039 Annual Expense Total = \$ 30,301				
FY 2040	Access Control	Access System Replacement	\$ 7,415	

Year	Category	Item Name	Expense	
			Annual Expense Total = \$ 7,415	
FY 2044	Asphalt & Concrete	Asphalt Cracksealing & Minor Repairs	\$ 1,200	
		Asphalt Sealcoating	\$ 5,998	
		Concrete Walkways Replacement	\$ 1,821	
	Asphalt & Concrete Subtotal = \$ 9,019.00			
	Painting & Repairs	Painting Metal Fencing & Gates	\$ 621	
			Annual Expense Total = \$ 9,640	
FY 2047	Access Control	Access System Replacement	\$ 8,832	
			Annual Expense Total = \$ 8,832	
FY 2049	Access Control	Gate Operators Refurbishment	\$ 3,714	
		Gate Operators Replacement	\$ 14,442	
		Keypad Replacement	\$ 619	
	Access Control Subtotal = \$ 18,775.00			
	Asphalt & Concrete	Asphalt Cracksealing & Minor Repairs	\$ 1,360	
		Asphalt Resurfacing	\$ 94,275	
		Asphalt Sealcoating	\$ 6,796	
		Concrete Walkways Replacement	\$ 2,063	
	Asphalt & Concrete Subtotal = \$ 104,494.00			
	Fences & Gates	Metal Fencing & Gates Replacement	\$ 11,372	
	Infrastructure	Sewer Connection Partial Replacement	\$ 10,316	
	Irrigation & Landscaping	Irrigation Systems Replacement	\$ 17,021	
		Landscaping Decomposed Granite Replenishment	\$ 10,316	
Landscaping Plant Materials Replacement		\$ 7,221		
Irrigation & Landscaping Subtotal = \$ 34,558.00				
Painting & Repairs	Painting Metal Fencing & Gates	\$ 703		
	Repairs Block Walls	\$ 6,107		

Year	Category	Item Name	Expense
		Painting & Repairs Subtotal = \$ 6,810.00	
FY 2049 Annual Expense Total = \$ 186,325			