



**Reserve Funding Analysis Update
FY2021 - 2022**

for

The Trillium at High Desert

December 9, 2021



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December 9, 2021

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

Subject: The Trillium at High Desert

Dear Ms. Rodriguez:

Great Boards, LLC is pleased to present to The Trillium at High Desert its requested FY2021-2022 reserve funding study update.

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

Project Description

The Trillium at High Desert is a 118 unit single-family home subdivision within the High Desert master association located in Albuquerque, New Mexico. Common area components include private streets, access gates and access control system, common area landscaping, perimeter stucco and metal fencing, park furniture and mailboxes.

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 that may have been included in a prior reserve study report have been removed from the inventory for this report and moved into the master association's reserve study.

This is an update to the April 29, 2018 report prepared by Great Boards, LLC.

Date of Physical Inspection

The Trillium at High Desert was physically inspected by Great Boards, LLC on March 20, 2021.

Depth of Study

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

Initial Reserves

Initial reserves for this Reserve Study were estimated to be \$ 268,390 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.

Fiscal Year

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

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 The Trillium 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>118</i>
<i>Initial Reserves¹</i>	<i>\$ 268,390</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>

¹ 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 The Trillium 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 "The Trillium 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 "The Trillium at High Desert Dues Summary" will realize this goal. Some reserve items in the "The Trillium 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 The Trillium at High Desert reserve funds or require the use of special assessments in the future.

Proposed Payment Schedule

Fiscal Calendar Year	Member Monthly Reserve Payment	Monthly Reserve Payment	Annual Reserve Payment	Proposed Reserve Balance
2021	\$ 10.55	\$ 1,245	\$ 14,940	\$ 278,754
2022	\$ 10.55	\$ 1,245	\$ 14,940	\$ 289,535
2023	\$ 10.55	\$ 1,245	\$ 14,940	\$ 271,226
2024	\$ 16.22	\$ 1,914	\$ 22,966	\$ 280,393
2025	\$ 16.22	\$ 1,914	\$ 22,966	\$ 293,744
2026	\$ 18.18	\$ 2,145	\$ 25,743	\$ 307,831

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 The Trillium at High Desert will be at an estimated 120.9% funding level. Accordingly, reserves for The Trillium 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.

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

Prepared by Great Boards, LLC

The Trillium at High Desert Funding Study Summary - Continued

Prepared by:



Kerry-Lynn Goto, RS

Enclosures:

6 Pages of Photographs Attached

APPENDIX "A" - Summary of Reserve Accounts

Expense Summary for Access Control - Access System Replacement

Expense Summary for Painting & Repairs - Stucco Guard House Repairs



Entry directory



Gate operator



Typical street asphalt



Typical concrete walkway



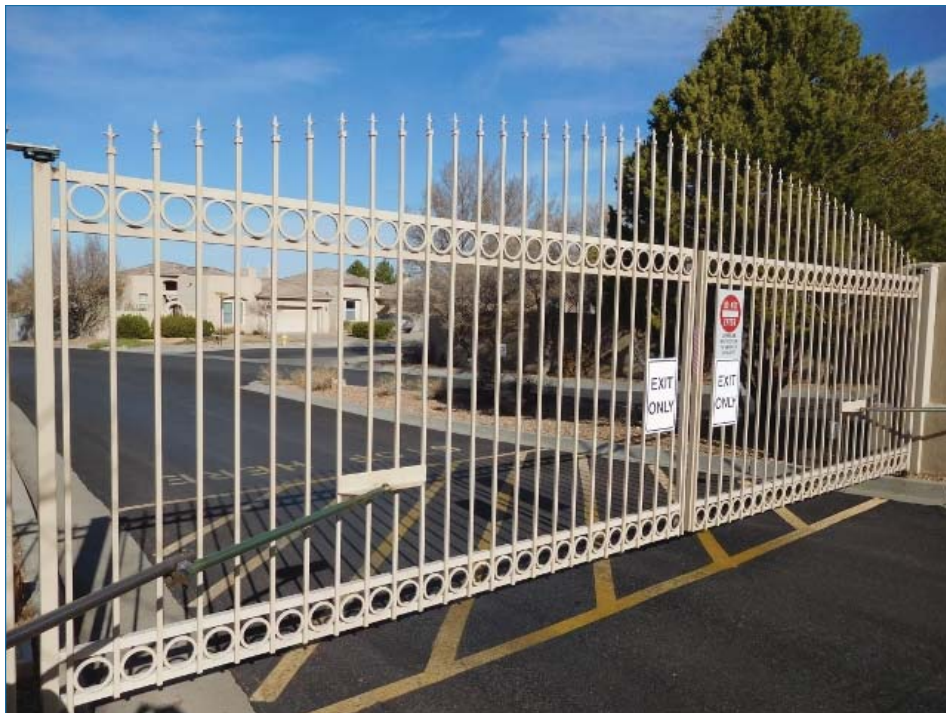
Typical park furniture



Typical bollard light fixture



Typical street light fixture



Vehicle gates

The Trillium at High Desert Funding Study Summary - Continued



Pedestrian access gate



Gatehouse



Picnic gazebo



Typical concrete tile roofing



Typical street and traffic signage

APPENDIX "A"
Summary of Reserve Accounts

Account Description	Amount	Interest Rate	Statement Date
Remaining budgeted FY2020-2021 Reserves	\$ 3,822.00	.20%	June 30, 2021
1055 - Fidelity Trillium RSV MM Z40-027659	\$ 114,108.33	.20%	February 28, 2021
1055.1 - Fidelity Trillium RSV CDs Z40-027659	\$ 150,281.00	.20%	February 28, 2021
Reserve Account Total Earned Interest	\$ 178.27		July 1, 2021
<i>Reserve Values Used :</i>	\$ 268,389.60	.20%	<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 3 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.

Reserve Category - Access Control



Typical asphalt cracking

Reserve Item - Access System Replacement

Unit Cost	No Units	Current Cost When New	Expected Life When New	Estimated Remaining Life	Expense Year	Estimated Future Cost
\$ 4,500.00 ea	1 ea	\$ 4,500.00	7 Years	1 Year	2022	\$ 4,730
				7 Years	2029	\$ 5,634
					2036	\$ 6,710
					2043	\$ 7,992
					2050	\$ 9,519

Component consists of replacement of:

1 - "Doorking" access system directory

Client advised that the following amounts were spent on gatehouse security system repairs and cameras in 2014 and 2015:

Security system: \$977.98

Cameras: \$807.70

Memory chip: \$1,234.20

Cost source: ParkPro

Reserve Category - Painting & Repairs



Damage to gatehouse header at entryway

Reserve Item - Stucco Guard House Repairs

Unit Cost	No Units	Current Cost When New	Expected Life When New	Estimated Remaining Life	Expense Year	Estimated Future Cost
\$ 2.00 / ft ²	4 ft ²	\$ 8.00	10 Years	7 Years	2028	\$ 9.77
				10 Years	2038	\$ 12.54
					2048	\$ 16.10
					2058	\$ 20.67

Component includes repairs to 2% of the total Guard House building stucco in conjunction with each stucco painting cycle.

Client advised that stucco repairs in the amount of \$2,958.70 were performed on the gatehouse in 2015.

Client advised that \$3,317 was spent in FY2017-18 for roof and stucco repairs to the gatehouse.

Damage was noted on the gatehouse header at the entryway during our March 20, 2021 site visit. This should be repaired immediately.

Cost source: Advanced Painting & Contracting

The Trillium 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?
Access Control					
(D) Access System Replacement	\$ 4,500	1 Years	7 Year	\$ 4,730	Yes
(D) Gate Operators Refurbishment	\$ 3,600	8 Years	10 Years	\$ 4,507	Yes
(D) Gate Operators Replacement	\$ 14,000	18 Years	20 Years	\$ 22,501	Yes
(D) Keypad Pedestrian Gate Replacement	\$ 400	10 Years	10 Years	\$ 526	Yes
Asphalt & Concrete					
(D) Asphalt Cracksealing & Minor Repairs	\$ 5,819	2 Years	5 Years	\$ 6,272	Yes
(D) Asphalt Resurfacing	\$ 212,544	10 Years	30 Years	\$ 279,741	Yes
(D) Asphalt Sealcoating	\$ 16,707	2 Years	5 Years	\$ 18,007	Yes
(D) Concrete Partial Replacement	\$ 8,500	2 Years	5 Years	\$ 9,161	Yes
Furniture					
(D) Park Furniture Replacement	\$ 2,800	30 Years	35 Years	\$ 6,073	No
Gates					
(D) Metal Gates Replacement	\$ 9,246	30 Years	35 Years	\$ 20,053	No
Infrastructure					
(D) Sewer Connection Partial Replacement	\$ 25,000	30 Years	35 Years	\$ 54,221	No
Landscaping & Irrigation					
(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	30 Years	35 Years	\$ 14,965	No
(D) Irrigation Systems Replacement	\$ 16,500	9 Years	30 Years	\$ 21,181	Yes

The Trillium 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) Landscaping Decomposed Granite Replenishment	\$ 11,000	3 Years	10 Years	\$ 12,156	Yes
(D) Landscaping Plant Materials Replacement	\$ 6,500	8 Years	10 Years	\$ 8,138	Yes
(D) Landscaping Trees Replacement	\$ 9,000	4 Years	10 Years	\$ 10,197	Yes
Lighting					
(D) Bollard Lights Replacement	\$ 3,750	5 Years	15 Years	\$ 4,356	Yes
(D) Street Lights Replacement	\$ 7,645	30 Years	35 Years	\$ 16,581	No
Painting & Repairs					
(D) Metal Fencing Perimeter Painting	\$ 1,172	3 Years	5 Years	\$ 1,295	Yes
(D) Metal Gates Painting	\$ 373	2 Years	5 Years	\$ 402	Yes
(D) Metal Street Light Poles Painting	\$ 825	3 Years	5 Years	\$ 912	Yes
(D) Stucco Guard House Painting	\$ 144	7 Years	10 Years	\$ 176	Yes
(D) Stucco Guard House Repairs	\$ 8.00	7 Years	10 Years	\$ 10	Yes
(D) Stucco Picnic Shelter Painting	\$ 288	7 Years	10 Years	\$ 352	Yes
(D) Stucco Picnic Shelter Repairs	\$ 16.00	7 Years	10 Years	\$ 20	Yes
(D) Stucco Walls Painting	\$ 6,384	5 Years	10 Years	\$ 7,416	Yes
(D) Stucco Walls Repairs	\$ 426	5 Years	10 Years	\$ 495	Yes
Refurbishment					
(D) Gatehouse Refurbishment	\$ 5,000	0 Years	10 Years	\$ 5,126	Yes
Roofing					
(D) Tile Guard House Replacement	\$ 6,750	10 Years	30 Years	\$ 8,884	Yes
Signage					

The Trillium 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) Traffic and Street Name Signs Replacement	\$ 1,448	30 Years	35 Years	\$ 3,139	No

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: \$ 268,390

(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 - "DoorKing" access system directory</p> <p>Client advised that the following amounts were spent on gatehouse security system repairs and cameras in 2014 and 2015:</p> <p>Security system: \$977.98</p> <p>Cameras: \$807.70</p> <p>Memory chip: \$1,234.20</p> <p>Cost source: ParkPro</p>
	Gate Operators Refurbishment	<p>Component consists of refurbishment of:</p> <p>4 - "Hy Security" gate operators</p> <p>Refurbishment includes motor rebuild and arm replacement.</p> <p>At client's request, we increased the remaining useful life of this component to 5 years in the 2016 reserve study update.</p> <p>Client has advised that 1,187.88 was spent in FY2017-18 for gate motor repairs, and \$2,795 to relocate the gate operators.</p> <p>Cost source: ParkPro</p>

The Trillium at High Desert Funding Study Expense Item Summary - Continued

Category	Reserve Item Name	Reserve Item Description
Access Control	Gate Operators Replacement	<p>Component consists of replacement of:</p> <p>4 - "Hy Security" gate operators</p> <p>Client advised that these controllers were replaced in 2009.</p> <p>Client advised that the gate operators were replaced in FY2020-21 at a cost of \$18,662.38.</p> <p>The typical useful life for gate operators is 10 years. However, because the Association plans to refurbish the operators, the useful life for this component has been increased to 20 years.</p> <p>Cost source: ParkPro</p>
	Keypad Pedestrian Gate Replacement	<p>We have added funding for installation of a keypad at the pedestrian access gate in 2021, with replacement funding thereafter on a 10-year cycle. The estimated \$400 replacement cost may be higher for the initial installation.</p> <p>Client has advised that \$1,542.61 was spent in FY2020-21 to "replace lock box on ped gate."</p> <p>Cost source: Park Pro</p>
Asphalt & Concrete	Asphalt Cracksealing & Minor Repairs	<p>Client advised that significant patching and hot-rubber cracksealing was performed in 2014 at a cost of 5,818.66. Accordingly, we have increased the reserves amount for this component to \$5,819 for future cycles.</p> <p>Client has advised that \$13,004.40 was spent in FY2017-18 for asphalt repairs.</p> <p>Client has advised that \$24,411.90 was spent in FY2018-19 for asphalt repairs.</p> <p>Asphalt cracking was noted during our March 20, 2021 site visit.</p> <p>Cost source: Client</p>

The Trillium at High Desert Funding Study Expense Item Summary - Continued

Category	Reserve Item Name	Reserve Item Description
Asphalt & Concrete	Asphalt Resurfacing	<p>Component consists of:</p> <p>Overlay: 151,880 sq. ft. @ \$1.30 sq. ft.</p> <p>Valve cover lifts: 6 @ \$350</p> <p>Manhole cover lifts: 20 @ \$500</p> <p>Equipment mobilization: \$3,000</p> <p>Client has advised that an annual preventative maintenance plan was implemented in 2016 for asphalt streets in order to extend the useful life of the asphalt surfaces between overlay cycles. This maintenance is being performed under the community's annual operating budget.</p> <p>Cost source: Sunland Asphalt</p>
	Asphalt Sealcoating	<p>Component consists of approximately 151,880 sq. ft. of asphalt sealcoating. Client has advised that sealcoating was last performed in November, 2012.</p> <p>The remaining useful life of this component was increased to 5 years in the 2016 reserve study update, at client's request. However, the street asphalt surface appeared to be in worn condition at the time of our September 5, 2017 site visit, and should be sealcoated in 2018.</p> <p>Cost source: Ace Asphalt</p>
	Concrete Partial Replacement	<p>Component consists of 500 sq. ft. of concrete walkway partial replacement on a 5-year cycle.</p> <p>Some concrete sections at the park and ramada structure were in very poor condition at the time of our September 5, 2017 site visit. We have therefore reduced the remaining useful life of this component to zero.</p> <p>Client has advised that 7,504.97 was spent in FY2017-18 for concrete repairs.</p> <p>Cost source: AFI Database</p>

The Trillium at High Desert Funding Study Expense Item Summary - Continued

Category	Reserve Item Name	Reserve Item Description
Furniture	Park Furniture Replacement	<p>Component consists of replacement of:</p> <p>4 - 4' x 4' wood-slat benches 2 - concrete tables 1 - dogi-pot 1 - trash can</p> <p>The concrete furniture was in good condition at the time of our site visit. Client has advised that the wood bench-tops were replaced in 2017.</p> <p>At client's request, we increased the useful life and remaining useful life of this component to 35 years in the 2016 reserve study update.</p> <p>Cost source: Prior reserve study</p>
Gates	Metal Gates Replacement	<p>Component consists of replacement of:</p> <p>2 - 10' x 9' decorative metal gates @ \$23.50 sq. ft. 2 - 11' x 9' decorative metal gates @ \$23.50 sq. ft. 1 - 4' x 5'6" pedestrian gate @ \$16.50 sq. ft.</p> <p>Client advised that these vehicle gates were replaced in 2010.</p> <p>At client's request, we increased the useful life and remaining useful life of this component to 35 years in the 2016 reserve study update.</p> <p>Cost source: AFI Database</p>
Infrastructure	Sewer Connection Partial Replacement	<p>Client 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> <p>At client's request, we increased the useful life and remaining useful life of this component to 35 years in the 2016 reserve study update.</p>

The Trillium at High Desert Funding Study Expense Item Summary - Continued

Category	Reserve Item Name	Reserve Item Description
Landscaping & Irrigation	Irrigation Backflow Preventers Unfunded	<p>Component consists of:</p> <p>1 - 1.5" "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 now included within the master association's report.</p>
	Irrigation Controllers Replacement Unfunded	<p>The Association's landscape maintenance contractor advised that the irrigation timeclock included in prior reserve studies was removed, and that the Trillium's irrigation is now controlled by the master association's system.</p>
	Irrigation Street Drains Replacement	<p>Component consists of replacement of:</p> <p>5 - concrete deep-well drains with steel grates</p> <p>At client's request, we increased the useful life and remaining useful life of this component to 35 years in the 2016 reserve study update.</p> <p>Cost source: AFI Database</p>
	Irrigation Systems Replacement	<p>Component consists of:</p> <p>1 - drip irrigation system</p> <p>1 - turf irrigation system</p> <p>Cost source: Benjamin Miller, Heads Up Landscape Contractors</p>
	Landscaping Decomposed Granite Replenishment	<p>Component consists of replenishment of common area decomposed granite on a 10-year cycle.</p> <p>Cost source: Benjamin Miller, Heads Up Landscape Contractors</p>
	Landscaping Plant Materials Replacement	<p>Component includes replacement of plants, trees, bushes and sod, as necessary.</p> <p>Cost source: Benjamin Miller, Heads Up Landscape Contractors</p>

The Trillium at High Desert Funding Study Expense Item Summary - Continued

Category	Reserve Item Name	Reserve Item Description
Landscaping & Irrigation	Landscaping Trees Replacement	<p>Component consists of replacement of 10% of the following approximate number of trees:</p> <p>70 - deciduous trees 20 - evergreen trees</p> <p>Cost source: Benjamin Miller, Heads Up Landscape Contractors</p>
Lighting	Bollard Lights Replacement	<p>Component consists of replacement of:</p> <p>5 - bollard light standards</p> <p>Client advised that most of these fixtures were replaced in 2016. At client's request, we have increased the remaining useful life of this component to 10 years in the 2016 reserve study update.</p> <p>Cost source: National Construction Estimator</p>
	Street Lights Replacement	<p>Component consists of replacement of:</p> <p>11 - low-cast street lights</p> <p>Cost indicated is for replacement of light fixture only. With routine painting maintenance, the metal light poles should last the life of the project.</p> <p>At client's request, we increased the useful life and remaining useful life of this component to 35 years in the 2016 reserve study update.</p> <p>Client has advised that 5,452.22 was spent in FY2017-18 for light pole repairs.</p> <p>Cost source: W. Grainger, Inc.</p>
Painting & Repairs	Metal Fencing Perimeter Painting	<p>Component includes painting:</p> <p>290 lin. ft. of 5' metal fencing 1 - 3' x 5' pedestrian access gate</p> <p>Cost source: Advanced Painting & Contracting</p>

The Trillium at High Desert Funding Study Expense Item Summary - Continued

Category	Reserve Item Name	Reserve Item Description
Painting & Repairs	Metal Gates Painting	<p>Component consists of painting:</p> <p>2 - 10' x 9' metal gates 2 - 11' x 9' metal gates 4 - 4' x 5'6" metal gates</p> <p>Some rusting was noted on gates (e.g., Silver Leaf Trail, Wildflower Trail) during our September 5, 2017 site visit. This should be addressed immediately to prolong the useful life of the metal.</p> <p>Cost source: Advanced Painting & Contracting</p>
	Metal Street Light Poles Painting	<p>Funding has been included for periodic painting of the community's 11 metal street light poles. These metal surfaces should be repainted regularly to extend the useful life of the poles.</p> <p>Cost source: Advanced Painting & Contracting</p>
	Stucco Guard House Painting	<p>Component includes painting of:</p> <p>180 sq. ft. of Guard House building stucco</p> <p>At client's request, we increased the remaining useful life of this component to 2 years in the 2016 reserve study update.</p> <p>Cost source: Advanced Painting & Contracting</p>
	Stucco Guard House Repairs	<p>Component includes repairs to 2% of the total Guard House building stucco in conjunction with each stucco painting cycle.</p> <p>Client advised that stucco repairs in the amount of \$2,958.70 were performed on the gatehouse in 2015.</p> <p>Client advised that \$3,317 was spent in FY2017-18 for roof and stucco repairs to the gatehouse.</p> <p>Damage was noted on the gatehouse header at the entryway during our March 20, 2021 site visit. This should be repaired immediately.</p> <p>Cost source: Advanced Painting & Contracting</p>

The Trillium at High Desert Funding Study Expense Item Summary - Continued

Category	Reserve Item Name	Reserve Item Description
Painting & Repairs	Stucco Picnic Shelter Painting	<p>Component includes painting of:</p> <p>360 sq. ft. of Picnic Shelter column stucco</p> <p>At client's request, we increased the remaining useful life of this component to 2 years in the 2016 reserve study update.</p> <p>Cost source: Advanced Painting & Contracting</p>
	Stucco Picnic Shelter Repairs	<p>Component includes repairs to 2% of the total Picnic Shelter column stucco in conjunction with each stucco painting cycle.</p> <p>Cost source: Advanced Painting & Contracting</p>
	Stucco Walls Painting	<p>Component includes painting of:</p> <p>1,520 lin. ft. of 7' high (avg.) stucco wall</p> <p>Cost source: Advanced Painting & Contracting</p>
	Stucco Walls Repairs	<p>Component includes repairs to 2% of the total stucco wall area in conjunction with each stucco painting cycle.</p> <p>Client has advised that \$6,052.62 was spent in FY2017-18 for stucco wall repairs.</p> <p>Client has advised that \$4,377.76 was spent in FY2020-21 for stucco repairs.</p> <p>Cost source: Advanced Painting & Contracting</p>
Refurbishment	Gatehouse Refurbishment	<p>At client's request, funding in the amount of \$5,000 has been included on a 10-year cycle commencing in 2019 for refurbishment of the community's gatehouse.</p> <p>At client's request, we increased the remaining useful life of this component to 5 years in the 2016 reserve study update.</p> <p>Cost source: Client</p>

The Trillium at High Desert Funding Study Expense Item Summary - Continued

Category	Reserve Item Name	Reserve Item Description
Roofing	Tile Guard House Replacement	<p>Component includes replacement of approximately:</p> <p>750 sq. ft. of concrete tile roofing</p> <p>Cost indicated includes replacement of underlayment.</p> <p>Cost source: National Construction Estimator</p>
Signage	Traffic and Street Name Signs Replacement	<p>Component consists of replacement of 30 total traffic and street name signs within the community, at an average cost of \$96.50 per sign.</p> <p>Most of these signs appeared to be in good condition for their age. At client's request, the useful life and remaining useful life of this component was increased to 35 years in the 2016 reserve study update.</p> <p>Client has advised that \$556.59 was spent in FY2017-18 for street sign replacement.</p> <p>Cost source: AFI Database</p>

The Trillium 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
Access Control							
Access System Replacement	\$ 4,500 ea	1	\$ 4,500	1 Year	7 Years	2022	\$ 4,730
				7 Year		2029	\$ 5,634
						2036	\$ 6,710
						2043	\$ 7,992
						2050	\$ 9,519
Gate Operators Refurbishment	\$ 900 ea	4	\$ 3,600	8 Years	10 Years	2029	\$ 4,507
				10 Years		2039	\$ 5,786
						2049	\$ 7,427
						2059	\$ 9,535
Gate Operators Replacement	\$ 3,500 ea	4	\$ 14,000	18 Years	20 Years	2039	\$ 22,501
				20 Years		2059	\$ 37,079
Keypad Pedestrian Gate Replacement	\$ 400 ea	1	\$ 400	10 Years	10 Years	2031	\$ 526
						2041	\$ 676
						2051	\$ 868
Asphalt & Concrete							
Asphalt Cracksealing & Minor Repairs	\$ 5,819 ea	1	\$ 5,819	2 Years	5 Years	2023	\$ 6,272
				5 Years		2028	\$ 7,106
						2033	\$ 8,051
						2038	\$ 9,122
						2043	\$ 10,335
						2048	\$ 11,709
2053	\$ 13,267						
Asphalt Resurfacing	\$ 212,544 ea	1	\$ 212,544	10 Years 30 Years	30 Years	2031 2061	\$ 279,741 \$ 591,749
Asphalt Sealcoating	\$ 0.11 / ft ²	151880 ft ²	\$ 16,707	2 Years	5 Years	2023	\$ 18,007
				5 Years		2028	\$ 20,401
						2033	\$ 23,115
						2038	\$ 26,189
						2043	\$ 29,672

The Trillium 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	\$ 0.11 / ft ²	151880 ft ²	\$ 16,707	5 Years	5 Years	2048	\$ 33,619
						2053	\$ 38,090
Concrete Partial Replacement	\$ 17.00 / ft ²	500 ft ²	\$ 8,500	2 Years	5 Years	2023	\$ 9,161
						2028	\$ 10,380
				2033		\$ 11,760	
				2038		\$ 13,324	
				2043		\$ 15,097	
				2048		\$ 17,104	
2053	\$ 19,379						
Furniture							
Park Furniture Replacement	\$ 2,800 ea	1	\$ 2,800	30 Years	35 Years	2051	\$ 6,073
Gates							
Metal Gates Replacement	\$ 9,246 ea	1	\$ 9,246	30 Years	35 Years	2051	\$ 20,053
Infrastructure							
Sewer Connection Partial Replacement	\$ 5,000 ea	5	\$ 25,000	30 Years	35 Years	2051	\$ 54,221
Landscaping & Irrigation							
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	30 Years	35 Years	2051	\$ 14,965
Irrigation Systems	\$ 16,500 ea	1	\$ 16,500	9 Years	30 Years	2030	\$ 21,181

The Trillium 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
Irrigation Systems	\$ 16,500 ea	1	\$ 16,500	30 Years	30 Years	2060	\$ 44,805
Landscaping Decomposed Granite Replenishment	\$ 11,000 ea	1	\$ 11,000	3 Years	10 Years	2024	\$ 12,156
				10 Years		2034	\$ 15,604
						2044	\$ 20,031
						2054	\$ 25,713
Landscaping Plant Materials Replacement	\$ 6,500 ea	1	\$ 6,500	8 Years	10 Years	2029	\$ 8,138
				10 Years		2039	\$ 10,447
						2049	\$ 13,411
						2059	\$ 17,215
Landscaping Trees Replacement	\$ 1,000 ea	9	\$ 9,000	4 Years	10 Years	2025	\$ 10,197
				10 Years		2035	\$ 13,090
						2045	\$ 16,803
						2055	\$ 21,570
Lighting							
Bollard Lights Replacement	\$ 750 ea	5	\$ 3,750	5 Years	15 Years	2026	\$ 4,356
				15 Years		2041	\$ 6,336
						2056	\$ 9,215
Street Lights Replacement	\$ 695 ea	11	\$ 7,645	30 Years	35 Years	2051	\$ 16,581
Painting & Repairs							
Metal Fencing Perimeter Painting	\$ 0.80 / ft ²	1465 ft ²	\$ 1,172	3 Years	5 Years	2024	\$ 1,295
						2029	\$ 1,467
						2034	\$ 1,663
				5 Years		2039	\$ 1,884
						2044	\$ 2,134
						2049	\$ 2,418
						2054	\$ 2,740
Metal Gates Painting	\$ 0.80 / ft ²	466 ft ²	\$ 373	2 Years	5 Years	2023	\$ 402
				5 Years		2028	\$ 455

The Trillium 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
Metal Gates Painting	\$ 0.80 / ft ²	466 ft ²	\$ 373	5 Years	5 Years	2033	\$ 516
						2038	\$ 584
						2043	\$ 662
						2048	\$ 750
						2053	\$ 850
Metal Street Light Poles Painting	\$ 75.00 ea	11	\$ 825	3 Years	5 Years	2024	\$ 912
				5 Years		2029	\$ 1,033
						2034	\$ 1,170
						2039	\$ 1,326
						2044	\$ 1,502
						2049	\$ 1,702
						2054	\$ 1,929
Stucco Guard House Painting	\$ 0.80 / ft ²	180 ft ²	\$ 144	7 Years	10 Years	2028	\$ 176
				10 Years		2038	\$ 226
						2048	\$ 290
						2058	\$ 372
Stucco Guard House Repairs	\$ 2.00 / ft ²	4 ft ²	\$ 8	7 Years	10 Years	2028	\$ 10
				10 Years		2038	\$ 13
						2048	\$ 16
						2058	\$ 21
Stucco Picnic Shelter Painting	\$ 0.80 / ft ²	360 ft ²	\$ 288	7 Years	10 Years	2028	\$ 352
				10 Years		2038	\$ 451
						2048	\$ 580
						2058	\$ 744
Stucco Picnic Shelter Repairs	\$ 2.00 / ft ²	8 ft ²	\$ 16	7 Years	10 Years	2028	\$ 20
				10 Years		2038	\$ 25
						2048	\$ 32
						2058	\$ 41
Stucco Walls Painting	\$ 0.60 ea	10640	\$ 6,384	5 Years	10 Years	2026	\$ 7,416
				10 Years		2036	\$ 9,520

The Trillium 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
Stucco Walls Painting	\$ 0.60 ea	10640	\$ 6,384	10 Years	10 Years	2046	\$ 12,221
						2056	\$ 15,687
Stucco Walls Repairs	\$ 2.00 / ft ²	213 ft ²	\$ 426	10 Years	10 Years	2026	\$ 495
						2036	\$ 635
						2046	\$ 815
						2056	\$ 1,047
Refurbishment							
Gatehouse Refurbishment	\$ 5,000 ea	1	\$ 5,000	10 Years	10 Years	2021	\$ 5,126
						2031	\$ 6,581
						2041	\$ 8,448
						2051	\$ 10,844
Roofing							
Tile Guard House Replacement	\$ 9.00 / ft ²	750 ft ²	\$ 6,750	30 Years	30 Years	2031	\$ 8,884
						2061	\$ 18,793
Signage							
Traffic and Street Name Signs Replacement	\$ 96.50 ea	15	\$ 1,448	30 Years	35 Years	2051	\$ 3,139

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: \$ 268,390

The Trillium at High Desert Funding Study Cash Flow Analysis

Fiscal Calendar Year	Annual Dues	Annual Interest	Salvage	Annual Expenses	Annual Income Tax	Net Reserve Funds	% Funded	Fully Funded Balance
2021	\$ 14,940	\$ 550		\$ 5,126		\$ 278,754	120.9	\$ 230,637
2022	\$ 14,940	\$ 571		\$ 4,730		\$ 289,535	114.8	\$ 252,282
2023	\$ 14,940	\$ 593		\$ 33,841		\$ 271,226	98.4%	\$ 275,500
2024	\$ 22,966	\$ 564		\$ 14,362		\$ 280,393	103.4	\$ 271,163
2025	\$ 22,966	\$ 582		\$ 10,197		\$ 293,744	102.2	\$ 287,468
2026	\$ 25,743	\$ 611		\$ 12,267		\$ 307,831	99.6%	\$ 309,163
2027	\$ 25,743	\$ 639				\$ 334,213	101.3	\$ 330,005
2028	\$ 30,804	\$ 697		\$ 38,899		\$ 326,815	89.6%	\$ 364,600
2029	\$ 30,804	\$ 682		\$ 20,780		\$ 337,520	93.5%	\$ 360,855
2030	\$ 39,006	\$ 711		\$ 21,181		\$ 356,056	94.6%	\$ 376,391
2031	\$ 39,006	\$ 748		\$ 295,732		\$ 100,077	25.5%	\$ 392,634
2032	\$ 43,397	\$ 240				\$ 143,715	111.5	\$ 128,835
2033	\$ 43,397	\$ 327		\$ 43,442		\$ 143,997	88.7%	\$ 162,322
2034	\$ 44,802	\$ 329		\$ 18,437		\$ 170,691	111.7	\$ 152,879
2035	\$ 44,802	\$ 382		\$ 13,090		\$ 202,786	119.6	\$ 169,619
2036	\$ 45,659	\$ 447		\$ 16,866		\$ 232,027	120.2	\$ 193,068
2037	\$ 45,659	\$ 506				\$ 278,192	130.0	\$ 214,062
2038	\$ 46,553	\$ 599		\$ 49,935		\$ 275,410	108.5	\$ 253,724
2039	\$ 46,553	\$ 594		\$ 41,944		\$ 280,612	115.0	\$ 244,058
2040	\$ 48,410	\$ 606				\$ 329,628	135.5	\$ 243,284
2041	\$ 48,410	\$ 704		\$ 15,459		\$ 363,282	126.8	\$ 286,406
2042	\$ 48,854	\$ 771				\$ 412,907	130.8	\$ 315,703
2043	\$ 48,854	\$ 871		\$ 63,758		\$ 398,874	110.0	\$ 362,550
2044	\$ 50,874	\$ 844		\$ 23,667		\$ 426,926	123.3	\$ 346,194
2045	\$ 50,874	\$ 901		\$ 16,803		\$ 461,897	124.3	\$ 371,537
2046	\$ 51,858	\$ 971		\$ 13,036		\$ 501,691	123.7	\$ 405,591
2047	\$ 51,858	\$ 1,051				\$ 554,600	124.5	\$ 445,428
2048	\$ 52,889	\$ 1,158		\$ 64,101		\$ 544,546	108.8	\$ 500,725
2049	\$ 52,889	\$ 1,138		\$ 24,958		\$ 573,614	116.4	\$ 492,811
2050	\$ 53,758	\$ 1,197		\$ 9,519		\$ 619,050	117.7	\$ 525,972
2051	\$ 53,758	\$ 1,287		\$ 126,744		\$ 547,351	95.1%	\$ 575,577
Totals :	\$ 1,255,966	\$ 21,870	\$ 0	\$ 998,875	\$ 0			

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

Basis of Funding Study

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

Months Remaining in Fiscal Calendar Year 2021: 12 Inflation = 2.50 % Interest = 0.20 %

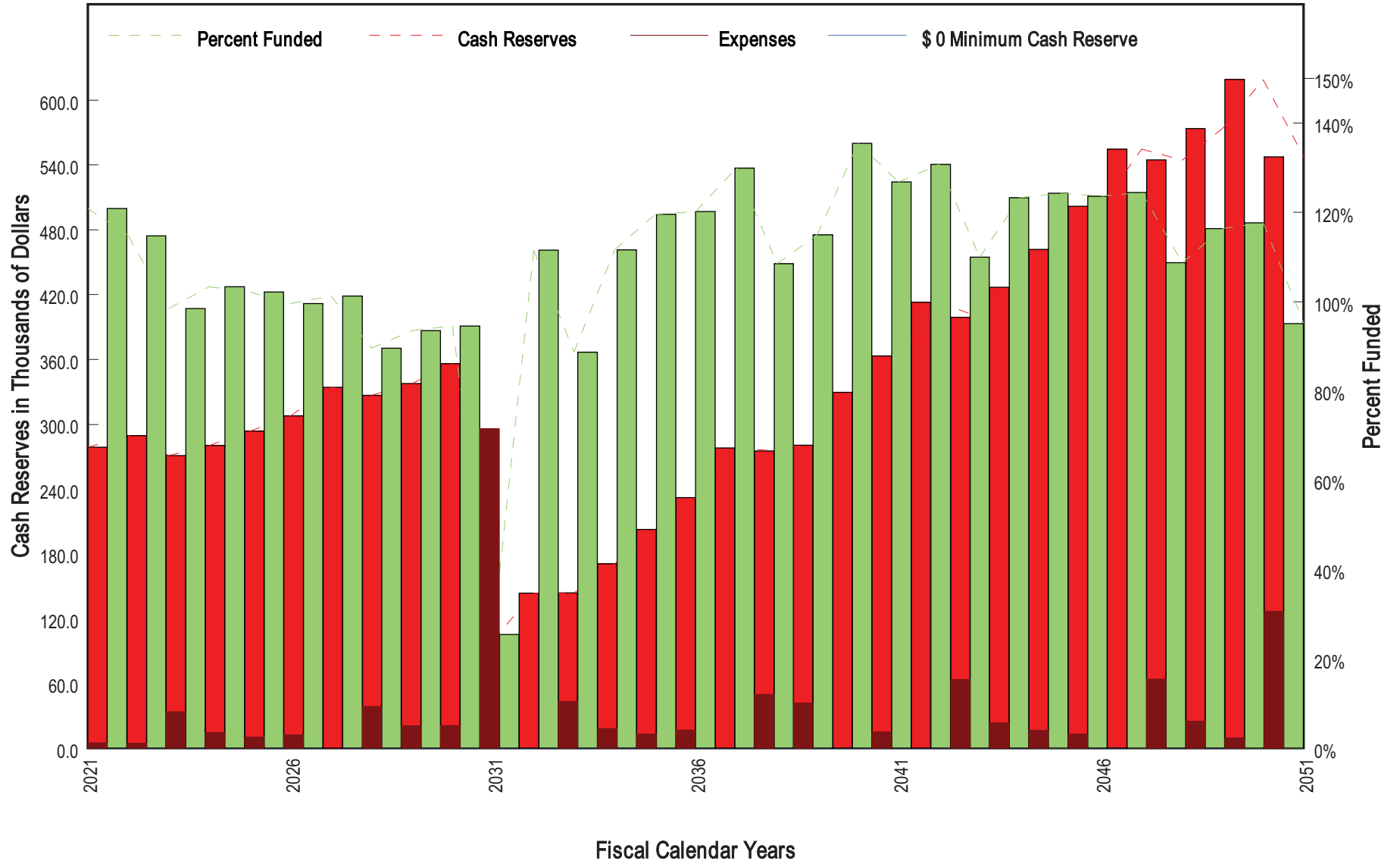
Prepared by Great Boards, LLC

The Trillium at High Desert Funding Study Cash Flow by Fiscal Calendar Year - Continued

Study Life = 30 years Initial Reserve Funds = \$ 268,389.60 Final Reserve Value = \$ 547,350.78

Annual Payments Held Constant for 2 years

The Trillium at High Desert Funding Study Cash Flow by Fiscal Calendar Year - Continued



The Trillium at High Desert 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	\$ 10.55	\$ 10.55	\$ 126.61	\$ 1,245	\$ 14,940
2022	NA	\$ 10.55	\$ 10.55	\$ 126.61	\$ 1,245	\$ 14,940
2023	NA	\$ 10.55	\$ 10.55	\$ 126.61	\$ 1,245	\$ 14,940
2024	NA	\$ 16.22	\$ 16.22	\$ 194.63	\$ 1,914	\$ 22,966
2025	NA	\$ 16.22	\$ 16.22	\$ 194.63	\$ 1,914	\$ 22,966
2026	NA	\$ 18.18	\$ 18.18	\$ 218.16	\$ 2,145	\$ 25,743
2027	NA	\$ 18.18	\$ 18.18	\$ 218.16	\$ 2,145	\$ 25,743
2028	NA	\$ 21.75	\$ 21.75	\$ 261.05	\$ 2,567	\$ 30,804
2029	NA	\$ 21.75	\$ 21.75	\$ 261.05	\$ 2,567	\$ 30,804
2030	NA	\$ 27.55	\$ 27.55	\$ 330.56	\$ 3,250	\$ 39,006
2031	NA	\$ 27.55	\$ 27.55	\$ 330.56	\$ 3,250	\$ 39,006
2032	NA	\$ 30.65	\$ 30.65	\$ 367.77	\$ 3,616	\$ 43,397
2033	NA	\$ 30.65	\$ 30.65	\$ 367.77	\$ 3,616	\$ 43,397
2034	NA	\$ 31.64	\$ 31.64	\$ 379.68	\$ 3,734	\$ 44,802
2035	NA	\$ 31.64	\$ 31.64	\$ 379.68	\$ 3,734	\$ 44,802
2036	NA	\$ 32.25	\$ 32.25	\$ 386.94	\$ 3,805	\$ 45,659
2037	NA	\$ 32.25	\$ 32.25	\$ 386.94	\$ 3,805	\$ 45,659
2038	NA	\$ 32.88	\$ 32.88	\$ 394.52	\$ 3,879	\$ 46,553
2039	NA	\$ 32.88	\$ 32.88	\$ 394.52	\$ 3,879	\$ 46,553
2040	NA	\$ 34.19	\$ 34.19	\$ 410.25	\$ 4,034	\$ 48,410
2041	NA	\$ 34.19	\$ 34.19	\$ 410.25	\$ 4,034	\$ 48,410
2042	NA	\$ 34.50	\$ 34.50	\$ 414.02	\$ 4,071	\$ 48,854
2043	NA	\$ 34.50	\$ 34.50	\$ 414.02	\$ 4,071	\$ 48,854
2044	NA	\$ 35.93	\$ 35.93	\$ 431.14	\$ 4,240	\$ 50,874
2045	NA	\$ 35.93	\$ 35.93	\$ 431.14	\$ 4,240	\$ 50,874
2046	NA	\$ 36.62	\$ 36.62	\$ 439.48	\$ 4,322	\$ 51,858
2047	NA	\$ 36.62	\$ 36.62	\$ 439.48	\$ 4,322	\$ 51,858
2048	NA	\$ 37.35	\$ 37.35	\$ 448.21	\$ 4,407	\$ 52,889
2049	NA	\$ 37.35	\$ 37.35	\$ 448.21	\$ 4,407	\$ 52,889
2050	NA	\$ 37.96	\$ 37.96	\$ 455.57	\$ 4,480	\$ 53,758
2051	NA	\$ 37.96	\$ 37.96	\$ 455.57	\$ 4,480	\$ 53,758

The Trillium 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: 118

The Trillium 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
Reserve Category : Access Control																
Access System Replacement	\$ 581	\$ 627	\$ 218	\$ 360	\$ 371	\$ 422	\$ 427	\$ 511	\$ 500	\$ 748	\$ 758	\$ 962	\$ 962	\$ 967	\$ 956	\$ 966
Gate Operators Refurbishment	\$ 122	\$ 132	\$ 136	\$ 223	\$ 230	\$ 262	\$ 265	\$ 317	\$ 311	\$ 451	\$ 456	\$ 579	\$ 579	\$ 582	\$ 575	\$ 581
Gate Operators Replacement	\$ 286	\$ 309	\$ 318	\$ 523	\$ 539	\$ 613	\$ 621	\$ 743	\$ 728	\$ 914	\$ 926	\$ 1,174	\$ 1,174	\$ 1,180	\$ 1,167	\$ 1,179
Keypad Pedestrian Gate Replacement	\$ 12	\$ 12	\$ 13	\$ 21	\$ 22	\$ 25	\$ 25	\$ 30	\$ 29	\$ 37	\$ 37	\$ 68	\$ 68	\$ 68	\$ 67	\$ 68
Access Control Subtotal :	\$ 1,001	\$ 1,080	\$ 685	\$ 1,127	\$ 1,162	\$ 1,322	\$ 1,338	\$ 1,601	\$ 1,568	\$ 2,150	\$ 2,177	\$ 2,783	\$ 2,783	\$ 2,797	\$ 2,765	\$ 2,794
Reserve Category : Asphalt & Concrete																
Asphalt Cracksealing & Minor Repairs	\$ 513	\$ 554	\$ 570	\$ 636	\$ 656	\$ 746	\$ 756	\$ 904	\$ 1,003	\$ 1,260	\$ 1,276	\$ 1,618	\$ 1,618	\$ 1,843	\$ 1,822	\$ 1,842
Asphalt Resurfacing	\$ 6,193	\$ 6,685	\$ 6,876	\$ 11,319	\$ 11,669	\$ 13,277	\$ 13,446	\$ 16,089	\$ 15,756	\$ 19,777	\$ 20,039	\$ 19,334	\$ 19,334	\$ 19,440	\$ 19,217	\$ 19,424
Asphalt Sealcoating	\$ 1,473	\$ 1,591	\$ 1,636	\$ 1,827	\$ 1,883	\$ 2,143	\$ 2,170	\$ 2,597	\$ 2,881	\$ 3,617	\$ 3,665	\$ 4,646	\$ 4,646	\$ 5,293	\$ 5,233	\$ 5,289
Concrete Partial Replacement	\$ 750	\$ 809	\$ 832	\$ 930	\$ 958	\$ 1,091	\$ 1,104	\$ 1,321	\$ 1,466	\$ 1,841	\$ 1,865	\$ 2,365	\$ 2,365	\$ 2,693	\$ 2,662	\$ 2,691
Asphalt & Concrete Subtotal :	\$ 8,929	\$ 9,639	\$ 9,914	\$ 14,712	\$ 15,166	\$ 17,257	\$ 17,476	\$ 20,911	\$ 21,106	\$ 26,495	\$ 26,845	\$ 27,963	\$ 27,963	\$ 29,269	\$ 28,934	\$ 29,246
Reserve Category : Furniture																
Park Furniture Replacement	\$ 47	\$ 50	\$ 52	\$ 85	\$ 88	\$ 100	\$ 102	\$ 122	\$ 119	\$ 149	\$ 151	\$ 192	\$ 192	\$ 193	\$ 191	\$ 193
Reserve Category : Gates																
Metal Gates Replacement	\$ 154	\$ 167	\$ 171	\$ 282	\$ 291	\$ 331	\$ 335	\$ 401	\$ 393	\$ 493	\$ 499	\$ 633	\$ 633	\$ 637	\$ 629	\$ 636
Reserve Category : Infrastructure																
Sewer Connection Partial Replacement	\$ 418	\$ 451	\$ 464	\$ 763	\$ 787	\$ 895	\$ 907	\$ 1,085	\$ 1,062	\$ 1,333	\$ 1,351	\$ 1,713	\$ 1,713	\$ 1,722	\$ 1,703	\$ 1,721

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

The Trillium 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
Reserve Category : Landscaping & Irrigation																
Irrigation Backflow Preventers Unfunded																
Irrigation Controllers Replacement Unfunded																
Irrigation Street Drains Replacement	\$ 115	\$ 124	\$ 128	\$ 211	\$ 217	\$ 247	\$ 250	\$ 299	\$ 293	\$ 368	\$ 373	\$ 473	\$ 473	\$ 475	\$ 470	\$ 475
Irrigation Systems Replacement	\$ 516	\$ 557	\$ 573	\$ 944	\$ 973	\$ 1,107	\$ 1,121	\$ 1,341	\$ 1,314	\$ 1,649	\$ 1,154	\$ 1,464	\$ 1,464	\$ 1,472	\$ 1,455	\$ 1,470
Landscaping Decomposed Granite Replenishment	\$ 745	\$ 804	\$ 827	\$ 1,362	\$ 717	\$ 816	\$ 826	\$ 988	\$ 968	\$ 1,215	\$ 1,231	\$ 1,561	\$ 1,561	\$ 1,569	\$ 1,991	\$ 2,012
Landscaping Plant Materials Replacement	\$ 221	\$ 238	\$ 245	\$ 403	\$ 416	\$ 473	\$ 479	\$ 573	\$ 561	\$ 813	\$ 824	\$ 1,044	\$ 1,044	\$ 1,050	\$ 1,038	\$ 1,049
Landscaping Trees Replacement	\$ 500	\$ 539	\$ 555	\$ 913	\$ 941	\$ 684	\$ 693	\$ 829	\$ 812	\$ 1,019	\$ 1,032	\$ 1,309	\$ 1,309	\$ 1,316	\$ 1,301	\$ 1,689
Landscaping & Irrigation Subtotal :	\$ 2,097	\$ 2,262	\$ 2,328	\$ 3,833	\$ 3,264	\$ 3,327	\$ 3,369	\$ 4,030	\$ 3,948	\$ 5,064	\$ 4,614	\$ 5,851	\$ 5,851	\$ 5,882	\$ 6,255	\$ 6,695
Reserve Category : Lighting																
Bollard Lights Replacement	\$ 178	\$ 192	\$ 197	\$ 325	\$ 335	\$ 381	\$ 222	\$ 266	\$ 261	\$ 327	\$ 331	\$ 420	\$ 420	\$ 422	\$ 418	\$ 422
Street Lights Replacement	\$ 128	\$ 138	\$ 142	\$ 233	\$ 240	\$ 273	\$ 277	\$ 331	\$ 324	\$ 407	\$ 413	\$ 523	\$ 523	\$ 526	\$ 520	\$ 526
Lighting Subtotal :	\$ 306	\$ 330	\$ 339	\$ 558	\$ 575	\$ 654	\$ 499	\$ 597	\$ 585	\$ 734	\$ 744	\$ 943	\$ 943	\$ 948	\$ 938	\$ 948
Reserve Category : Painting & Repairs																
Metal Fencing Perimeter Painting	\$ 80	\$ 86	\$ 88	\$ 145	\$ 135	\$ 154	\$ 156	\$ 187	\$ 183	\$ 260	\$ 264	\$ 334	\$ 334	\$ 336	\$ 376	\$ 381
Metal Gates Painting	\$ 33	\$ 36	\$ 37	\$ 41	\$ 42	\$ 48	\$ 49	\$ 58	\$ 65	\$ 81	\$ 82	\$ 104	\$ 104	\$ 118	\$ 116	\$ 118
Metal Street Light Poles Painting	\$ 56	\$ 60	\$ 62	\$ 102	\$ 96	\$ 109	\$ 110	\$ 132	\$ 129	\$ 183	\$ 186	\$ 235	\$ 235	\$ 237	\$ 265	\$ 268
Stucco Guard House Painting	\$ 5	\$ 6	\$ 6	\$ 10	\$ 10	\$ 12	\$ 12	\$ 14	\$ 14	\$ 17	\$ 18	\$ 22	\$ 22	\$ 22	\$ 22	\$ 22

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

The Trillium 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
Stucco Guard House Repairs	\$	\$	\$	\$	\$	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1
Stucco Picnic Shelter Painting	\$ 11	\$ 12	\$ 12	\$ 20	\$ 20	\$ 23	\$ 24	\$ 28	\$ 28	\$ 35	\$ 36	\$ 45	\$ 45	\$ 46	\$ 45	\$ 46
Stucco Picnic Shelter Repairs	\$	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2
Stucco Walls Painting	\$ 303	\$ 327	\$ 336	\$ 553	\$ 570	\$ 649	\$ 504	\$ 603	\$ 591	\$ 741	\$ 751	\$ 953	\$ 953	\$ 958	\$ 947	\$ 957
Stucco Walls Repairs	\$ 20	\$ 22	\$ 22	\$ 37	\$ 38	\$ 43	\$ 34	\$ 40	\$ 39	\$ 50	\$ 50	\$ 64	\$ 64	\$ 64	\$ 63	\$ 64
Painting & Repairs Subtotal :	\$ 508	\$ 550	\$ 564	\$ 909	\$ 912	\$ 1,040	\$ 891	\$ 1,064	\$ 1,051	\$ 1,370	\$ 1,390	\$ 1,760	\$ 1,760	\$ 1,784	\$ 1,837	\$ 1,859
Reserve Category : Refurbishment																
Gatehouse Refurbishment	\$ 1,261	\$ 173	\$ 178	\$ 293	\$ 302	\$ 344	\$ 349	\$ 417	\$ 408	\$ 513	\$ 519	\$ 844	\$ 844	\$ 849	\$ 839	\$ 848
Reserve Category : Roofing																
Tile Guard House Replacement	\$ 197	\$ 212	\$ 218	\$ 360	\$ 371	\$ 422	\$ 427	\$ 511	\$ 500	\$ 628	\$ 637	\$ 614	\$ 614	\$ 617	\$ 610	\$ 617
Reserve Category : Signage																
Traffic and Street Name Signs Replacement	\$ 24	\$ 26	\$ 27	\$ 44	\$ 45	\$ 52	\$ 52	\$ 63	\$ 61	\$ 77	\$ 78	\$ 99	\$ 99	\$ 100	\$ 98	\$ 99
Total Revenue :	\$ 14,940	\$ 14,940	\$ 14,940	\$ 22,966	\$ 22,966	\$ 25,743	\$ 25,743	\$ 30,804	\$ 30,804	\$ 39,006	\$ 39,006	\$ 43,397	\$ 43,397	\$ 44,802	\$ 44,802	\$ 45,659

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

The Trillium 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
Reserve Category : Access Control															
Access System Replacement	\$ 1,139	\$ 1,161	\$ 1,128	\$ 1,144	\$ 1,144	\$ 1,144	\$ 1,144	\$ 1,370	\$ 1,353	\$ 1,366	\$ 1,356	\$ 1,383	\$ 1,339	\$ 1,344	
Gate Operators Refurbishment	\$ 575	\$ 587	\$ 570	\$ 742	\$ 742	\$ 742	\$ 742	\$ 746	\$ 736	\$ 744	\$ 738	\$ 753	\$ 729	\$ 940	\$ 964
Gate Operators Replacement	\$ 1,167	\$ 1,190	\$ 1,156	\$ 1,833	\$ 1,833	\$ 1,833	\$ 1,833	\$ 1,844	\$ 1,820	\$ 1,839	\$ 1,826	\$ 1,862	\$ 1,803	\$ 1,809	\$ 1,855
Keypad Pedestrian Gate Replacement	\$ 67	\$ 69	\$ 67	\$ 68	\$ 68	\$ 87	\$ 87	\$ 87	\$ 86	\$ 87	\$ 86	\$ 88	\$ 85	\$ 86	\$ 88
Access Control Subtotal :	\$ 2,948	\$ 3,007	\$ 2,921	\$ 3,787	\$ 3,787	\$ 3,806	\$ 3,806	\$ 4,047	\$ 3,995	\$ 4,036	\$ 4,006	\$ 4,086	\$ 3,956	\$ 4,179	\$ 2,907
Reserve Category : Asphalt & Concrete															
Asphalt Cracksealing & Minor Repairs	\$ 1,823	\$ 1,859	\$ 2,047	\$ 2,075	\$ 2,075	\$ 2,075	\$ 2,075	\$ 2,365	\$ 2,334	\$ 2,358	\$ 2,341	\$ 2,388	\$ 2,619	\$ 2,628	\$ 2,695
Asphalt Resurfacing	\$ 19,224	\$ 19,601	\$ 19,046	\$ 19,312	\$ 19,312	\$ 19,311	\$ 19,311	\$ 19,430	\$ 19,178	\$ 19,369	\$ 19,231	\$ 19,613	\$ 18,989	\$ 19,053	\$ 19,541
Asphalt Sealcoating	\$ 5,235	\$ 5,337	\$ 5,876	\$ 5,958	\$ 5,958	\$ 5,957	\$ 5,957	\$ 6,792	\$ 6,704	\$ 6,771	\$ 6,723	\$ 6,856	\$ 7,521	\$ 7,546	\$ 7,739
Concrete Partial Replacement	\$ 2,664	\$ 2,716	\$ 2,989	\$ 3,031	\$ 3,031	\$ 3,031	\$ 3,031	\$ 3,455	\$ 3,411	\$ 3,444	\$ 3,420	\$ 3,488	\$ 3,826	\$ 3,839	\$ 3,938
Asphalt & Concrete Subtotal :	\$ 28,946	\$ 29,513	\$ 29,958	\$ 30,376	\$ 30,376	\$ 30,374	\$ 30,374	\$ 32,042	\$ 31,627	\$ 31,942	\$ 31,715	\$ 32,345	\$ 32,955	\$ 33,066	\$ 33,913
Reserve Category : Furniture															
Park Furniture Replacement	\$ 191	\$ 195	\$ 189	\$ 192	\$ 192	\$ 192	\$ 192	\$ 193	\$ 190	\$ 192	\$ 191	\$ 195	\$ 188	\$ 189	\$ 194
Reserve Category : Gates															
Metal Gates Replacement	\$ 630	\$ 642	\$ 624	\$ 633	\$ 633	\$ 633	\$ 633	\$ 636	\$ 628	\$ 634	\$ 630	\$ 642	\$ 622	\$ 624	\$ 640
Reserve Category : Infrastructure															
Sewer Connection Partial Replacement	\$ 1,703	\$ 1,737	\$ 1,688	\$ 1,711	\$ 1,711	\$ 1,711	\$ 1,711	\$ 1,722	\$ 1,699	\$ 1,716	\$ 1,704	\$ 1,738	\$ 1,683	\$ 1,688	\$ 1,731

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

The Trillium 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
Reserve Category : Landscaping & Irrigation															
Irrigation Backflow Preventers Unfunded															
Irrigation Controllers Replacement Unfunded															
Irrigation Street Drains Replacement	\$ 470	\$ 479	\$ 466	\$ 472	\$ 472	\$ 472	\$ 472	\$ 475	\$ 469	\$ 474	\$ 470	\$ 480	\$ 464	\$ 466	\$ 478
Irrigation Systems Replacement	\$ 1,455	\$ 1,484	\$ 1,442	\$ 1,462	\$ 1,462	\$ 1,462	\$ 1,462	\$ 1,471	\$ 1,452	\$ 1,466	\$ 1,456	\$ 1,485	\$ 1,437	\$ 1,442	\$ 1,479
Landscaping Decomposed Granite Replenishment	\$ 1,992	\$ 2,031	\$ 1,973	\$ 2,001	\$ 2,001	\$ 2,001	\$ 2,001	\$ 2,013	\$ 2,551	\$ 2,576	\$ 2,558	\$ 2,609	\$ 2,526	\$ 2,534	\$ 2,599
Landscaping Plant Materials Replacement	\$ 1,039	\$ 1,059	\$ 1,029	\$ 1,340	\$ 1,340	\$ 1,340	\$ 1,340	\$ 1,348	\$ 1,331	\$ 1,344	\$ 1,334	\$ 1,361	\$ 1,317	\$ 1,696	\$ 1,740
Landscaping Trees Replacement	\$ 1,671	\$ 1,704	\$ 1,656	\$ 1,679	\$ 1,679	\$ 1,679	\$ 1,679	\$ 1,689	\$ 1,667	\$ 2,161	\$ 2,146	\$ 2,189	\$ 2,119	\$ 2,126	\$ 2,181
Landscaping & Irrigation Subtotal :	\$ 6,627	\$ 6,757	\$ 6,566	\$ 6,954	\$ 6,954	\$ 6,954	\$ 6,954	\$ 6,996	\$ 7,470	\$ 8,021	\$ 7,964	\$ 8,124	\$ 7,863	\$ 8,264	\$ 8,477
Reserve Category : Lighting															
Bollard Lights Replacement	\$ 418	\$ 426	\$ 414	\$ 420	\$ 420	\$ 610	\$ 610	\$ 614	\$ 606	\$ 612	\$ 608	\$ 620	\$ 600	\$ 602	\$ 618
Street Lights Replacement	\$ 520	\$ 530	\$ 515	\$ 523	\$ 523	\$ 523	\$ 523	\$ 526	\$ 519	\$ 524	\$ 520	\$ 531	\$ 514	\$ 516	\$ 529
Lighting Subtotal :	\$ 938	\$ 956	\$ 929	\$ 943	\$ 943	\$ 1,133	\$ 1,133	\$ 1,140	\$ 1,125	\$ 1,136	\$ 1,128	\$ 1,151	\$ 1,114	\$ 1,118	\$ 1,147
Reserve Category : Painting & Repairs															
Metal Fencing Perimeter Painting	\$ 377	\$ 384	\$ 373	\$ 429	\$ 429	\$ 429	\$ 429	\$ 431	\$ 482	\$ 487	\$ 483	\$ 493	\$ 477	\$ 542	\$ 556
Metal Gates Painting	\$ 117	\$ 119	\$ 131	\$ 133	\$ 133	\$ 133	\$ 133	\$ 151	\$ 149	\$ 151	\$ 150	\$ 153	\$ 168	\$ 168	\$ 173
Metal Street Light Poles Painting	\$ 265	\$ 270	\$ 263	\$ 302	\$ 302	\$ 302	\$ 302	\$ 304	\$ 340	\$ 343	\$ 341	\$ 347	\$ 336	\$ 382	\$ 392
Stucco Guard House Painting	\$ 22	\$ 23	\$ 29	\$ 29	\$ 29	\$ 29	\$ 29	\$ 29	\$ 29	\$ 29	\$ 29	\$ 30	\$ 37	\$ 37	\$ 38

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

The Trillium 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
<i>Stucco Guard House Repairs</i>	\$ 1	\$ 1	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2
<i>Stucco Picnic Shelter Painting</i>	\$ 45	\$ 46	\$ 57	\$ 58	\$ 58	\$ 58	\$ 58	\$ 58	\$ 57	\$ 58	\$ 57	\$ 58	\$ 73	\$ 74	\$ 76
<i>Stucco Picnic Shelter Repairs</i>	\$ 2	\$ 2	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 3	\$ 4	\$ 4	\$ 4
<i>Stucco Walls Painting</i>	\$ 1,215	\$ 1,239	\$ 1,204	\$ 1,221	\$ 1,221	\$ 1,221	\$ 1,221	\$ 1,228	\$ 1,212	\$ 1,224	\$ 1,560	\$ 1,591	\$ 1,541	\$ 1,546	\$ 1,585
<i>Stucco Walls Repairs</i>	\$ 81	\$ 83	\$ 81	\$ 82	\$ 82	\$ 82	\$ 82	\$ 82	\$ 81	\$ 82	\$ 104	\$ 107	\$ 103	\$ 104	\$ 106
<i>Painting & Repairs Subtotal</i>	\$ 2,125	\$ 2,167	\$ 2,143	\$ 2,259	\$ 2,259	\$ 2,259	\$ 2,259	\$ 2,288	\$ 2,355	\$ 2,379	\$ 2,729	\$ 2,784	\$ 2,741	\$ 2,859	\$ 2,932
Reserve Category : Refurbishment															
<i>Gatehouse Refurbishment</i>	\$ 840	\$ 856	\$ 832	\$ 843	\$ 843	\$ 1,084	\$ 1,084	\$ 1,090	\$ 1,076	\$ 1,087	\$ 1,079	\$ 1,101	\$ 1,065	\$ 1,069	\$ 1,096
Reserve Category : Roofing															
<i>Tile Guard House Replacement</i>	\$ 611	\$ 623	\$ 605	\$ 613	\$ 613	\$ 613	\$ 613	\$ 617	\$ 609	\$ 615	\$ 611	\$ 623	\$ 603	\$ 605	\$ 621
Reserve Category : Signage															
<i>Traffic and Street Name Signs Replacement</i>	\$ 98	\$ 100	\$ 98	\$ 99	\$ 99	\$ 99	\$ 99	\$ 99	\$ 98	\$ 99	\$ 98	\$ 100	\$ 97	\$ 98	\$ 100
Total Revenue :	\$ 45,659	\$ 46,553	\$ 46,553	\$ 48,410	\$ 48,410	\$ 48,854	\$ 48,854	\$ 50,874	\$ 50,874	\$ 51,858	\$ 51,858	\$ 52,889	\$ 52,889	\$ 53,758	\$ 53,758

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

The Trillium 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
Reserve Category : Access Control																					
Access System Replacement		\$ 4,730							\$ 5,634							\$ 6,710					
Gate Operators Refurbishment									\$ 4,507										\$ 5,786		
Gate Operators Replacement																			\$ 22,501		
Keypad Pedestrian Gate Replacement											\$ 526										\$ 676
Category Subtotal :		\$ 4,730							\$ 10,141		\$ 526					\$ 6,710			\$ 28,287		\$ 676
Reserve Category : Asphalt & Concrete																					
Asphalt Cracksealing & Minor Repairs			\$ 6,272					\$ 7,106					\$ 8,051					\$ 9,122			
Asphalt Resurfacing											\$ 279,741										
Asphalt Sealcoating			\$ 18,007					\$ 20,401					\$ 23,115					\$ 26,189			
Concrete Partial Replacement			\$ 9,161					\$ 10,380					\$ 11,760					\$ 13,324			
Category Subtotal :			\$ 33,440					\$ 37,887			\$ 279,741		\$ 42,926					\$ 48,635			
Reserve Category : Furniture																					
Park Furniture Replacement																					
Reserve Category : Gates																					
Metal Gates Replacement																					
Reserve Category : Infrastructure																					
Sewer Connection Partial Replacement																					
Reserve Category : Landscaping & Irrigation																					
Irrigation Backflow Preventers Unfunded																					
Irrigation Controllers Replacement Unfunded																					
Irrigation Street Drains Replacement																					
Irrigation Systems Replacement										\$ 21,181											
Landscaping Decomposed Granite Replenishment				\$ 12,156										\$ 15,604							
Landscaping Plant Materials Replacement								\$ 8,138											\$ 10,447		
Landscaping Trees Replacement					\$ 10,197										\$ 13,090						
Category Subtotal :				\$ 12,156	\$ 10,197			\$ 8,138	\$ 21,181					\$ 15,604	\$ 13,090				\$ 10,447		
Reserve Category : Lighting																					
Bollard Lights Replacement						\$ 4,356															\$ 6,336
Street Lights Replacement																					\$ 6,336
Category Subtotal :						\$ 4,356															\$ 6,336
Reserve Category : Painting & Repairs																					
Metal Fencing Perimeter Painting				\$ 1,295					\$ 1,467					\$ 1,663					\$ 1,884		

The Trillium at High Desert Funding Study Expenses by Fiscal Calendar Year - Continued

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
Metal Gates Painting			\$ 402					\$ 455					\$ 516					\$ 584			
Metal Street Light Poles Painting				\$ 912					\$ 1,033					\$ 1,170					\$ 1,326		
Stucco Guard House Painting								\$ 176										\$ 226			
Stucco Guard House Repairs								\$ 10										\$ 13			
Stucco Picnic Shelter Painting								\$ 352										\$ 451			
Stucco Picnic Shelter Repairs								\$ 20										\$ 25			
Stucco Walls Painting						\$ 7,416										\$ 9,520					
Stucco Walls Repairs						\$ 495										\$ 635					
Category Subtotal :			\$ 402	\$ 2,207		\$ 7,911		\$ 1,013	\$ 2,500				\$ 516	\$ 2,833		\$ 10,155		\$ 1,299	\$ 3,210		
Reserve Category : Refurbishment																					
Gatehouse Refurbishment	\$ 5,126										\$ 6,581										\$ 8,448
Reserve Category : Roofing																					
Tile Guard House Replacement											\$ 8,884										
Reserve Category : Signage																					
Traffic and Street Name Signs Replacement																					
Expense Totals :	\$ 5,126	\$ 4,730	\$ 33,841	\$ 14,362	\$ 10,197	\$ 12,267		\$ 38,809	\$ 20,780	\$ 21,181	\$ 295,732		\$ 43,442	\$ 18,437	\$ 13,090	\$ 16,866		\$ 49,935	\$ 41,944		\$ 15,459

The Trillium 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
Reserve Category : Access Control										
Access System Replacement		\$ 7,992							\$ 9,519	
Gate Operators Refurbishment								\$ 7,427		
Gate Operators Replacement										
Keypad Pedestrian Gate Replacement										\$ 868
Category Subtotal :		\$ 7,992						\$ 7,427	\$ 9,519	\$ 868
Reserve Category : Asphalt & Concrete										
Asphalt Cracksealing & Minor Repairs		\$ 10,335					\$ 11,709			
Asphalt Resurfacing										
Asphalt Sealcoating		\$ 29,672					\$ 33,619			
Concrete Partial Replacement		\$ 15,097					\$ 17,104			
Category Subtotal :		\$ 55,104					\$ 62,432			
Reserve Category : Furniture										
Park Furniture Replacement										\$ 6,073
Reserve Category : Gates										
Metal Gates Replacement										\$ 20,053
Reserve Category : Infrastructure										
Sewer Connection Partial Replacement										\$ 54,221
Reserve Category : Landscaping & Irrigation										
Irrigation Backflow Preventers Unfunded										
Irrigation Controllers Replacement Unfunded										
Irrigation Street Drains Replacement										\$ 14,965
Irrigation Systems Replacement										
Landscaping Decomposed Granite Replenishment			\$ 20,031							
Landscaping Plant Materials Replacement								\$ 13,411		
Landscaping Trees Replacement				\$ 16,803						
Category Subtotal :			\$ 20,031	\$ 16,803				\$ 13,411		\$ 14,965
Reserve Category : Lighting										
Bollard Lights Replacement										
Street Lights Replacement										\$ 16,581
Category Subtotal :										\$ 16,581
Reserve Category : Painting & Repairs										
Metal Fencing Perimeter Painting			\$ 2,134					\$ 2,418		

The Trillium 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
Metal Gates Painting		\$ 662					\$ 750			
Metal Street Light Poles Painting			\$ 1,502					\$ 1,702		
Stucco Guard House Painting							\$ 290			
Stucco Guard House Repairs							\$ 16			
Stucco Picnic Shelter Painting							\$ 580			
Stucco Picnic Shelter Repairs							\$ 32			
Stucco Walls Painting					\$ 12,221					
Stucco Walls Repairs					\$ 815					
Category Subtotal :		\$ 662	\$ 3,636		\$ 13,036		\$ 1,668	\$ 4,120		
Reserve Category : Refurbishment										
Gatehouse Refurbishment										\$ 10,844
Reserve Category : Roofing										
Tile Guard House Replacement										
Reserve Category : Signage										
Traffic and Street Name Signs Replacement										\$ 3,139
Expense Totals :		\$ 63,758	\$ 23,667	\$ 16,803	\$ 13,036		\$ 64,101	\$ 24,958	\$ 9,519	\$ 126,744



30-Year Expense Summary

Year	Category	Item Name	Expense
FY 2021	Refurbishment	Gatehouse Refurbishment	\$ 5,126
Year Annual Expense Total = \$ 5,126			
FY 2022	Access Control	Access System Replacement	\$ 4,730
Annual Expense Total = \$ 4,730			
FY 2023	Asphalt & Concrete	Asphalt Cracksealing & Minor Repairs	\$ 6,272
		Asphalt Sealcoating	\$ 18,007
		Concrete Partial Replacement	\$ 9,161
	Asphalt & Concrete Subtotal = \$ 33,440.00		
Painting & Repairs	Metal Gates Painting	\$ 402	
Annual Expense Total = \$ 33,842			
FY 2024	Landscaping & Irrigation	Landscaping Decomposed Granite Replenishment	\$ 12,156
	Painting & Repairs	Metal Fencing Perimeter Painting	\$ 1,295
		Metal Street Light Poles Painting	\$ 912
	Painting & Repairs Subtotal = \$ 2,207.00		
FY 2024 Annual Expense Total = \$ 14,363			
FY 2025	Landscaping & Irrigation	Landscaping Trees Replacement	\$ 10,197
Annual Expense Total = \$ 10,197			
FY 2026	Lighting	Bollard Lights Replacement	\$ 4,356

Year	Category	Item Name	Expense	
FY 2026	Painting & Repairs	Stucco Walls Painting	\$ 7,416	
		Stucco Walls Repairs	\$ 495	
	Painting & Repairs Subtotal = \$ 7,911.00			
FY 2026 Annual Expense Total = \$ 12,267				
FY 2028	Asphalt & Concrete	Asphalt Cracksealing & Minor Repairs	\$ 7,106	
		Asphalt Sealcoating	\$ 20,401	
		Concrete Partial Replacement	\$ 10,380	
	Asphalt & Concrete Subtotal = \$ 37,887.00			
	Painting & Repairs	Metal Gates Painting	\$ 455	
		Stucco Guard House Painting	\$ 176	
		Stucco Guard House Repairs	\$ 10	
		Stucco Picnic Shelter Painting	\$ 352	
		Stucco Picnic Shelter Repairs	\$ 20	
	Painting & Repairs Subtotal = \$ 1,013.00			
FY 2028 Annual Expense Total = \$ 38,900				
FY 2029	Access Control	Access System Replacement	\$ 5,634	
		Gate Operators Refurbishment	\$ 4,507	
	Access Control Subtotal = \$ 10,141.00			
	Landscaping & Irrigation	Landscaping Plant Materials Replacement	\$ 8,138	
	Painting & Repairs	Metal Fencing Perimeter Painting	\$ 1,467	
		Metal Street Light Poles Painting	\$ 1,033	
Painting & Repairs Subtotal = \$ 2,500.00				
FY 2029 Annual Expense Total = \$ 20,779				
FY 2030	Landscaping & Irrigation	Irrigation Systems Replacement	\$ 21,181	
Annual Expense Total = \$ 21,181				

Year	Category	Item Name	Expense	
FY 2031	Access Control	Keypad Pedestrian Gate Replacement	\$ 526	
	Asphalt & Concrete	Asphalt Resurfacing	\$ 279,741	
	Refurbishment	Gatehouse Refurbishment	\$ 6,581	
	Roofing	Tile Guard House Replacement	\$ 8,884	
FY 2031 Annual Expense Total = \$ 295,732				
FY 2033	Asphalt & Concrete	Asphalt Cracksealing & Minor Repairs	\$ 8,051	
		Asphalt Sealcoating	\$ 23,115	
		Concrete Partial Replacement	\$ 11,760	
	Asphalt & Concrete Subtotal = \$ 42,926.00			
	Painting & Repairs	Metal Gates Painting	\$ 516	
Annual Expense Total = \$ 43,442				
FY 2034	Landscaping & Irrigation	Landscaping Decomposed Granite Replenishment	\$ 15,604	
	Painting & Repairs	Metal Fencing Perimeter Painting	\$ 1,663	
		Metal Street Light Poles Painting	\$ 1,170	
	Painting & Repairs Subtotal = \$ 2,833.00			
FY 2034 Annual Expense Total = \$ 18,437				
FY 2035	Landscaping & Irrigation	Landscaping Trees Replacement	\$ 13,090	
Annual Expense Total = \$ 13,090				
FY 2036	Access Control	Access System Replacement	\$ 6,710	
	Painting & Repairs	Stucco Walls Painting	\$ 9,520	
		Stucco Walls Repairs	\$ 635	
	Painting & Repairs Subtotal = \$ 10,155.00			
FY 2036 Annual Expense Total = \$ 16,865				
FY 2038	Asphalt & Concrete	Asphalt Cracksealing & Minor Repairs	\$ 9,122	

Year	Category	Item Name	Expense	
FY 2038	Asphalt & Concrete	Asphalt Sealcoating	\$ 26,189	
		Concrete Partial Replacement	\$ 13,324	
	Asphalt & Concrete Subtotal = \$ 48,635.00			
	Painting & Repairs	Metal Gates Painting	\$ 584	
		Stucco Guard House Painting	\$ 226	
		Stucco Guard House Repairs	\$ 13	
		Stucco Picnic Shelter Painting	\$ 451	
		Stucco Picnic Shelter Repairs	\$ 25	
Painting & Repairs Subtotal = \$ 1,299.00				
FY 2038 Annual Expense Total = \$ 49,934				
FY 2039	Access Control	Gate Operators Refurbishment	\$ 5,786	
		Gate Operators Replacement	\$ 22,501	
	Access Control Subtotal = \$ 28,287.00			
	Landscaping & Irrigation	Landscaping Plant Materials Replacement	\$ 10,447	
	Painting & Repairs	Metal Fencing Perimeter Painting	\$ 1,884	
		Metal Street Light Poles Painting	\$ 1,326	
	Painting & Repairs Subtotal = \$ 3,210.00			
FY 2039 Annual Expense Total = \$ 41,944				
FY 2041	Access Control	Keypad Pedestrian Gate Replacement	\$ 676	
	Lighting	Bollard Lights Replacement	\$ 6,336	
	Refurbishment	Gatehouse Refurbishment	\$ 8,448	
FY 2041 Annual Expense Total = \$ 15,460				
FY 2043	Access Control	Access System Replacement	\$ 7,992	
	Asphalt & Concrete	Asphalt Cracksealing & Minor Repairs	\$ 10,335	
		Asphalt Sealcoating	\$ 29,672	
		Concrete Partial Replacement	\$ 15,097	

Year	Category	Item Name	Expense	
		Asphalt & Concrete Subtotal = \$ 55,104.00		
	Painting & Repairs	Metal Gates Painting	\$ 662	
			Annual Expense Total = \$ 63,758	
FY 2044	Landscaping & Irrigation	Landscaping Decomposed Granite Replenishment	\$ 20,031	
	Painting & Repairs	Metal Fencing Perimeter Painting	\$ 2,134	
		Metal Street Light Poles Painting	\$ 1,502	
				Painting & Repairs Subtotal = \$ 3,636.00
			FY 2044 Annual Expense Total = \$ 23,667	
FY 2045	Landscaping & Irrigation	Landscaping Trees Replacement	\$ 16,803	
			Annual Expense Total = \$ 16,803	
FY 2046	Painting & Repairs	Stucco Walls Painting	\$ 12,221	
		Stucco Walls Repairs	\$ 815	
				Painting & Repairs Subtotal = \$ 13,036.00
			FY 2046 Annual Expense Total = \$ 13,036	
FY 2048	Asphalt & Concrete	Asphalt Cracksealing & Minor Repairs	\$ 11,709	
		Asphalt Sealcoating	\$ 33,619	
		Concrete Partial Replacement	\$ 17,104	
				Asphalt & Concrete Subtotal = \$ 62,432.00
	Painting & Repairs	Metal Gates Painting	\$ 750	
		Stucco Guard House Painting	\$ 290	
		Stucco Guard House Repairs	\$ 16	
		Stucco Picnic Shelter Painting	\$ 580	
Stucco Picnic Shelter Repairs		\$ 32		
			Painting & Repairs Subtotal = \$ 1,668.00	

Year	Category	Item Name	Expense
FY 2048 Annual Expense Total = \$ 64,100			
FY 2049	Access Control	Gate Operators Refurbishment	\$ 7,427
	Landscaping & Irrigation	Landscaping Plant Materials Replacement	\$ 13,411
	Painting & Repairs	Metal Fencing Perimeter Painting	\$ 2,418
		Metal Street Light Poles Painting	\$ 1,702
	Painting & Repairs Subtotal = \$ 4,120.00		
FY 2049 Annual Expense Total = \$ 24,958			
FY 2050	Access Control	Access System Replacement	\$ 9,519
Annual Expense Total = \$ 9,519			
FY 2051	Access Control	Keypad Pedestrian Gate Replacement	\$ 868
	Furniture	Park Furniture Replacement	\$ 6,073
	Gates	Metal Gates Replacement	\$ 20,053
	Infrastructure	Sewer Connection Partial Replacement	\$ 54,221
	Landscaping & Irrigation	Irrigation Street Drains Replacement	\$ 14,965
	Lighting	Street Lights Replacement	\$ 16,581
	Refurbishment	Gatehouse Refurbishment	\$ 10,844
	Signage	Traffic and Street Name Signs Replacement	\$ 3,139
FY 2051 Annual Expense Total = \$ 126,744			