



**DC Ranch Association
Board Report 6-1-2020 #1**

Subject Matter: Pioneer Neighborhood Assessment and Budget Plan

Background: At the March 2, 2020 regularly scheduled board meeting, Vice President Koven motioned that the Board move to determine an annual budget for Pioneer 2.9 effective January 1, 2021 calculated consistent with how other DC Ranch neighborhood budgets are calculated, to be prepared no later than June 1, 2020, which shall include a recommendation on reserve funds transferred from Ranch Master to Pioneer. Director Wilner seconded the motion. The motion passed unanimously.

On April 27, the Budget and Finance Committee met with Pioneer neighborhood representatives to discuss the amount of reserves to be transferred from the Ranch Association Master Reserve Fund to the new Pioneer Neighborhood Reserve Fund, which will be created on January 1, 2021. No consensus was reached during the meeting. It was agreed that a smaller sub-committee, consisting of members from the Budget and Finance Committee and residents from the Pioneer Neighborhood, would work to further investigate the amount that should be transferred to the Pioneer Reserve Fund. The "Review Group," composed of Dave Underwood and David Peterson representing the Budget and Finance Committee, and from Pioneer Tom Grace and Jon Dubauskas (NVM) met on May 12, 2020; a consensus was reached.

As you know, there are two elements that compose the neighborhood budgets. They are the operating budget and the reserve plan. Neighborhood monthly assessments are determined by the foregoing. The operating budget was drafted utilizing expense data from other neighborhoods, which was then scaled to Pioneer based on its common area maintenance requirements and estimated utility use. Primarily, the Rosewood and Montelena neighborhoods were modeled. Pioneer does not have a gate, unlike the other neighborhoods under Ranch Association management, so there is no gate related or security expenses. Roving patrol expenses are billed to the Ranch Master. Our best effort to determine estimated operating expenses generate an annual aggregate cost of \$21,754 for the neighborhood. This equates to a \$37 monthly assessment per owner (49). After the first year of operations, the operating budget can be reviewed to determine its accuracy.

Regarding the reserve fund, the question is what portion of the Ranch Master reserve funds should be transferred to the Pioneer Neighborhood Reserve Fund. The reserves schedules for both entities and elements were thoroughly reviewed. During the process, a few opportunities to improve the funding schedules were identified with each entity.

As of December 31, 2020, it is projected that the Ranch Master Reserve Fund will have a fund balance of \$563,320. This number assumes that all scheduled expense allocations will be used. This is seldom the case, as reserve expense allocations are rarely perfect, meaning that the actual expenses do not match the funding exactly, or that the expense was deferred because useful life remained. These numbers are reconciled at year-end based on actuals. Provided with this report are the reserve elements and related costs for the Ranch Master and Pioneer Neighborhood. The Review Group agreed that \$260,000 is the appropriate number to transfer from the Ranch Master Reserve Fund to the Pioneer Neighborhood Reserve Fund, effective January 1, 2021.

Of course, this number will need to be evaluated at year's end to determine the adjustment that will be needed, to reflect actual expenses that were incurred on behalf of Pioneer this year versus the schedule. For example, Pioneers' neighborhood mailbox is scheduled for replacement this year at \$6,000 (which is factored into the \$260,000); it will likely be deferred and pushed back to a future year. That means Pioneer would receive that \$6,000 in additional funds from Ranch Master. At this time of the year, we cannot estimate with absolute certainty what the final reserve balance transfer for Pioneer will be on December 31, 2020.

I propose that, for planning purposes, use the \$260,000 number now and then make the year-end adjustment in February 2021 based on actual expenses that were incurred in 2020. Funding will stay with the expenses whether spent or deferred. A funding schedule for Pioneer's reserve is provided for review; it is driven by the reserve elements, their cost, useful life, on the reserve fund itself, and maintaining at least a 75% funded balance throughout the 30-year life of the plan. In short, Pioneer would start 2021 with a \$30 reserve fund assessment. From there, \$5 increases over the next two years would be required before the funding requirement reduced to \$1 per year through the remainder of the plan.

The total proposed monthly assessment for the Pioneer Neighborhood is \$67; broken down, the monthly operating assessment is \$37, and the monthly reserve assessment is \$30.

The Ranch Master reserve funding requirement would remain unchanged from the 2020 projections.

Recommendation: Approve the proposed operating budget and reserve funding schedule for the Pioneer Neighborhood effective January 1, 2021, with the caveat that the Review Group can make a future recommendation regarding the reserve funding plan during the Association's formal budget development process (Sept./Oct.).



Darren Shaw, Executive Director



**DC Ranch Association
2020 Proposed Operating Budget**

Account	Description	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	2021 Proposed Budget Total	Annual Units
XXXX - Pioneer															
	Neighborhood Assessment Units	49	49	49	49	49	49	49	49	49	49	49	49		588
	Monthly Assessment - Per Unit	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67		\$ 39,394
															\$ 39,394
															\$ -
															\$ 67.00
Assessments															
403500	Neighborhood Assessment	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$39,394
	Total Revenue	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$39,394
Reserve															
500000	General Reserve Contribution	\$1,470	\$1,470	\$1,470	\$1,470	\$1,470	\$1,470	\$1,470	\$1,470	\$1,470	\$1,470	\$1,470	\$1,470	\$1,470	\$17,640
	Total Reserve	\$1,470	\$1,470	\$1,470	\$1,470	\$1,470	\$1,470	\$1,470	\$1,470	\$1,470	\$1,470	\$1,470	\$1,470	\$1,470	\$17,640
Administration															
603000	Legal/Professional Fees	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600
	Total Administration	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$600
IT / MIS															
613000	Telephone & Satellite	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Total IT / MIS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Services															
701000	Landscape Payroll	\$328	\$281	\$305	\$305	\$304	\$305	\$328	\$293	\$305	\$316	\$293	\$316	\$293	\$3,753
701500	Landscape Payroll - ERE	\$38	\$33	\$36	\$36	\$35	\$36	\$38	\$34	\$36	\$37	\$34	\$37	\$34	\$448
701600	Landscape Medical Insurance	\$71	\$71	\$71	\$71	\$71	\$71	\$71	\$71	\$71	\$71	\$71	\$71	\$71	\$852
709000	LS Special Projects	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
741000	Contract Services - General	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$25	\$300
742000	Contract Services-Turf	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$75	\$1,000
743000	Contract Services - Weed Spraying	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$120
751000	Landscape Supplies-Living Materials	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$780
751100	Landscape Supplies-Inert Material	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$60
751200	Landscape Supplies-Irrigation Part	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$540
751400	Landscape Supplies-Fertilizer	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$120
767500	Landscape-Turf Renovation	\$0	\$0	\$0	\$0	\$210	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$210
	Total Landscape Services	\$672	\$620	\$647	\$647	\$647	\$647	\$672	\$633	\$647	\$659	\$633	\$672	\$633	\$8,183
Facilities Maintenance															
801000	Facilities Payroll	\$486	\$411	\$441	\$441	\$455	\$441	\$486	\$426	\$441	\$471	\$426	\$471	\$426	\$5,632
801500	Facilities Payroll - ERE	\$56	\$47	\$50	\$50	\$52	\$50	\$56	\$49	\$50	\$54	\$49	\$54	\$49	\$644
801600	Facilities Medical Insurance	\$42	\$42	\$42	\$42	\$42	\$42	\$42	\$42	\$42	\$42	\$42	\$42	\$42	\$504
841000	Contracted Services-General	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$240
842000	Contract Services-Street Sweeping	\$85	\$85	\$85	\$85	\$85	\$85	\$85	\$85	\$85	\$85	\$85	\$85	\$85	\$1,020
851000	Parts & Supplies	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$45	\$540
862000	Wall/Fence/Sign-Repair	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$20	\$240
863000	Signage	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$360
	Total Facilities Maintenance	\$784	\$700	\$733	\$733	\$749	\$733	\$784	\$717	\$733	\$767	\$717	\$767	\$717	\$9,180
Utilities															
901000	Water-Irrigation	\$36	\$72	\$26	\$129	\$225	\$403	\$452	\$563	\$483	\$68	\$301	\$51	\$68	\$2,809
902000	Electric	\$96	\$72	\$72	\$80	\$77	\$79	\$75	\$80	\$80	\$86	\$86	\$86	\$86	\$962
	Total Utilities	\$132	\$144	\$98	\$209	\$302	\$482	\$527	\$643	\$563	\$154	\$387	\$150	\$154	\$3,791
	Total Operating Expenses	\$1,638	\$1,514	\$1,528	\$1,639	\$1,956	\$2,012	\$2,033	\$2,043	\$1,993	\$1,630	\$1,787	\$1,981	\$1,630	\$21,754
	Total Expenses	\$3,108	\$2,984	\$2,998	\$3,109	\$3,426	\$3,482	\$3,503	\$3,513	\$3,463	\$3,100	\$3,257	\$3,451	\$3,100	\$39,394
	Total Revenue	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$39,394
	Excess Revenue/Expense	\$175	\$299	\$285	\$174	-\$143	-\$199	-\$220	-\$230	-\$180	\$183	\$26	-\$168	\$183	\$0

Pioneer - Percent Funded Report

Analysis Date - January 1, 2021

Inflation: 2.00% Investment: 1.50% Contribution Factor: 0.00% Calc: Future

Balance Date	100% Funded	Begin Balance	Percent Funded	Annual Contribution	Contribution Per Lot	Increase from previous year	Interest	Expenditure
01/01/2021	\$254,006.72	\$260,000.00	102.36	\$17,640.00	\$30.00	-	\$4,045.32	\$1,000.00
01/01/2022	\$288,878.85	\$280,685.32	97.16	\$20,580.00	\$35.00	\$5.00	\$3,744.84	\$44,888.12
01/01/2023	\$280,301.85	\$260,122.04	92.80	\$23,520.00	\$40.00	\$5.00	\$4,075.85	\$2,081.55
01/01/2024	\$315,855.83	\$285,636.34	90.43	\$24,108.00	\$41.00	\$1.00	\$4,014.22	\$33,277.95
01/01/2025	\$315,831.00	\$280,480.61	88.81	\$24,696.00	\$42.00	\$1.00	\$4,422.30	\$0.00
01/01/2026	\$350,311.38	\$309,598.91	88.38	\$25,284.00	\$43.00	\$1.00	\$4,802.54	\$4,420.32
01/01/2027	\$381,545.48	\$335,265.13	87.87	\$25,872.00	\$44.00	\$1.00	\$5,242.26	\$1,127.38
01/01/2028	\$417,348.16	\$365,252.01	87.52	\$26,460.00	\$45.00	\$1.00	\$5,682.65	\$2,300.28
01/01/2029	\$453,267.35	\$395,094.38	87.17	\$27,048.00	\$46.00	\$1.00	\$6,052.23	\$8,213.48
01/01/2030	\$484,481.33	\$419,981.13	86.69	\$27,636.00	\$47.00	\$1.00	\$5,868.26	\$47,210.68
01/01/2031	\$472,211.07	\$406,274.71	86.04	\$28,224.00	\$48.00	\$1.00	\$6,348.79	\$0.00
01/01/2032	\$508,383.84	\$440,847.50	86.72	\$28,812.00	\$49.00	\$1.00	\$6,046.15	\$57,309.04
01/01/2033	\$487,358.70	\$418,396.61	85.85	\$29,400.00	\$50.00	\$1.00	\$6,522.36	\$1,271.00
01/01/2034	\$523,626.90	\$453,047.97	86.52	\$29,988.00	\$51.00	\$1.00	\$6,937.20	\$9,076.55
01/01/2035	\$553,223.72	\$480,896.62	86.93	\$30,576.00	\$52.00	\$1.00	\$7,455.29	\$2,645.64
01/01/2036	\$590,549.61	\$516,282.27	87.42	\$31,164.00	\$53.00	\$1.00	\$7,212.22	\$56,686.10
01/01/2037	\$570,500.14	\$497,972.39	87.29	\$31,752.00	\$54.00	\$1.00	\$7,760.35	\$0.00
01/01/2038	\$608,398.26	\$537,484.74	88.34	\$32,340.00	\$55.00	\$1.00	\$8,280.24	\$5,618.20
01/01/2039	\$641,862.25	\$572,486.78	89.19	\$32,928.00	\$56.00	\$1.00	\$8,770.24	\$8,597.40
01/01/2040	\$673,505.63	\$605,587.62	89.92	\$33,516.00	\$57.00	\$1.00	\$9,229.77	\$11,694.57
01/01/2041	\$703,182.25	\$636,638.82	90.54	\$34,104.00	\$58.00	\$1.00	\$9,829.25	\$2,982.66
01/01/2042	\$742,911.07	\$677,589.41	91.21	\$34,692.00	\$59.00	\$1.00	\$8,406.85	\$144,332.97
01/01/2043	\$636,129.53	\$576,355.29	90.60	\$35,280.00	\$60.00	\$1.00	\$8,970.78	\$0.00
01/01/2044	\$674,952.99	\$620,606.07	91.95	\$35,868.00	\$61.00	\$1.00	\$9,551.91	\$6,333.88
01/01/2045	\$708,622.84	\$659,692.10	93.10	\$36,456.00	\$62.00	\$1.00	\$10,214.95	\$1,615.43
01/01/2046	\$748,321.01	\$704,747.62	94.18	\$37,044.00	\$63.00	\$1.00	\$10,875.55	\$3,296.07
01/01/2047	\$787,651.75	\$749,371.10	95.14	\$37,632.00	\$64.00	\$1.00	\$1,547.87	\$694,806.26
01/01/2048	\$108,757.34	\$93,744.71	86.20	\$38,220.00	\$65.00	\$1.00	\$1,059.16	\$44,550.35
01/01/2049	\$78,335.25	\$88,473.52	112.94	\$38,808.00	\$66.00	\$1.00	\$1,375.42	\$17,498.56
01/01/2050	\$75,155.92	\$111,158.38	147.90	\$39,396.00	\$67.00	\$1.00	\$1,872.33	\$7,140.70

Pioneer

Analysis Date - January 1, 2021

Inflation:2.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Reserve Item	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Rem Life	Future Cost
ET Water Panels	1/2029	\$ 5,000	1 Total	\$ 5,000	10:00	8:00	\$ 5,866
Landscape & Plant Enhancements - Pioneer	1/2022	2,000	1 Total	2,000	2:00	1:00	2,040
Landscape Improvement / Drainage	1/2034	5,000	1 Unit	5,000	15:00	13:00	6,483
Mailbox Replacement - Pioneer	1/2040	6,000	1 Unit	6,000	20:00	19:00	8,770
Maintenance - Seal R&R Mnrl Bndr - 2.09	1/2024	28,341	1 Unit	28,341	6:00	3:00	30,092
Maintenance - Seal R&R Mnrl Bndr - 2.09	1/2030	36,439	1 Unit	36,439	6:00	9:00	43,619
Maintenance - Seal R&R Mnrl Bndr - 2.09	1/2036	39,004	1 Unit	39,004	6:00	15:00	52,637
Maintenance - Seal R&R Mnrl Bndr - 2.09	1/2042	49,866	1 Unit	49,866	6:00	21:00	75,868
Maintenance - Seal R&R Mnrl Bndr - 2.09	1/2048	22,973	1 Unit	22,973	6:00	27:00	39,404
Pioneer - Shotcrete Repair	1/2022	3	4,800 Sq Ft	16,800	10:00	1:00	17,139
Pioneer - Shotcrete Staining	1/2022	2	4,800 Sq Ft	12,720	10:00	1:00	12,976
Pioneer - View Fence	1/2022	12,480	1 Unit	12,480	10:00	1:00	12,731
Reconstruction - Cement Stabilize - Parcel 2.0	1/2047	91,299	1 Unit	91,299	50:00	26:00	153,501
Reconstruction - Overlay - Parcel 2.09	1/2047	319,956	1 Unit	319,956	50:00	26:00	537,941
Tree Replacement	1/2021	1,000	1 Unit	1,000	3:00	0:00	1,000
Turf Renovation	1/2023	2,000	1 Total	2,000	3:00	2:00	2,081
				\$ 650,881			\$ 1,002,157

Ranch Association Without Pioneer - Percent Funded Report

Analysis Date - January 1, 2021

Inflation:2.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

Balance Date	100% Funded	Begin Balance	Percent Funded	Annual Contribution	Contribution Per Lot	Increase from previous year	Interest	Expenditure
01/01/2021	\$360,248.33	\$303,320.00	84.20	\$100,800.00	\$3.00	\$1.00	\$4,492.30	\$58,620.00
01/01/2022	\$427,458.96	\$349,992.30	81.88	\$134,400.00	\$4.00	\$1.00	\$4,515.61	\$123,217.88
01/01/2023	\$432,541.37	\$365,690.03	84.54	\$168,000.00	\$5.00	\$1.00	\$5,358.08	\$98,873.74
01/01/2024	\$465,027.59	\$440,174.37	94.66	\$168,000.00	\$5.00	\$0.00	\$4,198.15	\$256,780.65
01/01/2025	\$339,590.81	\$355,591.87	104.71	\$168,000.00	\$5.00	\$0.00	\$5,664.95	\$67,126.82
01/01/2026	\$407,670.30	\$462,130.00	113.36	\$168,000.00	\$5.00	\$0.00	\$6,958.14	\$88,958.85
01/01/2027	\$457,469.29	\$548,129.29	119.82	\$168,000.00	\$5.00	\$0.00	\$8,797.12	\$51,634.20
01/01/2028	\$549,022.36	\$673,292.21	122.63	\$168,000.00	\$5.00	\$0.00	\$9,722.14	\$118,349.38
01/01/2029	\$577,086.38	\$732,664.97	126.96	\$168,000.00	\$5.00	\$0.00	\$10,059.35	\$157,018.30
01/01/2030	\$569,047.23	\$753,706.02	132.45	\$168,000.00	\$5.00	\$0.00	\$7,516.30	\$354,729.05
01/01/2031	\$361,980.32	\$574,493.27	158.71	\$168,000.00	\$5.00	\$0.00	\$9,599.64	\$23,691.27
01/01/2032	\$491,346.61	\$728,401.64	148.25	\$168,000.00	\$5.00	\$0.00	\$9,240.58	\$209,153.05
01/01/2033	\$437,070.40	\$696,489.17	159.35	\$168,000.00	\$5.00	\$0.00	\$10,293.13	\$103,103.13
01/01/2034	\$455,853.14	\$771,679.17	169.28	\$168,000.00	\$5.00	\$0.00	\$11,702.96	\$84,152.56
01/01/2035	\$529,742.74	\$867,229.57	163.71	\$168,000.00	\$5.00	\$0.00	\$12,263.05	\$145,179.66
01/01/2036	\$545,903.40	\$902,312.96	165.29	\$168,000.00	\$5.00	\$0.00	\$11,010.87	\$268,337.56
01/01/2037	\$439,846.37	\$812,986.27	184.83	\$168,000.00	\$5.00	\$0.00	\$13,052.09	\$34,033.53
01/01/2038	\$573,844.39	\$960,004.83	167.29	\$168,000.00	\$5.00	\$0.00	\$13,905.41	\$128,516.33
01/01/2039	\$617,383.48	\$1,013,393.91	164.14	\$168,000.00	\$5.00	\$0.00	\$14,305.18	\$156,615.97
01/01/2040	\$636,425.96	\$1,039,083.12	163.27	\$168,000.00	\$5.00	\$0.00	\$14,243.41	\$187,697.96
01/01/2041	\$627,501.28	\$1,033,628.57	164.72	\$168,000.00	\$5.00	\$0.00	\$15,359.55	\$104,870.19
01/01/2042	\$706,321.66	\$1,112,117.93	157.45	\$168,000.00	\$5.00	\$0.00	\$11,244.04	\$471,215.63
01/01/2043	\$416,487.83	\$820,146.34	196.92	\$134,400.00	\$4.00	(\$1.00)	\$12,155.31	\$85,988.48
01/01/2044	\$517,371.90	\$880,713.17	170.23	\$134,400.00	\$4.00	\$0.00	\$11,885.62	\$167,847.56
01/01/2045	\$540,418.16	\$859,151.23	158.98	\$134,400.00	\$4.00	\$0.00	\$12,063.27	\$133,062.87
01/01/2046	\$603,127.05	\$872,551.63	144.67	\$134,400.00	\$4.00	\$0.00	\$13,698.61	\$34,033.58
01/01/2047	\$771,915.39	\$986,616.66	127.81	\$134,400.00	\$4.00	\$0.00	\$14,478.50	\$99,196.69
01/01/2048	\$881,494.20	\$1,036,298.47	117.56	\$134,400.00	\$4.00	\$0.00	\$10,686.77	\$413,095.63
01/01/2049	\$676,989.91	\$768,289.61	113.49	\$134,400.00	\$4.00	\$0.00	\$9,888.84	\$188,494.55
01/01/2050	\$701,511.81	\$724,083.90	103.22	\$134,400.00	\$4.00	\$0.00	\$7,802.74	\$286,520.81

Ranch Association Without Pioneer

Analysis Date - January 1, 2021

Inflation:2.00% Investment:1.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Reserve Item	Replace	Basis Cost	Quantity	Current Cost	Est	Rem	Future Cost
	Date				Life	Life	
1 TPP Tunnel Fan Cooled Enclosure	1/2046	\$ 2,231	1 Total	\$ 2,231	30:00	25:00	\$ 3,676
2019 Ford F-550 Landscape Truck	1/2024	64,491	1 Total	64,491	6:00	3:00	68,475
4 TPP Tunnel Camera Posts	1/2046	2,520	1 Total	2,520	30:00	25:00	4,153
4 TPP Tunnel Overview Cameras	1/2021	5,320	1 Total	5,320	4:00	0:00	5,320
Community Standards Vehicle - Prius	1/2025	20,000	1 Total	20,000	5:00	4:00	21,664
Community Standards Vehicle - Versa 1	1/2024	20,000	1 Total	20,000	5:00	3:00	21,235
Community Standards Vehicle - Versa 2	1/2024	20,000	1 Total	20,000	5:00	3:00	21,235
Computers	1/2022	750	14 Unit	10,500	4:00	1:00	10,711
Culvert Retaining Wood Fencing Repair	1/2021	9,000	1 Unit	9,000	2:00	0:00	9,000
Digital Speed Signs	1/2021	2,700	5 Unit	13,500	7:00	0:00	13,500
Drinking Fountain	1/2025	5,750	3 Unit	17,250	10:00	4:00	18,685
ET Water Panels	1/2029	6,500	1 Total	6,500	10:00	8:00	7,626
ET Water Panels	1/2030	85,000	1 Total	85,000	10:00	9:00	101,748
Landscape & Plant Enhancements	1/2021	5,000	1 Total	5,000	2:00	0:00	5,000
Landscape Improvement / Drainage	1/2023	45,000	1 Unit	45,000	3:00	2:00	46,834
Main Conference Interactive Display	1/2023	6,000	1 Total	6,000	5:00	2:00	6,244
Maint./Landscape Kubotas (4)	1/2024	90,548	1 Total	90,548	6:00	3:00	96,142
Maintenance Office Furniture	1/2027	6,000	1 Unit	6,000	7:00	6:00	6,764
Monuments	1/2028	10,000	3 Unit	30,000	30:00	7:00	34,504
Paint and repair public road bridges	1/2029	20,000	1 Total	20,000	10:00	8:00	23,467
Ranch - Shotcrete Repair	1/2022	1	21,000 Sq Ft	36,750	10:00	1:00	37,491
Ranch - Shotcrete Staining	1/2022	2	21,000 Sq Ft	55,650	10:00	1:00	56,773
Ranch - View Fence	1/2022	12,480	1 Unit	12,480	10:00	1:00	12,731
Ranch Office Furniture	1/2026	25,000	1 Unit	25,000	7:00	5:00	27,626
Security Camera Computrers	1/2024	3,000	6 Unit	18,000	4:00	3:00	19,112
Security iPads	1/2022	450	12 Unit	5,400	3:00	1:00	5,509
Security iPads - Patrol	1/2021	450	4 Unit	1,800	3:00	0:00	1,800
Security Printers	1/2024	500	6 Unit	3,000	5:00	3:00	3,185
Speed Camera & Illuminator	1/2023	30,000	1 Total	30,000	5:00	2:00	31,223
Tree Replacement	1/2021	24,000	1 Unit	24,000	3:00	0:00	24,000
				\$ 690,940			\$ 745,444