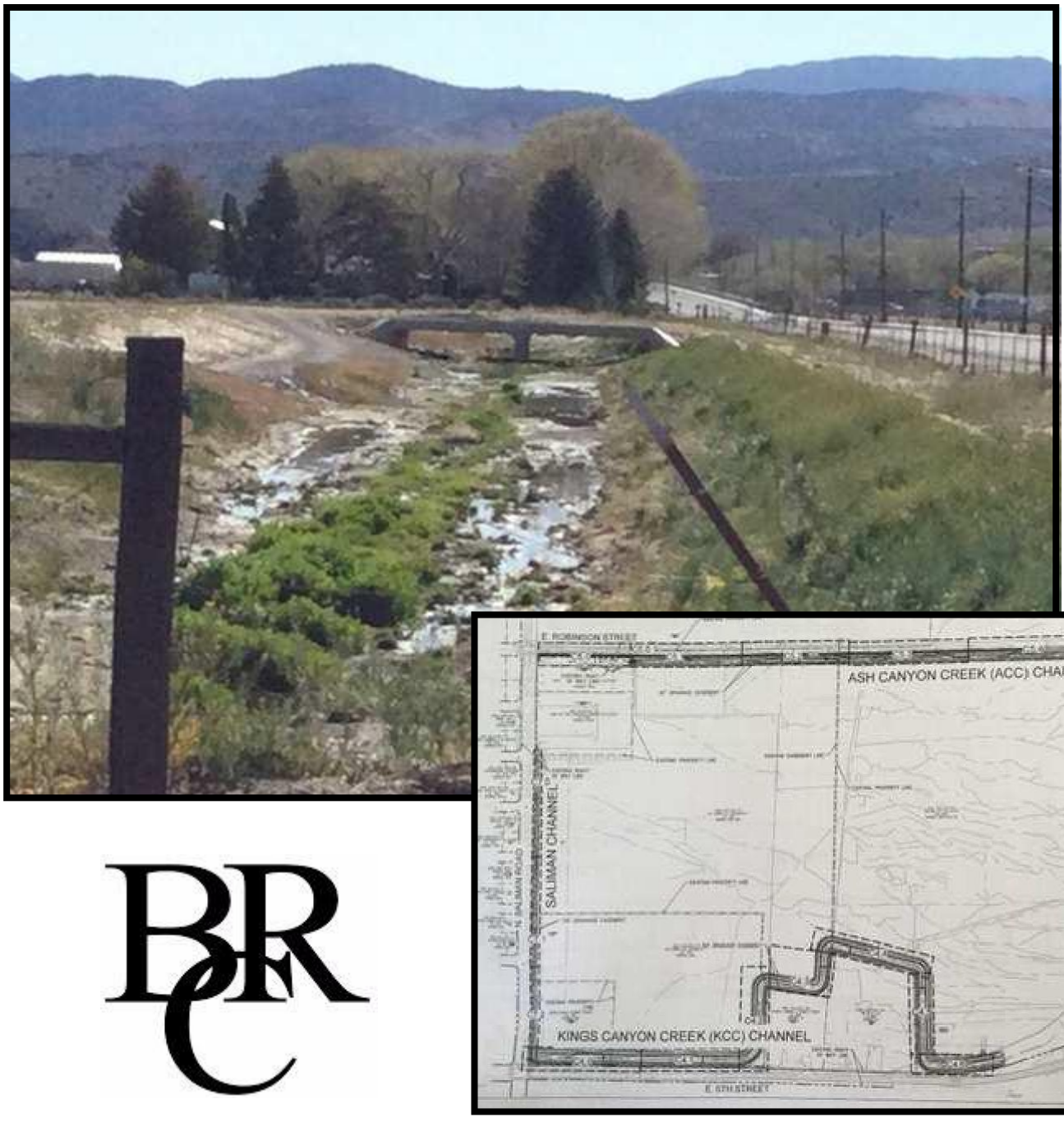
Lompa Ranch North Landscape Maintenance District

Full Study

Year Beginning: 01/01/2022



Better Reserve Consultants

Mari Jo Betterley, RSS 0000025

Table of Contents

Better Reserve Consultants

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June 28, 2022

Lompa Ranch North Landscape Maintenance District
Ryder Homes
985 Damonte Ranch Parkway, Suite 140
Reno, NV 89521

Lompa Ranch North Landscape Maintenance District,

Thank you for this opportunity to complete a Reserve Study. The Study is a planning tool that will plan the maintenance and funding of the Lompa Ranch North Drainage Area.

Full Reserve Study and Reserve Study Annual Updates

Reserve Study with Site Inspection Period Beginning: January 1, 2022
Next Reserve Study with Site Inspection: January 1, 2027
Reserve Study Update: Must be completed each year prior to Budget

Project Description

The Lompa Ranch North Landscape Maintenance District consists of 651 Assessment Paying Units. The common elements include the drainage channels maintenance. The association is currently under development.

What is a Reserve Study?

•A Reserve Study is a financial planning tool to fund the repair, replacement, restoration and maintenance of the property's drainage channels. This funding allows an equal payment of each cost over a period of time so that a large burden will not be placed on future owners. Day-to-day expenses and components included in the annual operating budget of the drainage maintenance have also been included in this Reserve Study for funding purposes.

•A Reserve Study provides important annual disclosures to the developer regarding the condition of common area components.

•A Reserve Study focuses on ensuring that the property is in good condition, yet saves or "reserves" your Association`s money properly so that there are no needs for "Special Reserve Assessments" or huge increases in assessments in the future.

•A Reserve Study is prepared by an outside independent consultant for the benefit of the Developers or Board of Directors of a property with multiple owners, such as Land Maintenance Districts, Homeowners Associations, Time Shares, Resorts, Hotels, Apartment Buildings, Office Parks, Worship Facilities, Swimming Pools, Private (golf/social) Clubs, Lodges (Elks, Masons) Nursing Homes, Sororities, Fraternities and Private Schools.

•The Reserve Study contains an assessment of the Estimated Useful Life and Replacement Costs of the property and evaluates the current condition of the Components and the Estimated Remaining Useful Life. The Replacement Cost is based on actual historical costs from Invoices or Bids or Estimates from Experts in the Field.

Levels of Service:

There are three types of a Reserve Study:

1. Full Reserve Study:
Component Inventory-- An actual field inspection of the common elements with representative sampling;
Condition Assessment (based upon on-site visual observations)
Life and Valuation Estimates
Fund Status
Funding Plan

2. Update, With-Site-Visit/On-Site Review: (May be an update on a Reserve Study Completed by this Reserve Study Specialist or an Update to another Reserve Study Specialist's report).
Component Inventory (verification only, not quantification)
Condition Assessment (based on on-site visual observations)
Life and Valuation Estimates
Fund Status
Funding Plan

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

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

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

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

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

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

Disclosures

The Initial Reserve Fund Bank Account Balance and Interest Rate was provided by the developer. The Reserve Study Specialist did not verify or audit this fund. There are no guarantees, expressed or implied, with the predictions of the cost or life expectancy of any of the major components. Information provided to the preparer of a reserve study by an official representative of the developer regarding financial, historical, physical, quantitative or reserve project issues will be deemed reliable by the preparer.

A reserve study will be a reflection of information provided to the preparer of the reserve study. The total of actual or projected reserves required as presented in the reserve study is based upon information provided that was not audited. A reserve study is not intended to be used to perform an audit, an analysis of quality, a forensic study or a background check of historical records. An on-site inspection conducted in conjunction with a reserve study should not be deemed to be a project audit or quality or structural inspection. The Reserve Study Specialist will not perform invasive testing. The Condition of the Components may be based on Representative Sampling.

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

The projected life expectancy of the major components and the funding needs of the reserves of the development are based upon the developer performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and dramatically increase the funding needs of the reserves of the association.

Utilities and Asbestos

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

Reserve Study Specialist Experience and Qualifications

Mari Jo Betterley, State of Nevada RSS.025
•National Association of Professional Reserve Analysts Certified RS #2331
•Community Association Institute Certified RS #169
•Community Association Institute Business Partner
•Chairman-Nevada Reserves for Recovery Task For

•Over 5000 Reserve Studies and Reserve Study Updates completed worldwide.
•Reserve Study Specialist 2004-Present
•Graduate- University of Nevada Reno- 1983
•Attendance 800+ Homeowner Association Executive Board Meetings and HOA Meetings

•Instructor Continuing Education Classes:
"Reserve Studies - Working With the Experts in the Field -Pavement Engineer" - CE.0166500
“Manager’s Role/ How to Read and Interpret a Reserve Study”- CE.0166000-CAM
“ Reserve Studies- Meet the Experts- Painting and Surface Treatment”- CE.0166600-CAM
“Reserve Studies From Start to Finish- Fundamentals” – CE.0166400-CAM
“Understanding the Reserve Study from Start to Finish” – CE.0377000-CAM

Conflict of Interest

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

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

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

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

Calculations

This Study Fully Funded Balance is based upon the National Standards set forth through the Community Association Institute. The Fully Funded Balance (FFB) is defined as: Total Accrued Depreciation-An indicator against which Actual (or projected) Reserve balance can be compared. The Reserve balance is in direct proportion to the fraction of life “used up” of the current Repair or Replacement cost. This number is calculated for each component, then

summed together for a total. Two formulas can be utilized depending on the provider's sensitivity to interest and inflation effects. Note: Both yield identical results when interest and inflation are equivalent.FFB = Current Cost X Effective Age / Useful Life or FFB = (Current Cost X Effective Age / Useful Life) + [(Current Cost X Effective Age /Useful Life) / (1 + Interest Rate) ^ Remaining Life] - [(Current Cost X Effective Age /Useful Life) / (1 + Inflation Rate) ^ Remaining Life].

Initial Reserve Bank Balance

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

Funding Status

The Lompa Ranch North Landscape Maintenance District is adequately funded as long as the Recommended Reserve Contribution Funding Chart is followed and there are no unforeseen circumstances that would affect the components` useful life.

Funding Summary

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

A Reserve Study is a Budget Planning Tool

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

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

Thank you,

Mari Jo Betterley, RSS
Better Reserve Consultants, LLC

Important Information

Reserve Bank Accounts Interest Rate and Balance as of: 01/01/2022

Reserve Bank Account Balance: $0.00

Interest Rate: .1%

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

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

Current Annual Reserve Contribution/ Transfer From Operating: $80,000.00

Total estimated current replacement costs of the major component inventory: $98,250.00

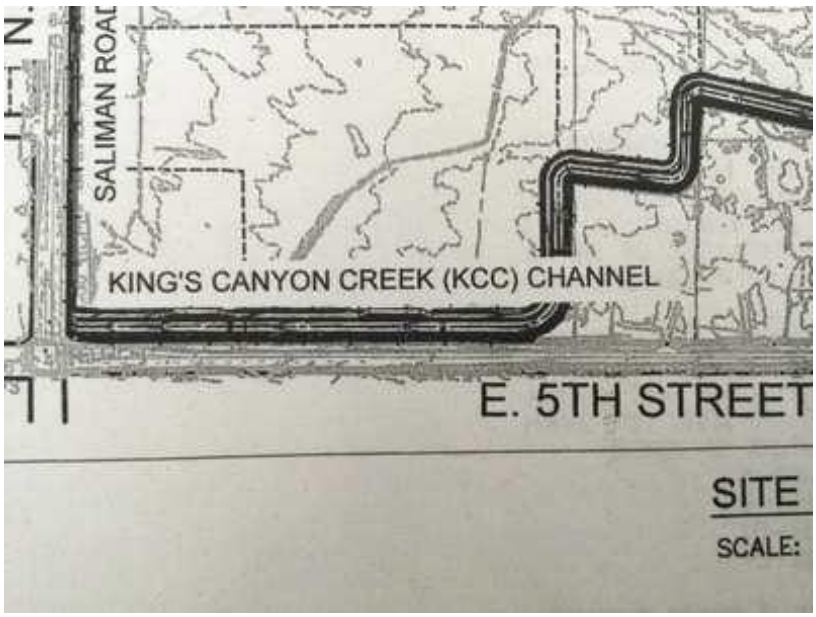
Special Reserve Assessment Recommended: 0.00

The final walk has not been requested and channels have not been fully inspected and accepted as of the date of this document.

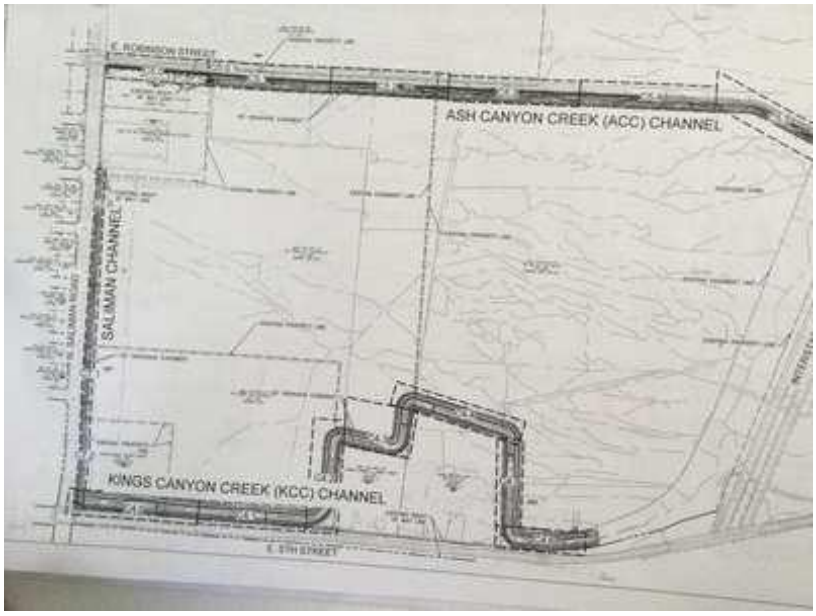
Trash removal is scheduled to be done each week. Post-storm inspections and noxious weed treatment is scheduled to be done on a biannual basis. Costs are based on the proposal provided by Environmental Protection Services, LLC, Carson City, Nevada.

All maintenance work costs were provided by Environmental Protection Services, LLC, Carson City, Nevada.

A special blend of vegetation has been planted along the drainage basins to prevent erosion and washout. Rockery rip rap and concrete culverts were constructed along the inlets in accordance with the Carson City Specs.

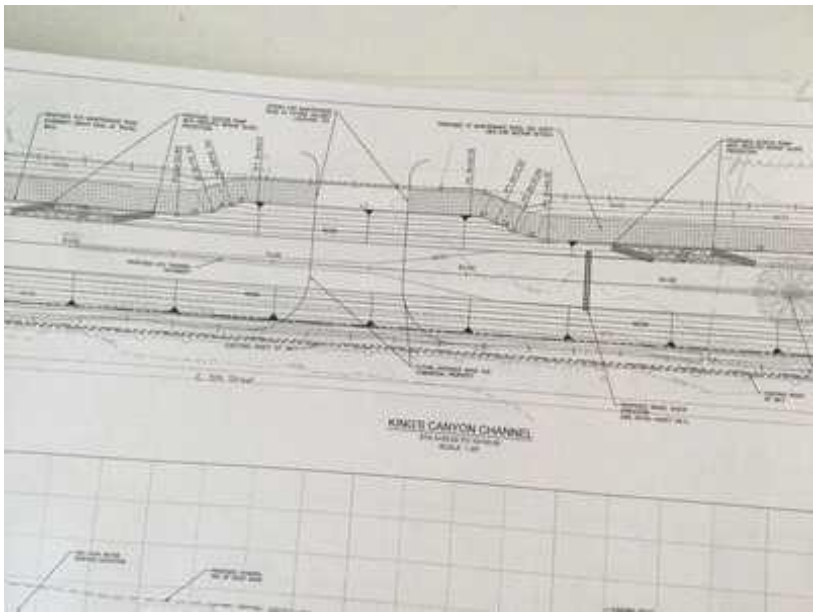


The Kings Canyon Creek Channel is the largest channel with the greatest potential of repairs to be done in the future. It is estimated that this channel will require 40% of the funding in the future.



There are 4 drainage channels surrounding the property: The Kings Canyon Channel, Ash Canyon Channel, Vicee Channel and the Saliman Channel. Weekly, monthly and bi-annual maintenance of the channels is considered an Operating Expense and has been included in the Reserve Study as a funding tool. As built drawings have not been submitted.

Accumulated sediment and vegetation removal and restoration of the flowline to intended geometric sections using a long-reach excavator has been included in the reserve study to be done every other year. The total cost was broken down for each drainage channel based on the approximate size.



The Lompa Ranch North Specific Plan Area Flood Control Channels have been constructed based on the approved Site Improvement Plans produced by Kimley Horn in June of 2019. Those Improvements were constructed by Joy Engineering and “As-built” drawings have been submitted to the City.

The Cross Creek Homeowners Association will be responsible for the continued maintenance and clean up until such time that the City of Carson City formally accepts the channels and approves the Lompa Ranch North Landscape Maintenance District. The district will assess each owner for those costs estimated for future channel maintenance.

Component Evaluation - Concepts

Lompa Ranch North Landscape Maintenance District Components

There are 4 drainage channels surrounding the property: The Kings Canyon Channel, Ash Canyon Channel, Vicee Channel and the Saliman Channel. Weekly, monthly and bi-annual maintenance of the channels are considered an Operating Expense and have been included in the Reserve Study as a funding tool.

Component

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

Units

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

Date Last Repaired/ Replaced:

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

Cost Per Unit

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

Today's Cost:

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

Estimated Life When New

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

Estimated Remaining Useful Life:

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

Common Area

	Component	Year Scheduled	Quantity	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1.	Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Ash Channel (30%) (Future Expense- Every 2 Years)	2023	as needed	$13,125	$13,125	1	2
2.	Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Kings Canyon Channel (40%) (Future Expense- Every 2 Years)	2023	as needed	$17,500	$17,500	1	2
3.	Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Saliman Channel (10%) (Future Expense- Every 2 Years)	2023	as needed	$4,375	$4,375	1	2

Common Area (Continued)

	Component	Year Scheduled	Quantity	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
4.	Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Vicee Channel (20%) (Future Expense- Every 2 Years)	2023	as needed	$8,750	$8,750	1	2
5.	Drainage - Bi-annual and Post-Storm Inspections of all Stormwater Facilities (Estimated 16 Inspections)	Annual	as needed	$4,000	$4,000	0	1
6.	Drainage - Bi-annual Noxious Week Treatment to all Channels. (Includes Mechanical Removal and Spot Spray)	Annual	as needed	$19,750	$19,750	0	1
7.	Drainage - Hydroseeding to Revegetated Areas Disturbed by Erosion or Removal of Vegetation and Materials. City Staff Time to Manage District Including Sending Report to Residents.	2023	as needed	$10,000	$10,000	1	2
8.	Drainage - Weekly Trash Removal	Annual	as needed	$18,000	$18,000	0	1

Reserve Study

	Component	Year Scheduled	Quantity	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1.	Annual Update	Annual	ea	$950	$950	1	1
2.	Full Reserve Study (Done 2022)	2022	ea	$1,800	$1,800	0	5

Recommended Reserve Contribution and Funding Levels - Concepts

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

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

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

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

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

Recommended Reserve Contribution

Year Funded	Beginning of Year Balance	Spc Rsv Assessmt	Annual Transfer	Member Mo Pmt	Annual Expenditures	Interest Earned	Income Tax	End of Year Balance	% Funded	Fully Funded (100%)
2022	$0.00	$0.00	$80,000.00	$10.24	$43,550.00	$0.00	$0.00	$36,450.00	37.64	$96,848.14
2023	$36,450.00	$0.00	$84,000.00	$10.75	$99,343.50	$73.00	$21.90	$21,157.60	28.89	$73,231.22
2024	$21,157.60	$0.00	$86,000.00	$11.01	$45,300.44	$42.00	$12.60	$61,886.56	59.78	$103,532.16
2025	$61,886.56	$0.00	$87,000.00	$11.14	$105,393.52	$124.00	$37.20	$43,579.84	55.55	$78,457.94
2026	$43,579.84	$0.00	$88,000.00	$11.26	$48,059.23	$87.00	$26.10	$83,581.51	75.58	$110,581.24
2027	$83,581.51	$0.00	$90,000.00	$11.52	$113,898.67	$167.00	$50.10	$59,799.74	72.94	$81,981.92
2028	$59,799.74	$0.00	$91,000.00	$11.65	$50,986.03	$120.00	$36.00	$99,897.71	86.05	$116,095.42
2029	$99,897.71	$0.00	$92,000.00	$11.78	$118,621.34	$200.00	$60.00	$73,416.37	83.54	$87,885.78
2030	$73,416.37	$0.00	$93,000.00	$11.90	$54,091.08	$147.00	$44.10	$112,428.19	90.63	$124,054.71
2031	$112,428.19	$0.00	$94,000.00	$12.03	$125,845.37	$225.00	$67.50	$80,740.32	85.80	$94,100.49
2032	$80,740.32	$0.00	$95,000.00	$12.16	$59,804.28	$161.00	$48.30	$116,048.74	89.16	$130,155.79
2033	$116,048.74	$0.00	$100,000.00	$12.80	$133,509.36	$232.00	$69.60	$82,701.78	84.03	$98,416.65
2034	$82,701.78	$0.00	$106,000.00	$13.57	$60,879.99	$165.00	$49.50	$127,937.29	91.95	$139,138.55
2035	$127,937.29	$0.00	$108,000.00	$13.82	$141,640.07	$256.00	$76.80	$94,476.42	89.60	$105,440.89
2036	$94,476.42	$0.00	$110,000.00	$14.08	$64,587.59	$189.00	$56.70	$140,021.13	94.22	$148,611.95
2037	$140,021.13	$0.00	$112,000.00	$14.34	$153,070.29	$280.00	$84.00	$99,146.84	89.99	$110,176.84
2038	$99,146.84	$0.00	$114,000.00	$14.59	$68,520.97	$198.00	$59.40	$144,764.47	92.78	$156,022.52
2039	$144,764.47	$0.00	$116,000.00	$14.85	$159,417.17	$290.00	$87.00	$101,550.30	85.98	$118,111.14
2040	$101,550.30	$0.00	$124,000.00	$15.87	$72,693.89	$203.00	$60.90	$152,998.51	91.77	$166,719.14
2041	$152,998.51	$0.00	$130,000.00	$16.64	$169,125.66	$306.00	$91.80	$114,087.05	90.21	$126,463.19
2042	$114,087.05	$0.00	$133,000.00	$17.03	$80,371.95	$228.00	$68.40	$166,874.70	95.40	$174,918.51
2043	$166,874.70	$0.00	$136,000.00	$17.41	$179,425.43	$334.00	$100.20	$123,683.07	93.51	$132,263.75
2044	$123,683.07	$0.00	$140,000.00	$17.92	$81,817.61	$247.00	$74.10	$182,038.36	97.35	$186,990.56
2045	$182,038.36	$0.00	$143,000.00	$18.31	$190,352.42	$364.00	$109.20	$134,940.74	95.23	$141,703.76
2046	$134,940.74	$0.00	$146,000.00	$18.69	$86,800.30	$270.00	$81.00	$194,329.44	97.30	$199,722.01
2047	$194,329.44	$0.00	$149,000.00	$19.07	$205,713.68	$389.00	$116.70	$137,888.06	93.12	$148,068.48
2048	$137,888.06	$0.00	$154,000.00	$19.71	$92,086.45	$276.00	$82.80	$199,994.81	95.38	$209,681.23
2049	$199,994.81	$0.00	$157,000.00	$20.10	$214,243.33	$400.00	$120.00	$143,031.48	90.11	$158,731.48
2050	$143,031.48	$0.00	$160,000.00	$20.48	$97,694.51	$286.00	$85.80	$205,537.17	91.73	$224,056.59
2051	$205,537.17	$0.00	$167,000.00	$21.38	$227,290.75	$411.00	$123.30	$145,534.12	85.63	$169,955.97
Total:		$0.00	$3,485,000.00		$3,344,134.88	$6,670.00	$2,001.00			

30 Year Planned Expenditures

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

2022

Common Area - Drainage - Bi-annual and Post-Storm Inspections of all Stormwater Facilities (Estimated 16 Inspections)	$4,000.00
Common Area - Drainage - Bi-annual Noxious Week Treatment to all Channels. (Includes Mechanical Removal and Spot Spray)	$19,750.00
Common Area - Drainage - Weekly Trash Removal	$18,000.00
Reserve Study - Full Reserve Study (Done 2022)	$1,800.00
Total	**$43,550.00**

2023

Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Ash Channel (30%) (Future Expense- Every 2 Years)	$13,518.75
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Kings Canyon Channel (40%) (Future Expense- Every 2 Years)	$18,025.00
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Saliman Channel (10%) (Future Expense- Every 2 Years)	$4,506.25
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Vicee Channel (20%) (Future Expense- Every 2 Years)	$9,012.50
Common Area - Drainage - Bi-annual and Post-Storm Inspections of all Stormwater Facilities (Estimated 16 Inspections)	$4,120.00
Common Area - Drainage - Bi-annual Noxious Week Treatment to all Channels. (Includes Mechanical Removal and Spot Spray)	$20,342.50
Common Area - Drainage - Hydroseeding to Revegetate Areas Disturbed by Erosion or Removal of Vegetation and Materials. City Staff Time to Manage District Including Sending Report to Residents.	$10,300.00
Common Area - Drainage - Weekly Trash Removal	$18,540.00
Reserve Study - Annual Update	$978.50
Total	**$99,343.50**

2024

Common Area - Drainage - Bi-annual and Post-Storm Inspections of all Stormwater Facilities (Estimated 16 Inspections)	$4,243.60
Common Area - Drainage - Bi-annual Noxious Week Treatment to all Channels. (Includes Mechanical Removal and Spot Spray)	$20,952.78
Common Area - Drainage - Weekly Trash Removal	$19,096.20
Reserve Study - Annual Update	$1,007.86
Total	**$45,300.44**

2025

Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Ash Channel (30%) (Future Expense- Every 2 Years)	$14,342.04
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Kings Canyon Channel (40%) (Future Expense- Every 2 Years)	$19,122.72
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Saliman Channel (10%) (Future Expense- Every 2 Years)	$4,780.68
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Vicee Channel (20%) (Future Expense- Every 2 Years)	$9,561.36
Common Area - Drainage - Bi-annual and Post-Storm Inspections of all Stormwater Facilities (Estimated 16 Inspections)	$4,370.91
Common Area - Drainage - Bi-annual Noxious Week Treatment to all Channels. (Includes Mechanical Removal and Spot Spray)	$21,581.36
Common Area - Drainage - Hydroseeding to Revegetate Areas Disturbed by Erosion or Removal of Vegetation and Materials. City Staff Time to Manage District Including Sending Report to Residents.	$10,927.27
Common Area - Drainage - Weekly Trash Removal	$19,669.09
Reserve Study - Annual Update	$1,038.09
Total	**$105,393.52**

2026

Common Area - Drainage - Bi-annual and Post-Storm Inspections of all Stormwater Facilities (Estimated 16 Inspections)	$4,502.04
Common Area - Drainage - Bi-annual Noxious Week Treatment to all Channels. (Includes Mechanical Removal and Spot Spray)	$22,228.80
Common Area - Drainage - Weekly Trash Removal	$20,259.16
Reserve Study - Annual Update	$1,069.23
Total	**$48,059.23**

2027

Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Ash Channel (30%) (Future Expense- Every 2 Years)	$15,215.47
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Kings Canyon Channel (40%) (Future Expense- Every 2 Years)	$20,287.30
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Saliman Channel (10%) (Future Expense- Every 2 Years)	$5,071.82
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Vicee Channel (20%) (Future Expense- Every 2 Years)	$10,143.65
Common Area - Drainage - Bi-annual and Post-Storm Inspections of all Stormwater Facilities (Estimated 16 Inspections)	$4,637.10
Common Area - Drainage - Bi-annual Noxious Week Treatment to all Channels. (Includes Mechanical Removal and Spot Spray)	$22,895.66
Common Area - Drainage - Hydroseeding to Revegetate Areas Disturbed by Erosion or Removal of Vegetation and Materials. City Staff Time to Manage District Including Sending Report to Residents.	$11,592.74
Common Area - Drainage - Weekly Trash Removal	$20,866.93
Reserve Study - Annual Update	$1,101.31
Reserve Study - Full Reserve Study (Done 2022)	$2,086.69
Total	**$113,898.67**

2028

Common Area - Drainage - Bi-annual and Post-Storm Inspections of all Stormwater Facilities (Estimated 16 Inspections)	$4,776.21
Common Area - Drainage - Bi-annual Noxious Week Treatment to all Channels. (Includes Mechanical Removal and Spot Spray)	$23,582.53
Common Area - Drainage - Weekly Trash Removal	$21,492.94
Reserve Study - Annual Update	$1,134.35
Total	**$50,986.03**

2029

Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Ash Channel (30%) (Future Expense- Every 2 Years)	$16,142.09
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Kings Canyon Channel (40%) (Future Expense- Every 2 Years)	$21,522.79
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Saliman Channel (10%) (Future Expense- Every 2 Years)	$5,380.70
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Vicee Channel (20%) (Future Expense- Every 2 Years)	$10,761.40
Common Area - Drainage - Bi-annual and Post-Storm Inspections of all Stormwater Facilities (Estimated 16 Inspections)	$4,919.50
Common Area - Drainage - Bi-annual Noxious Week Treatment to all Channels. (Includes Mechanical Removal and Spot Spray)	$24,290.01
Common Area - Drainage - Hydroseeding to Revegetate Areas Disturbed by Erosion or Removal of Vegetation and Materials. City Staff Time to Manage District Including Sending Report to Residents.	$12,298.74
Common Area - Drainage - Weekly Trash Removal	$22,137.73
Reserve Study - Annual Update	$1,168.38
Total	**$118,621.34**

2030

Common Area - Drainage - Bi-annual and Post-Storm Inspections of all Stormwater Facilities (Estimated 16 Inspections)	$5,067.08
Common Area - Drainage - Bi-annual Noxious Week Treatment to all Channels. (Includes Mechanical Removal and Spot Spray)	$25,018.71
Common Area - Drainage - Weekly Trash Removal	$22,801.86
Reserve Study - Annual Update	$1,203.43
Total	**$54,091.08**

2031

Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Ash Channel (30%) (Future Expense- Every 2 Years)	$17,125.15
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Kings Canyon Channel (40%) (Future Expense- Every 2 Years)	$22,833.53
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Saliman Channel (10%) (Future Expense- Every 2 Years)	$5,708.38
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Vicee Channel (20%) (Future Expense- Every 2 Years)	$11,416.77
Common Area - Drainage - Bi-annual and Post-Storm Inspections of all Stormwater Facilities (Estimated 16 Inspections)	$5,219.09
Common Area - Drainage - Bi-annual Noxious Week Treatment to all Channels. (Includes Mechanical Removal and Spot Spray)	$25,769.27
Common Area - Drainage - Hydroseeding to Revegetate Areas Disturbed by Erosion or Removal of Vegetation and Materials. City Staff Time to Manage District Including Sending Report to Residents.	$13,047.73
Common Area - Drainage - Weekly Trash Removal	$23,485.92
Reserve Study - Annual Update	$1,239.53
Total	**$125,845.37**

2032

Common Area - Drainage - Bi-annual and Post-Storm Inspections of all Stormwater Facilities (Estimated 16 Inspections)	$5,375.67
Common Area - Drainage - Bi-annual Noxious Week Treatment to all Channels. (Includes Mechanical Removal and Spot Spray)	$26,542.35
Common Area - Drainage - Weekly Trash Removal	$24,190.49
Reserve Study - Annual Update	$1,276.72
Reserve Study - Full Reserve Study (Done 2022)	$2,419.05
Total	**$59,804.28**

2033

Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Ash Channel (30%) (Future Expense- Every 2 Years)	$18,168.07
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Kings Canyon Channel (40%) (Future Expense- Every 2 Years)	$24,224.09
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Saliman Channel (10%) (Future Expense- Every 2 Years)	$6,056.02
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Vicee Channel (20%) (Future Expense- Every 2 Years)	$12,112.05
Common Area - Drainage - Bi-annual and Post-Storm Inspections of all Stormwater Facilities (Estimated 16 Inspections)	$5,536.94
Common Area - Drainage - Bi-annual Noxious Week Treatment to all Channels. (Includes Mechanical Removal and Spot Spray)	$27,338.62
Common Area - Drainage - Hydroseeding to Revegetate Areas Disturbed by Erosion or Removal of Vegetation and Materials. City Staff Time to Manage District Including Sending Report to Residents.	$13,842.34
Common Area - Drainage - Weekly Trash Removal	$24,916.21
Reserve Study - Annual Update	$1,315.02
Total	**$133,509.36**

2034

Common Area - Drainage - Bi-annual and Post-Storm Inspections of all Stormwater Facilities (Estimated 16 Inspections)	$5,703.04
Common Area - Drainage - Bi-annual Noxious Week Treatment to all Channels. (Includes Mechanical Removal and Spot Spray)	$28,158.78
Common Area - Drainage - Weekly Trash Removal	$25,663.70
Reserve Study - Annual Update	$1,354.47
Total	**$60,879.99**

2035

Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Ash Channel (30%) (Future Expense- Every 2 Years)	$19,274.50
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Kings Canyon Channel (40%) (Future Expense- Every 2 Years)	$25,699.34
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Saliman Channel (10%) (Future Expense- Every 2 Years)	$6,424.83
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Vicee Channel (20%) (Future Expense- Every 2 Years)	$12,849.67
Common Area - Drainage - Bi-annual and Post-Storm Inspections of all Stormwater Facilities (Estimated 16 Inspections)	$5,874.13
Common Area - Drainage - Bi-annual Noxious Week Treatment to all Channels. (Includes Mechanical Removal and Spot Spray)	$29,003.54
Common Area - Drainage - Hydroseeding to Revegetate Areas Disturbed by Erosion or Removal of Vegetation and Materials. City Staff Time to Manage District Including Sending Report to Residents.	$14,685.34
Common Area - Drainage - Weekly Trash Removal	$26,433.61
Reserve Study - Annual Update	$1,395.11
Total	**$141,640.07**

2036

Common Area - Drainage - Bi-annual and Post-Storm Inspections of all Stormwater Facilities (Estimated 16 Inspections)	$6,050.36
Common Area - Drainage - Bi-annual Noxious Week Treatment to all Channels. (Includes Mechanical Removal and Spot Spray)	$29,873.65
Common Area - Drainage - Weekly Trash Removal	$27,226.62
Reserve Study - Annual Update	$1,436.96
Total	**$64,587.59**

2037

Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Ash Channel (30%) (Future Expense- Every 2 Years)	$20,448.32
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Kings Canyon Channel (40%) (Future Expense- Every 2 Years)	$27,264.43
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Saliman Channel (10%) (Future Expense- Every 2 Years)	$6,816.11
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Vicee Channel (20%) (Future Expense- Every 2 Years)	$13,632.21
Common Area - Drainage - Bi-annual and Post-Storm Inspections of all Stormwater Facilities (Estimated 16 Inspections)	$6,231.87
Common Area - Drainage - Bi-annual Noxious Week Treatment to all Channels. (Includes Mechanical Removal and Spot Spray)	$30,769.86
Common Area - Drainage - Hydroseeding to Revegetate Areas Disturbed by Erosion or Removal of Vegetation and Materials. City Staff Time to Manage District Including Sending Report to Residents.	$15,579.67
Common Area - Drainage - Weekly Trash Removal	$28,043.41
Reserve Study - Annual Update	$1,480.07
Reserve Study - Full Reserve Study (Done 2022)	$2,804.34
Total	**$153,070.29**

2038

Common Area - Drainage - Bi-annual and Post-Storm Inspections of all Stormwater Facilities (Estimated 16 Inspections)	$6,418.83
Common Area - Drainage - Bi-annual Noxious Week Treatment to all Channels. (Includes Mechanical Removal and Spot Spray)	$31,692.95
Common Area - Drainage - Weekly Trash Removal	$28,884.72
Reserve Study - Annual Update	$1,524.47
Total	**$68,520.97**

2039

Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Ash Channel (30%) (Future Expense- Every 2 Years)	$21,693.63
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Kings Canyon Channel (40%) (Future Expense- Every 2 Years)	$28,924.83
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Saliman Channel (10%) (Future Expense- Every 2 Years)	$7,231.21
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Vicee Channel (20%) (Future Expense- Every 2 Years)	$14,462.42
Common Area - Drainage - Bi-annual and Post-Storm Inspections of all Stormwater Facilities (Estimated 16 Inspections)	$6,611.39
Common Area - Drainage - Bi-annual Noxious Week Treatment to all Channels. (Includes Mechanical Removal and Spot Spray)	$32,643.74
Common Area - Drainage - Hydroseeding to Revegetate Areas Disturbed by Erosion or Removal of Vegetation and Materials. City Staff Time to Manage District Including Sending Report to Residents.	$16,528.48
Common Area - Drainage - Weekly Trash Removal	$29,751.26
Reserve Study - Annual Update	$1,570.21
Total	**$159,417.17**

2040

Common Area - Drainage - Bi-annual and Post-Storm Inspections of all Stormwater Facilities (Estimated 16 Inspections)	$6,809.73
Common Area - Drainage - Bi-annual Noxious Week Treatment to all Channels. (Includes Mechanical Removal and Spot Spray)	$33,623.05
Common Area - Drainage - Weekly Trash Removal	$30,643.80
Reserve Study - Annual Update	$1,617.31
Total	**$72,693.89**

2041

Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Ash Channel (30%) (Future Expense- Every 2 Years)	$23,014.77
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Kings Canyon Channel (40%) (Future Expense- Every 2 Years)	$30,686.36
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Saliman Channel (10%) (Future Expense- Every 2 Years)	$7,671.59
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Vicee Channel (20%) (Future Expense- Every 2 Years)	$15,343.18
Common Area - Drainage - Bi-annual and Post-Storm Inspections of all Stormwater Facilities (Estimated 16 Inspections)	$7,014.02
Common Area - Drainage - Bi-annual Noxious Week Treatment to all Channels. (Includes Mechanical Removal and Spot Spray)	$34,631.74
Common Area - Drainage - Hydroseeding to Revegetate Areas Disturbed by Erosion or Removal of Vegetation and Materials. City Staff Time to Manage District Including Sending Report to Residents.	$17,535.06
Common Area - Drainage - Weekly Trash Removal	$31,563.11
Reserve Study - Annual Update	$1,665.83
Total	**$169,125.66**

2042

Common Area - Drainage - Bi-annual and Post-Storm Inspections of all Stormwater Facilities (Estimated 16 Inspections)	$7,224.44
Common Area - Drainage - Bi-annual Noxious Week Treatment to all Channels. (Includes Mechanical Removal and Spot Spray)	$35,670.70
Common Area - Drainage - Weekly Trash Removal	$32,510.00
Reserve Study - Annual Update	$1,715.81
Reserve Study - Full Reserve Study (Done 2022)	$3,251.00
Total	**$80,371.95**

2043

Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Ash Channel (30%) (Future Expense- Every 2 Years)	$24,416.37
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Kings Canyon Channel (40%) (Future Expense- Every 2 Years)	$32,555.16
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Saliman Channel (10%) (Future Expense- Every 2 Years)	$8,138.79
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Vicee Channel (20%) (Future Expense- Every 2 Years)	$16,277.58
Common Area - Drainage - Bi-annual and Post-Storm Inspections of all Stormwater Facilities (Estimated 16 Inspections)	$7,441.18
Common Area - Drainage - Bi-annual Noxious Week Treatment to all Channels. (Includes Mechanical Removal and Spot Spray)	$36,740.82
Common Area - Drainage - Hydroseeding to Revegetate Areas Disturbed by Erosion or Removal of Vegetation and Materials. City Staff Time to Manage District Including Sending Report to Residents.	$18,602.95
Common Area - Drainage - Weekly Trash Removal	$33,485.30
Reserve Study - Annual Update	$1,767.28
Total	**$179,425.43**

2044

Common Area - Drainage - Bi-annual and Post-Storm Inspections of all Stormwater Facilities (Estimated 16 Inspections)	$7,664.41
Common Area - Drainage - Bi-annual Noxious Week Treatment to all Channels. (Includes Mechanical Removal and Spot Spray)	$37,843.04
Common Area - Drainage - Weekly Trash Removal	$34,489.86
Reserve Study - Annual Update	$1,820.30
Total	**$81,817.61**

2045

Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Ash Channel (30%) (Future Expense- Every 2 Years)	$25,903.32
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Kings Canyon Channel (40%) (Future Expense- Every 2 Years)	$34,537.76
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Saliman Channel (10%) (Future Expense- Every 2 Years)	$8,634.44
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Vicee Channel (20%) (Future Expense- Every 2 Years)	$17,268.88
Common Area - Drainage - Bi-annual and Post-Storm Inspections of all Stormwater Facilities (Estimated 16 Inspections)	$7,894.35
Common Area - Drainage - Bi-annual Noxious Week Treatment to all Channels. (Includes Mechanical Removal and Spot Spray)	$38,978.33
Common Area - Drainage - Hydroseeding to Revegetate Areas Disturbed by Erosion or Removal of Vegetation and Materials. City Staff Time to Manage District Including Sending Report to Residents.	$19,735.87
Common Area - Drainage - Weekly Trash Removal	$35,524.56
Reserve Study - Annual Update	$1,874.91
Total	**$190,352.42**

2046

Common Area - Drainage - Bi-annual and Post-Storm Inspections of all Stormwater Facilities (Estimated 16 Inspections)	$8,131.18
Common Area - Drainage - Bi-annual Noxious Week Treatment to all Channels. (Includes Mechanical Removal and Spot Spray)	$40,147.68
Common Area - Drainage - Weekly Trash Removal	$36,590.29
Reserve Study - Annual Update	$1,931.15
Total	**$86,800.30**

2047

Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Ash Channel (30%) (Future Expense- Every 2 Years)	$27,480.84
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Kings Canyon Channel (40%) (Future Expense- Every 2 Years)	$36,641.11
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Saliman Channel (10%) (Future Expense- Every 2 Years)	$9,160.28
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Vicee Channel (20%) (Future Expense- Every 2 Years)	$18,320.56
Common Area - Drainage - Bi-annual and Post-Storm Inspections of all Stormwater Facilities (Estimated 16 Inspections)	$8,375.11
Common Area - Drainage - Bi-annual Noxious Week Treatment to all Channels. (Includes Mechanical Removal and Spot Spray)	$41,352.11
Common Area - Drainage - Hydroseeding to Revegetate Areas Disturbed by Erosion or Removal of Vegetation and Materials. City Staff Time to Manage District Including Sending Report to Residents.	$20,937.78
Common Area - Drainage - Weekly Trash Removal	$37,688.00
Reserve Study - Annual Update	$1,989.09
Reserve Study - Full Reserve Study (Done 2022)	$3,768.80
Total	**$205,713.68**

2048

Common Area - Drainage - Bi-annual and Post-Storm Inspections of all Stormwater Facilities (Estimated 16 Inspections)	$8,626.37
Common Area - Drainage - Bi-annual Noxious Week Treatment to all Channels. (Includes Mechanical Removal and Spot Spray)	$42,592.68
Common Area - Drainage - Weekly Trash Removal	$38,818.64
Reserve Study - Annual Update	$2,048.76
Total	**$92,086.45**

2049

Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Ash Channel (30%) (Future Expense- Every 2 Years)	$29,154.42
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Kings Canyon Channel (40%) (Future Expense- Every 2 Years)	$38,872.56
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Saliman Channel (10%) (Future Expense- Every 2 Years)	$9,718.14
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Vicee Channel (20%) (Future Expense- Every 2 Years)	$19,436.28
Common Area - Drainage - Bi-annual and Post-Storm Inspections of all Stormwater Facilities (Estimated 16 Inspections)	$8,885.16
Common Area - Drainage - Bi-annual Noxious Week Treatment to all Channels. (Includes Mechanical Removal and Spot Spray)	$43,870.46
Common Area - Drainage - Hydroseeding to Revegetate Areas Disturbed by Erosion or Removal of Vegetation and Materials. City Staff Time to Manage District Including Sending Report to Residents.	$22,212.89
Common Area - Drainage - Weekly Trash Removal	$39,983.20
Reserve Study - Annual Update	$2,110.22
Total	**$214,243.33**

2050

Common Area - Drainage - Bi-annual and Post-Storm Inspections of all Stormwater Facilities (Estimated 16 Inspections)	$9,151.71
Common Area - Drainage - Bi-annual Noxious Week Treatment to all Channels. (Includes Mechanical Removal and Spot Spray)	$45,186.57
Common Area - Drainage - Weekly Trash Removal	$41,182.70
Reserve Study - Annual Update	$2,173.53
Total	**$97,694.51**

2051

Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Ash Channel (30%) (Future Expense- Every 2 Years)	$30,929.92
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Kings Canyon Channel (40%) (Future Expense- Every 2 Years)	$41,239.90
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Saliman Channel (10%) (Future Expense- Every 2 Years)	$10,309.97
Common Area - Drainage - Accumulated Sediment and Vegetation Removal and Restore Flowline to Intended Geometric Section Using Long-Reach Excavator - Vicee Channel (20%) (Future Expense- Every 2 Years)	$20,619.95
Common Area - Drainage - Bi-annual and Post-Storm Inspections of all Stormwater Facilities (Estimated 16 Inspections)	$9,426.26
Common Area - Drainage - Bi-annual Noxious Week Treatment to all Channels. (Includes Mechanical Removal and Spot Spray)	$46,542.17
Common Area - Drainage - Hydroseeding to Revegetate Areas Disturbed by Erosion or Removal of Vegetation and Materials. City Staff Time to Manage District Including Sending Report to Residents.	$23,565.66
Common Area - Drainage - Weekly Trash Removal	$42,418.18
Reserve Study - Annual Update	$2,238.74
Total	**$227,290.75**