

Reserve Study Transmittal Letter

Date: November 05, 2020
To: Lori Kelley, Glenshire Devonshire Residents Association
From: Browning Reserve Group (BRG)

Re: Glenshire Devonshire Residents Association; Update w/o Site Visit Review

Attached, please find the reserve study for Glenshire Devonshire Residents Association. To assist in your understanding of the study, and to highlight key information you may need quickly, we have listed below some of the important information contained in the study. At BRG our goal is to bring clarity from complexity, so should you have any questions, please do not hesitate to contact us anytime.

1. Where do I find the recommended reserve contribution for the 2021 budget?

This is found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* **\$99,219** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **\$73.12 /Unit/year @ 1357**. For any other funding related issues, if any, see *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."*

2. Where do I find the status of the reserve fund, based on the Percent Funded calculation?

This is found for the 30-year term of the study in *Section IV, "30 Year Reserve Funding Plan, Including Fully Funded Balance and % Funded."* For the year for which the study was prepared, 2021, the Association is **36.3%** funded.

Based on the 30 year cash flow projection, the Association's reserves appear adequately funded as the reserve fund ending balances remain positive throughout the replacement of all major components during the next 30 years.

California statute imposes no reserve funding level requirements nor does it address funding level adequacy, and although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that the Association's reserves are inadequately funded.

3. Where do I find the assumptions for interest and inflation factors?

While this information is in various places in the study, it can always be found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* For this study the assumption is **1.00%** for the interest rate and **2.50%** for the inflation factor. Please be advised these rates estimate the values that will stand the test of time over the 30-year term of the study, not simply only next year.

4. What pages from the reserve study get mailed to the members (homeowners)?

Please see the last section of the reserve study, "Member Distribution Materials." These are the last six pages (or more) of the study which can be removed, and copied, for distribution to the membership with the budget packet. This packet includes all state mandated disclosures related to the reserves and the reserve study. **This section of the study is a stand-alone packet with its own cover and table of contents.**

5. What are the next steps?

This study meets the CA Civil Code Requirements for a review of the study each year and the preparation of the "California Assessment and Reserve Funding Disclosure Summary," which under law, must be presented to the association members each year. The next site visit study will be due three years from the date of the last site visit study. BRG proposes doing an Update Without Site Visit Study during the intervening two years at a nominal cost which includes the preparation of a reserve study and above required disclosures.

Please read the two helpful sections entitled "Glossary" and "Notes to the Auditor." The glossary explains common reserve study terms as well as BRG specific terminology. The Notes to the Auditor while intended to assist the auditor, has useful information for the casual reader on how year zero, (2020) the current fiscal year is dealt with in the study.

Thank you for the opportunity to work with the Glenshire Devonshire Residents Association on this study.



RESERVE STUDY

Update w/o Site Visit Review

Glenshire Devonshire Residents Association

2020 Update- 3

Published - November 05, 2020

Prepared for the 2021 Fiscal Year

Browning Reserve Group

P. O. Box 60125 / Sacramento, California 95860
Phone (916) 393-0600 Fax (916) 393-0610 Toll Free (877) 708-0600
bob@browningrg.com / www.BrowningRG.com

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Glenshire Devonshire Residents Association

2020 Update- 3

Table of Contents

<i>Section</i>	<i>Report</i>	<i>Page</i>
<i>Section I:</i>	Summary of Association Reserves	1
<i>Section II:</i>	30 Year Expense Forecast <i>Detailed</i>	5
<i>Section III:</i>	30 Year Reserve Funding Plan <i>Cash Flow Method {c}</i>	21
<i>Section III-a:</i>	30 Year Reserve Funding Plan <i>Cash Flow Method - Ending Balances Chart</i>	22
<i>Section IV:</i>	30 Year Reserve Funding Plan <i>Fully Funded Balance and % Funded</i>	23
<i>Section IV-a:</i>	30 Year Reserve Funding Plan <i>Cash Flow Method - Percent Funded Chart</i>	24
<i>Section V:</i>	Reserve Fund Balance Forecast <i>Component Method</i>	25
<i>Section VI:</i>	Component Listing <i>Included Components</i>	36
<i>Section VI-b:</i>	Component Listing <i>Excluded Components</i>	71
<i>Section VII:</i>	Tabular Component Listing <i>Included Components</i>	72
<i>Section VII-a:</i>	Expenditures by Year <i>- Next 3 Years</i>	79
<i>Section X:</i>	Auditor Notes	82
<i>Section X-a:</i>	Supplementary Information for Auditor <i>Component Method</i>	84
<i>Section XI:</i>	Glossary <i>Reserve Study Terms</i>	90



Glenshire Devonshire Residents Association

2020 Update- 3

Member Distribution Materials

The following Reserve Study sections, located at the end of the report, should be provided to each member.

<i>Section</i>	<i>Report</i>	
<i>California:</i>	Member Summary	94
	Assessment and Reserve Funding Disclosure Summary	[Civil Code §5570] 96
<i>Section III:</i>	30 Year Reserve Funding Plan	Cash Flow Method {c} 98

Glenshire Devonshire Residents Association

2020 Update- 3

Published - November 05, 2020

Prepared for the 2021 Fiscal Year

Reserve Study Summary

A Reserve Study was conducted of Glenshire Devonshire Residents Association (the "**Association**"). An **Update Without Site-Visit Review** is an update with no on-site visual observation upon where the following tasks are performed:

- life and valuation estimates;
- fund status;
- and a funding plan.

Glenshire Devonshire Residents Association is a Planned Development with a total of 1,357 Units.

Summary of Reserves

For the fiscal year in which the Reserve Study was prepared in, 2020, the reserve contribution was per the existing 2020 budget unless otherwise noted in "*Section III, Reserve Funding Plan.*" In addition BRG relied on the Association to provide an accurate 2020 Beginning Reserve Balance.

The status of the Association's reserves, as reflected in the following Reserve Study, is as follows:

1. **The Expenditure Forecast of the following Reserve Study identifies the major components which the Association is obligated to repair, replace, restore or maintain, as determined in accordance with the criteria specified above, and specifies for each such component:**
 - a. **Its current estimated replacement cost;**
 - b. **Its estimated useful life; and**
 - c. **Its estimated remaining useful life.**
2. **It is estimated that the total cash reserves necessary to repair, replace, restore or maintain such major components (in the aggregate) during and at the end of their first remaining useful life is \$813,568.**
 - **[For purposes of this calculation, "necessary" is defined as the Fully Funded Balance (FFB) (Component Current Cost X Effective Age / Useful Life, including a provision for interest and inflation in future years.)]**
3. **The current amount of accumulated cash reserves actually set aside to repair, replace, restore, or maintain such major components as of the fiscal year ending December 31, 2021 is estimated to be \$295,639, constituting 36.3% of the total expenditures anticipated for all such major components through their first end of useful life replacement.**

4. Based upon the schedule of annual reserve contributions necessary to defray the cost of repairing, replacing, restoring or maintaining such major components in the years such expenditures are estimated to be required, it is estimated that annual reserve contributions in the initial amount of \$99,219 [*\$73.12 per Unit per year (average)*] for the fiscal year ending December 31, 2021 (the first full fiscal year following first distribution of this report) will be necessary in order to meet all such reserve expenditures when they are projected to come due.

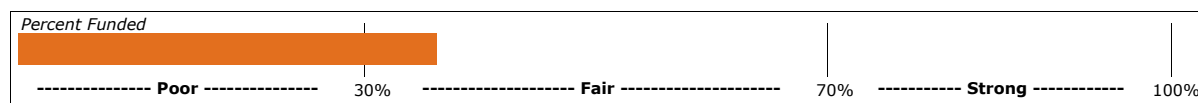
Funding Assessment

Based on the 30 year cash flow projection, the Association's reserves appear adequately funded as the reserve fund ending balances remain positive throughout the replacement of all major components during the next 30 years.

California statute imposes no reserve funding level requirements nor does it address funding level adequacy, and although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that the Association's reserves are inadequately funded.

Percent Funded Status

Based on paragraphs 1 - 3 above, the Association is 36.3% funded in the fiscal year for which the study is prepared for, 2021. The following scale can be used as a measure to determine the Association's 2021 financial picture whereas the lower the percentage, the higher the likelihood of the Association requiring future special assessments and/or large reserve contribution increases.



Methodology

The above recommended reserve contribution for the next fiscal year (and future fiscal years as outlined in *Section III, Reserve Fund Balance Forecast*) was developed using the Cash Flow method. This is a method of developing a reserve funding plan where the contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Funding Goals

The funding goal employed for Glenshire Devonshire Residents Association is

Threshold Funding:

Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than "Fully Funding."

Limitations

The intention of the Reserve Study is to forecast the Association's ability to repair or replace major components as they wear out in future years. The Reserve Study is not an engineering report, and no destructive testing was performed. The costs outlined in the study are for budgetary and planning purposes only, and actual bid costs would depend upon the defined scope of work at the time repairs are made. Also, any latent defects are excluded from this report.

Statutory Disclosures

Compliance

The Reserve Study was conducted pursuant to *Sections 5300 and 5550* of the California Civil Code.

Open Meeting

California *Civil Code Section 5560* says (in part):

The (Reserve Funding) plan shall be adopted by the board of directors at an open meeting before the membership of the association as described in *Article 2 (commencing with Section 4900) of Chapter 6*. If the board of directors determines that an assessment increase is necessary to fund the reserve funding plan, any increase shall be approved in a separate action of the board that is consistent with the procedure described in *Section 5605*.

Supplemental Disclosures

General:

BRG has no other involvement(s) with the Association which could result in actual or perceived conflicts of interest.

Personnel Credentials:

BRG is a licensed general building contractor in California, #768851, and the owner, Robert W Browning, holds the Reserve Specialist designation, #46 from the Community Associations Institute.

Completeness:

BRG has found no material issues which, if not disclosed, would cause a distortion of the Association's situation.

Reliance on Client Data:

Information provided by the official representative of the Association regarding financial, physical, quantity, or historical issues will be deemed reliable by BRG.

Scope:

This Reserve Study is a reflection of information provided to BRG and assembled for the Association's use, not for the purpose of performing an audit, quality/forensic analysis, health and safety inspection, or background checks of historical records.

Reserve Balance:

The actual 2020 beginning reserve fund balance in this Reserve Study is based upon information provided and was not audited (by BRG).

Reserve Projects:

Information provided about reserve projects will be considered reliable. Any on-site inspection should not be considered a project audit, quality inspection, or health and safety review.

Component Quantities:

The Association warrants the previously developed component quantities are accurate and reliable.



Browning Reserve Group

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost	Life Useful / Remaining	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
01000 - Paving																	
200 - Asphalt: Ongoing Repairs 28,150 sf Parking Lot- Min Repairs W SC (3%)	3,030	6 5						3,428						3,975			
340 - Asphalt: Major Repairs 28,150 sf Parking Lot Re-Pave	93,217	25 23															
341 - Asphalt: Major Repairs Parking Lot Re-Pave- 2020 Only[nr:1]	130,225	1 0	130,225														
Total 01000 - Paving	226,472		130,225					3,428						3,975			
02000 - Concrete																	
220 - Walkways 4,130 sf Clubhouse Perimeter (3%)	2,864	5 1		2,935					3,321					3,758			
400 - Pavers 8,240 sf Pool Deck	79,143	30 26															
Total 02000 - Concrete	82,007			2,935					3,321					3,758			
04000 - Structural Repairs																	
204 - Siding 2,242 sf Clubhouse Exterior	27,222	30 9										33,997					
208 - Siding 2,471 sf Pool Pass Building	30,003	30 26															
550 - Bridge Maintenance 830 sf Lake & School Bdwk Decking (50%)	13,742	8 1		14,086								17,162					
552 - Bridge Maintenance 830 sf Lake & School Bdwk Decking (33%)	9,162	4 1		9,391				10,366				11,442				12,629	
554 - Bridge Maintenance 830 sf Lake & School Bdwk Structural (10%)	3,665	3 1		3,756			4,045			4,356			4,691			5,052	
800 - Wood: Gazebo Repairs 900 sf BBQ Area Shade Structure	1,490	10 1		1,527										1,955			
912 - Doors 9 Clubhouse Storefront Type Doors	34,770	30 5						39,339									
916 - Doors 3 Clubhouse Slider Doors	6,623	30 9										8,271					
920 - Doors 5 Clubhouse Interior Doors	4,415	30 9										5,514					
924 - Doors 7 Pool Pass Building	13,522	30 26															
928 - Doors Pool Pass Building Overhead Roll-Up Door	1,104	30 26															
936 - Windows Northwest Replacements	30,750	30 2			32,307												
940 - Windows Northeast Replacements	15,759	30 2			16,557												

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
 30 Year Expense Forecast - Detailed
 2020 Update- 3
 Prepared for the 2021 Fiscal Year

Reserve Component	Current Replacement	Life Useful /	Cost	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
948 - Windows Southwest Replacements	15,759	30	1		16,153													
952 - Windows Front Replacements	15,759	30	2			16,557												
Total 04000 - Structural Repairs	223,746				44,914	65,421		4,045	49,705		4,356		76,386	4,691	1,955		17,681	
04500 - Decking/Balconies																		
100 - Composite 445 sf CH Front Entry- Structural Mod	61,400	40	33															
110 - Composite 445 sf CH Front Entry-Decking/Railing Repair	9,824	40	13														13,542	
120 - Wood 445 sf CH- Northeast Structural Mod	39,002	40	37															
130 - Composite 200 sf CH Northeast Decking/Railing Only	5,519	40	37															
140 - Wood 445 sf CH Southwest Structural Mod	39,002	40	1		39,977													
150 - Composite 184 sf CH Southwest Decking/Railings	4,062	40	29															
160 - Wood 890 sf CH Northwest Structural Mod	71,077	40	1		72,854													
170 - Composite 456 sf CH Northwest Decking/Railings	10,067	40	1		10,318													
Total 04500 - Decking/Balconies	239,953				123,150												13,542	
05000 - Roofing																		
440 - Pitched: Dimensional Composition 28 Squares- Pool Pass Building	12,363	25	21															
444 - Pitched: Dimensional Composition 9 Squares- BBQ Shade Structure	3,974	25	5						4,496									
680 - Pitched: Metal 55 Squares- Clubhouse	66,781	30	3				71,915											
780 - Heat Tape 110 lf Pool Pass Building Roof	1,821	10	6							2,112								
Total 05000 - Roofing	84,938						71,915		4,496	2,112								
08000 - Rehab																		
100 - General Clubhouse	4,415	25	3				4,755											
104 - General Pool Building Office	4,967	25	21															
220 - Restrooms Clubhouse Upstairs	3,015	15	10											3,860				
224 - Bathrooms 2 Clubhouse Downstairs Pool Bathrooms	8,831	20	14															12,477
230 - Kitchen Clubhouse	16,153	25	3				17,395											
Total 08000 - Rehab	37,382						22,150							3,860				12,477
12000 - Pool																		
110 - Resurface 252 lf Lap Pool	38,943	10	6						45,161									
111 - Resurface Acid Wash (2020 Only)[nr:1]	5,500	1	0	5,500														

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
 30 Year Expense Forecast - Detailed
 2020 Update- 3
 Prepared for the 2021 Fiscal Year

Reserve Component	Current Replacement	Life Useful /	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
114 - Resurface 51 If Wading Pool	8,293	10 1		8,500										10,881			
200 - Edge: Tile, Coping, Mastic 252 If Lap Pool	12,517	24 20															
204 - Edge: Tile, Coping, Mastic 51 If Wading Pool	2,533	24 20															
400 - ADA Chair Lift Wading Pool	8,831	10 5						9,991									
640 - Deck: Replace Lap & Wading Pool Deck Pavers	32,949	40 36															
700 - Chemical System Lap Pool Acu-Trol AK110 Chemical Controller	4,098	5 1		4,200					4,752					5,376			
704 - Chemical System Wading Pool Acu-Trol AK110 Chemical Controller	4,098	5 1		4,200					4,752					5,376			
708 - Chemical System 2 Lap Pool Stenner Pumps	1,325	5 1		1,358					1,536					1,738			
712 - Chemical System 2 Wading Pool Stenner Pumps	1,325	5 1		1,358					1,536					1,738			
714 - Equipment: Replacement Pool Drain & Skimmer Covers	2,210	5 5						2,500					2,829				
716 - Equipment: Replacement Lap Pool Sondex Heat Exchanger	2,760	5 1		2,829					3,200					3,621			
720 - Equipment: Replacement 2 Lap Pool Pressure Tanks	1,325	20 16															
724 - Heater Lap Pool Boiler	26,492	10 6							30,722								
728 - Heater Wading Pool	7,727	10 6							8,961								
730 - Filter Lap Pool	13,246	15 11												17,380			
732 - Filter Lap Pool- Sand Replacement	1,093	5 1		1,120					1,267					1,434			
734 - Filter Wading Pool	1,656	14 10											2,119				
736 - Filter Wading Pool- Sand Replacement	488	14 10											624				
740 - Pumps Pool Grundfos Heater Pump	1,987	8 4					2,193								2,672		
744 - Pumps Lap Pool Pentair 7.5 HP Pump	6,160	8 4					6,800								8,285		
748 - Pumps Wading Pool Sta Rite 2 HP Pump	1,537	8 1		1,575								1,919					
750 - Cover Lap Pool	6,845	8 3				7,371								8,981			
754 - Cover Wading Pool	1,325	8 4					1,462								1,781		
760 - Lane Ropes 225 If Lap Pool	2,484	5 1		2,546					2,880					3,259			
950 - Furniture: Lifeguard Chair 3 Pool	1,987	10 5						2,248									
990 - Storage Reel Lap Pool Cover Reel	2,870	10 5						3,247									

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
30 Year Expense Forecast - Detailed
2020 Update- 3
Prepared for the 2021 Fiscal Year

Reserve Component		Current Replacement	Life Useful /	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
994 - Miscellaneous 3 Pool Sunshades		15,000	10 5						16,971									
Total 12000 - Pool		217,597		5,500	27,685		7,371	10,455	34,957	104,768			1,919	5,572	59,783	12,739		
17000 - Tennis Court																		
100 - Reseal 13,200 sf [2] Tennis Courts		31,429	7 5						35,560								42,269	
500 - Resurface 13,200 sf [2] Tennis Courts		63,037	21 18															
501 - Resurface Asphalt Repairs (2023 Only)[nr:1]		3,714	4 3				4,000											
Total 17000 - Tennis Court		98,181					4,000		35,560								42,269	
17500 - Basketball / Sport Court																		
300 - Basketball Standard Tennis Court		1,656	15 6							1,920								
Total 17500 - Basketball / Sport Court		1,656								1,920								
18000 - Landscaping																		
100 - Irrigation: Misc. Sprinkler System		14,130	20 19															
300 - Irrigation: Backflow Preventors Grounds		2,208	20 6							2,560								
400 - Turf Renovation Flag Pole Lawn		16,400	20 19															
420 - General Repairs/Upgrades Grounds		1,104	2 1		1,131		1,189		1,249		1,312		1,379		1,448		1,522	
460 - Defensible Space Open Space Fuel Reduction- Somerset		18,000	10 8									21,931						
464 - Defensible Space Open Space Fuel Reduction- The Strand		18,000	10 8									21,931						
468 - Defensible Space Open Space Fuel Reduction- Icknield Way		18,000	10 9										22,480					
472 - Defensible Space Open Space Fuel Reduction- Huntsman Leap		18,000	10 9										22,480					
476 - Defensible Space Open Space Fuel Reduction- Tudor Lane		18,000	10 9										22,480					
480 - Defensible Space Open Space Fuel Reduction- Kent Drive		18,000	10 10											23,042				
484 - Defensible Space Open Space Fuel Reduction- Kent Drive		18,000	10 9										22,480					
488 - Defensible Space Open Space Fuel Reduction- Dorchester		18,000	10 10											23,042				
Total 18000 - Landscaping		177,841			1,131		1,189		1,249	2,560	1,312	43,863	91,297	46,083	1,448		1,522	
18500 - Lakes / Ponds																		
990 - Miscellaneous Pond Hlth Maintenance		3,863	30 1		3,960													
Total 18500 - Lakes / Ponds		3,863			3,960													
19000 - Fencing																		
100 - Chain Link: 10' 76 lf Mesh at Tennis Court Divider		2,994	30 28															

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
30 Year Expense Forecast - Detailed
 2020 Update- 3
 Prepared for the 2021 Fiscal Year

Reserve Component	Current Replacement Cost	Life Useful /	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
130 - Chain Link: 10' 500 If Tennis Court Perimeter	38,663	30 27															
224 - Wrought Iron 684 If Pool Perimeter (10%)	2,718	30 26															
234 - Wrought Iron 684 If Pool Perimeter (90%)	24,462	30 11											32,097				
340 - Wood: 6' 40 If Trash Enclosure	3,769	18 1		3,863													
360 - Wood: Split Rail 281 If Clubhouse North Perimeter	4,653	25 8									5,669						
Total 19000 - Fencing	77,259			3,863							5,669		32,097				
20000 - Lighting																	
100 - Exterior: Misc. Fixtures 10 Clubhouse	883	15 4					975										
104 - Exterior: Misc. Fixtures 7 Pool Pass Building	966	15 11											1,267				
Total 20000 - Lighting	1,849						975						1,267				
21000 - Signage																	
714 - Wood Monument Entrances- West	7,947	15 3				8,559											
718 - Wood Monument Clubhouse	4,415	15 2			4,639												
722 - Wood Monument Entrances- East	4,308	15 4					4,755										
Total 21000 - Signage	16,670				4,639	8,559	4,755										
22000 - Office Equipment																	
100 - Miscellaneous Canon Fax Machine	276	6 2			290						336						390
200 - Computers, Misc. Pass Office Laptop	808	5 1		828					937					1,060			
210 - Computers, Misc. Administration Office Desktop	1,508	5 2			1,584					1,792					2,028		
218 - Computers, Misc. Clerical Office Desktop	1,508	5 2			1,584					1,792					2,028		
220 - Computers, Misc. GM Office Desktop	1,508	5 2			1,584					1,792					2,028		
222 - Computers, Misc. 2 Office Laptops	1,338	5 5						1,514					1,713				
223 - Computers, Misc. Office Laptop (2020 Only)[nr:1]	800	1 0	800														
230 - Computers, Misc. Pool System (Printer, Scanner, Software)	5,519	4 1		5,657				6,244				6,893				7,608	
300 - Copier Office Copier	9,934	10 2			10,437										13,361		
Total 22000 - Office Equipment	23,198		800	6,485	15,479			7,758	937	5,376	336	6,893	1,713	1,060	19,443	7,608	390
23000 - Mechanical Equipment																	
200 - Furnace 2 Clubhouse- Furnaces #4 & #2	11,038	15 2			11,597												
210 - HVAC Clubhouse Office Air Conditioner	2,428	10 2			2,551										3,266		

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
30 Year Expense Forecast - Detailed
2020 Update- 3
Prepared for the 2021 Fiscal Year

Reserve Component	Current Replacement	Life Useful /	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
600 - Water Heater Clubhouse	3,311	12 2			3,479												4,679
Total 23000 - Mechanical Equipment	16,778				17,627										3,266		4,679
24000 - Furnishings																	
200 - Chairs 66 Clubhouse Padded Folding Chairs	2,186	5 3				2,354					2,663					3,013	
204 - Chairs 65 Clubhouse Folding Chairs	1,435	18 6							1,664								
330 - Tables 23 Folding Tables	4,570	20 3				4,921											
334 - Tables 7 Square Folding Tables	502	20 8									612						
620 - Office Desk, Chair 2 Office Sets	2,154	10 6							2,498								
622 - Office Desk, Chair 1- Office Set	645	10 8									786						
680 - Lockers Clubhouse Lower Floor	2,208	18 3				2,377											
900 - Miscellaneous 4 Chair & Table Dollies	1,325	20 8									1,614						
910 - Window Coverings Roller Sun Shades- CH Upstairs	2,369	20 16															
Total 24000 - Furnishings	17,393					9,652			4,162		5,675					3,013	
24500 - Audio / Visual																	
120 - Television Clubhouse	1,325	10 3				1,426										1,826	
Total 24500 - Audio / Visual	1,325					1,426										1,826	
25000 - Flooring																	
200 - Carpeting 39 Sq. Yds. Clubhouse Office	2,692	15 3				2,899											
204 - Carpeting 65 Sq. Yds. Clubhouse Lower Floor	5,166	15 10											6,613				
400 - Tile 1,048 sf Downstairs Pool Bathroom Wall Tile	13,882	22 16															
700 - Vinyl 1,895 sf Clubhouse	12,550	18 3				13,515											
920 - Coatings 734 sf CH Downstairs Pool Bathroom Epoxy	8,102	12 6							9,396								
924 - Coatings 314 sf Pool Pass Building Office Epoxy Floor	2,080	12 8									2,534						
Total 25000 - Flooring	44,472					16,415			9,396		2,534		6,613				
25500 - Wallcoverings																	
300 - FRP 392 sf Pool Equipment Room	1,514	25 21															
Total 25500 - Wallcoverings	1,514																
26000 - Outdoor Equipment																	
100 - Tot Lot: Play Equipment Playground- Little Tikes Structure	11,038	18 2			11,597												

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
30 Year Expense Forecast - Detailed
2020 Update- 3
Prepared for the 2021 Fiscal Year

Reserve Component	Current Replacement Cost	Life Useful / Years	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
104 - Tot Lot: Play Equipment 2 Swing Sets	3,311	25 16															
140 - Tot Lot: Safety Surface Tot Lot	883	10 1		905										1,159			
144 - Tot Lot: Safety Surface 175 If Tot Lot Safety Surface Border	3,284	20 4					3,625										
280 - Picnic Tables 11 Clubhouse Deck & BBQ Area- Plastic Type	3,643	18 2			3,827												
284 - Picnic Tables BBQ Area- Composite Type	993	18 8									1,210						
288 - Picnic Tables 3 Various Areas- 8' Wood	2,649	20 8									3,228						
306 - Benches 11 Various Areas	7,285	15 4					8,041										
330 - Chairs 5 Pool Sand Chairs	1,656	10 5						1,873									
334 - Chairs 40 Pool Vinyl Strap Chairs	6,094	12 9										7,610					
340 - Chaise Lounges 56 Pool Lounges	13,826	12 9										17,267					
342 - Chairs 15 Adirondack Chairs	4,964	15 12													6,676		
376 - Pet Stations 4 Various Areas	1,077	5 2			1,131					1,280					1,448		
380 - Garbage Receptacles 12 Grounds	7,947	18 13														10,956	
480 - Drinking Fountain Tennis Court	4,308	20 3				4,639											
786 - Umbrellas 11 Pool	5,331	7 1		5,464							6,495						
Total 26000 - Outdoor Equipment	78,289			6,369	16,555	4,639	11,666	1,873		1,280	10,933	24,877		1,159	8,125	10,956	
27000 - Appliances																	
200 - Refrigerator Clubhouse Kitchen	1,656	12 3				1,783											
204 - Refrigerator Pool Pass Office	1,077	12 8									1,312						
260 - Cook Top Stove Clubhouse Kitchen- Stove Top	1,938	12 3				2,087											
274 - Oven: Wall Clubhouse Kitchen	2,760	12 3				2,972											
284 - Microwave Oven Clubhouse Kitchen	662	10 3				713										913	
Total 27000 - Appliances	8,093					7,555					1,312					913	
29000 - Infrastructure																	
964 - Utilities Clubhouse	5,519	30 25															
Total 29000 - Infrastructure	5,519																
30000 - Miscellaneous																	
200 - BBQ BBQ Area	883	15 6							1,024								
810 - Maintenance Equipment Aerator- Husqvarna	9,154	10 4					10,104										12,934

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
 30 Year Expense Forecast - Detailed
 2020 Update- 3
 Prepared for the 2021 Fiscal Year

Reserve Component	Current Replacement Cost	Life Useful / Remaining	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
814 - Maintenance Equipment Snow Blower- Honda HSS1332A	4,066	10 6							4,716								
818 - Maintenance Equipment Snow Blower- Honda HS828	2,760	15 3				2,972											
Total 30000 - Miscellaneous	16,863					2,972	10,104		5,740								12,934
Total Expenditures Inflated @ 2.50%			136,525	220,492	119,722	157,843	42,000	139,025	134,915	12,325	70,321	201,371	68,532	106,501	85,842	57,061	30,480
Total Current Replacement Cost	1,702,857																

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
 30 Year Expense Forecast - Detailed
 2020 Update- 3
 Prepared for the 2021 Fiscal Year

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
01000 - Paving															
200 - Asphalt: Ongoing Repairs 28,150 sf Parking Lot- Min Reapirs W SC (3%)			4,610						5,346						6,200
340 - Asphalt: Major Repairs 28,150 sf Parking Lot Re-Pave								164,492							
341 - Asphalt: Major Repairs Parking Lot Re-Pave- 2020 Only[nr:1]															
Total 01000 - Paving			4,610					169,838							6,200
02000 - Concrete															
220 - Walkways 4,130 sf Clubhouse Perimeter (3%)		4,251					4,810				5,442				
400 - Pavers 8,240 sf Pool Deck											150,396				
Total 02000 - Concrete		4,251					4,810				155,838				
04000 - Structural Repairs															
204 - Siding 2,242 sf Clubhouse Exterior															
208 - Siding 2,471 sf Pool Pass Building											57,014				
550 - Bridge Maintenance 830 sf Lake & School Bdwk Decking (50%)			20,911							25,478					
552 - Bridge Maintenance 830 sf Lake & School Bdwk Decking (33%)			13,941				15,388			16,985					18,748
554 - Bridge Maintenance 830 sf Lake & School Bdwk Structural (10%)		5,440			5,859			6,309		6,794				7,316	
800 - Wood: Gazebo Repairs 900 sf BBQ Area Shade Structure							2,503								
912 - Doors 9 Clubhouse Storefront Type Doors															
916 - Doors 3 Clubhouse Slider Doors															
920 - Doors 5 Clubhouse Interior Doors															
924 - Doors 7 Pool Pass Building											25,695				
928 - Doors Pool Pass Building Overhead Roll-Up Door											2,098				
936 - Windows Northwest Replacements															
940 - Windows Northeast Replacements															
948 - Windows Southwest Replacements															
952 - Windows Front Replacements															
Total 04000 - Structural Repairs		5,440	34,851		5,859		17,891	6,309		49,257	84,807			7,316	18,748
04500 - Decking/Balconies															

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
30 Year Expense Forecast - Detailed
2020 Update- 3
Prepared for the 2021 Fiscal Year

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
100 - Composite 445 sf CH Front Entry- Structural Mod															
110 - Composite 445 sf CH Front Entry-Decking/Railing Repair															
120 - Wood 445 sf CH- Northeast Structural Mod															
130 - Composite 200 sf CH Northeast Decking/Railing Only															
140 - Wood 445 sf CH Southwest Structural Mod															
150 - Composite 184 sf CH Southwest Decking/Railings															8,313
160 - Wood 890 sf CH Northwest Structural Mod															
170 - Composite 456 sf CH Northwest Decking/Railings Total 04500 - Decking/Balconies															8,313
05000 - Roofing															
440 - Pitched: Dimensional Composition 28 Squares- Pool Pass Building							20,764								
444 - Pitched: Dimensional Composition 9 Squares- BBQ Shade Structure															
680 - Pitched: Metal 55 Squares- Clubhouse															
780 - Heat Tape 110 If Pool Pass Building Roof Total 05000 - Roofing		2,704										3,461			
		2,704					20,764					3,461			
08000 - Rehab															
100 - General Clubhouse														8,815	
104 - General Pool Building Office							8,343								
220 - Restrooms Clubhouse Upstairs											5,590				
224 - Bathrooms 2 Clubhouse Downstairs Pool Bathrooms															
230 - Kitchen Clubhouse Total 08000 - Rehab							8,343				5,590			41,065	
12000 - Pool															
110 - Resurface 252 If Lap Pool		57,810										74,002			
111 - Resurface Acid Wash (2020 Only)[nr:1]															
114 - Resurface 51 If Wading Pool							13,928								
200 - Edge: Tile, Coping, Mastic 252 If Lap Pool						20,511									
204 - Edge: Tile, Coping, Mastic 51 If Wading Pool						4,151									

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
 30 Year Expense Forecast - Detailed
 2020 Update- 3
 Prepared for the 2021 Fiscal Year

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
400 - ADA Chair Lift Wading Pool	12,789										16,371				
640 - Deck: Replace Lap & Wading Pool Deck Pavers															
700 - Chemical System Lap Pool Acu-Trol AK110 Chemical Controller		6,083					6,882					7,787			
704 - Chemical System Wading Pool Acu-Trol AK110 Chemical Controller		6,083					6,882					7,787			
708 - Chemical System 2 Lap Pool Stenner Pumps		1,966					2,225					2,517			
712 - Chemical System 2 Wading Pool Stenner Pumps		1,966					2,225					2,517			
714 - Equipment: Replacement Pool Drain & Skimmer Covers	3,200					3,621					4,097				
716 - Equipment: Replacement Lap Pool Sondex Heat Exchanger		4,097					4,635					5,244			
720 - Equipment: Replacement 2 Lap Pool Pressure Tanks		1,966													
724 - Heater Lap Pool Boiler		39,327										50,342			
728 - Heater Wading Pool		11,470										14,683			
730 - Filter Lap Pool												25,171			
732 - Filter Lap Pool- Sand Replacement		1,622					1,835					2,076			
734 - Filter Wading Pool										2,995					
736 - Filter Wading Pool- Sand Replacement										882					
740 - Pumps Pool Grundfos Heater Pump						3,256								3,967	
744 - Pumps Lap Pool Pentair 7.5 HP Pump						10,095								12,299	
748 - Pumps Wading Pool Sta Rite 2 HP Pump			2,338								2,849				
750 - Cover Lap Pool					10,942								13,332		
754 - Cover Wading Pool						2,170								2,645	
760 - Lane Ropes 225 lf Lap Pool		3,687					4,171					4,720			
950 - Furniture: Lifeguard Chair 3 Pool	2,878										3,684				
990 - Storage Reel Lap Pool Cover Reel	4,156										5,321				
994 - Miscellaneous 3 Pool Sunshades	21,724										27,809				
Total 12000 - Pool	44,748	136,078	2,338		10,942	43,804	42,784			3,877	60,130	196,845	13,332	18,911	
17000 - Tennis Court															
100 - Reseal 13,200 sf [2] Tennis Courts					50,245						59,725				

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
 30 Year Expense Forecast - Detailed
 2020 Update- 3
 Prepared for the 2021 Fiscal Year

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
500 - Resurface 13,200 sf [2] Tennis Courts				98,317											
501 - Resurface Asphalt Repairs (2023 Only)[nr:1]															
Total 17000 - Tennis Court				98,317	50,245							59,725			
17500 - Basketball / Sport Court															
300 - Basketball Standard Tennis Court							2,781								
Total 17500 - Basketball / Sport Court							2,781								
18000 - Landscaping															
100 - Irrigation: Misc. Sprinkler System					22,588										
300 - Irrigation: Backflow Preventors Grounds												4,195			
400 - Turf Renovation Flag Pole Lawn					26,218										
420 - General Repairs/Upgrades Grounds	1,599		1,680		1,765		1,854		1,948		2,046		2,150		2,259
460 - Defensible Space Open Space Fuel Reduction- Somerset				28,074										35,937	
464 - Defensible Space Open Space Fuel Reduction- The Strand				28,074										35,937	
468 - Defensible Space Open Space Fuel Reduction- Icknield Way					28,776										36,835
472 - Defensible Space Open Space Fuel Reduction- Huntsman Leap					28,776										36,835
476 - Defensible Space Open Space Fuel Reduction- Tudor Lane					28,776										36,835
480 - Defensible Space Open Space Fuel Reduction- Kent Drive						29,495									
484 - Defensible Space Open Space Fuel Reduction- Kent Drive					28,776										36,835
488 - Defensible Space Open Space Fuel Reduction- Dorchester						29,495									
Total 18000 - Landscaping	1,599		1,680	56,148	165,674	58,990	1,854		1,948		2,046	4,195	2,150	71,874	149,600
18500 - Lakes / Ponds															
990 - Miscellaneous Pond Hlth Maintenance															
Total 18500 - Lakes / Ponds															
19000 - Fencing															
100 - Chain Link: 10' 76 lf Mesh at Tennis Court Divider														5,978	
130 - Chain Link: 10' 500 lf Tennis Court Perimeter													75,308		
224 - Wrought Iron 684 lf Pool Perimeter (10%)												5,165			
234 - Wrought Iron 684 lf Pool Perimeter (90%)															

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
 30 Year Expense Forecast - Detailed
 2020 Update- 3
 Prepared for the 2021 Fiscal Year

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
340 - Wood: 6' 40 If Trash Enclosure					6,025										
360 - Wood: Split Rail 281 If Clubhouse North Perimeter															
Total 19000 - Fencing					6,025							5,165	75,308	5,978	
20000 - Lighting															
100 - Exterior: Misc. Fixtures 10 Clubhouse					1,412										
104 - Exterior: Misc. Fixtures 7 Pool Pass Building												1,835			
Total 20000 - Lighting					1,412							1,835			
21000 - Signage															
714 - Wood Monument Entrances- West				12,395											
718 - Wood Monument Clubhouse			6,718												
722 - Wood Monument Entrances- East					6,886										
Total 21000 - Signage			6,718	12,395	6,886										
22000 - Office Equipment															
100 - Miscellaneous Canon Fax Machine						452						524			
200 - Computers, Misc. Pass Office Laptop		1,199					1,357					1,535			
210 - Computers, Misc. Administration Office Desktop			2,294					2,596					2,937		
218 - Computers, Misc. Clerical Office Desktop			2,294					2,596					2,937		
220 - Computers, Misc. GM Office Desktop			2,294					2,596					2,937		
222 - Computers, Misc. 2 Office Laptops	1,938					2,192				2,481					
223 - Computers, Misc. Office Laptop (2020 Only)[nr:1]															
230 - Computers, Misc. Pool System (Printer, Scanner, Software)			8,398				9,270				10,232				11,294
300 - Copier Office Copier								17,103							
Total 22000 - Office Equipment	1,938	1,199	15,280			2,645	10,626	24,889			12,713	2,059	8,810		11,294
23000 - Mechanical Equipment															
200 - Furnace 2 Clubhouse- Furnaces #4 & #2			16,796												
210 - HVAC Clubhouse Office Air Conditioner								4,181							
600 - Water Heater Clubhouse												6,293			
Total 23000 - Mechanical Equipment			16,796					4,181				6,293			
24000 - Furnishings															
200 - Chairs 66 Clubhouse Padded Folding Chairs				3,409					3,857					4,363	

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
 30 Year Expense Forecast - Detailed
 2020 Update- 3
 Prepared for the 2021 Fiscal Year

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
204 - Chairs 65 Clubhouse Folding Chairs										2,595					
330 - Tables 23 Folding Tables									8,064						
334 - Tables 7 Square Folding Tables														1,003	
620 - Office Desk, Chair 2 Office Sets		3,197										4,093			
622 - Office Desk, Chair 1- Office Set				1,006										1,288	
680 - Lockers Clubhouse Lower Floor							3,708								
900 - Miscellaneous 4 Chair & Table Dollies														2,645	
910 - Window Coverings Roller Sun Shades- CH Upstairs		3,517													
Total 24000 - Furnishings		6,714		4,415			3,708		11,921	2,595		4,093		9,299	
24500 - Audio / Visual															
120 - Television Clubhouse									2,337						
Total 24500 - Audio / Visual									2,337						
25000 - Flooring															
200 - Carpeting 39 Sq. Yds. Clubhouse Office				4,199											
204 - Carpeting 65 Sq. Yds. Clubhouse Lower Floor										9,577					
400 - Tile 1,048 sf Downstairs Pool Bathroom Wall Tile		20,607													
700 - Vinyl 1,895 sf Clubhouse							21,079								
920 - Coatings 734 sf CH Downstairs Pool Bathroom Epoxy				12,636											
924 - Coatings 314 sf Pool Pass Building Office Epoxy Floor						3,408									
Total 25000 - Flooring		20,607		16,835		3,408	21,079				9,577				
25500 - Wallcoverings															
300 - FRP 392 sf Pool Equipment Room							2,544								
Total 25500 - Wallcoverings							2,544								
26000 - Outdoor Equipment															
100 - Tot Lot: Play Equipment Playground- Little Tikes Structure						18,087									
104 - Tot Lot: Play Equipment 2 Swing Sets		4,916													
140 - Tot Lot: Safety Surface Tot Lot							1,483								
144 - Tot Lot: Safety Surface 175 lf Tot Lot Safety Surface Border										5,940					

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
30 Year Expense Forecast - Detailed
2020 Update- 3
Prepared for the 2021 Fiscal Year

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
280 - Picnic Tables 11 Clubhouse Deck & BBQ Area- Plastic Type						5,969									
284 - Picnic Tables BBQ Area- Composite Type												1,888			
288 - Picnic Tables 3 Various Areas- 8' Wood														5,289	
306 - Benches 11 Various Areas					11,646										
330 - Chairs 5 Pool Sand Chairs	2,398										3,070				
334 - Chairs 40 Pool Vinyl Strap Chairs							10,235								
340 - Chaise Lounges 56 Pool Lounges							23,222								
342 - Chairs 15 Adirondack Chairs													9,669		
376 - Pet Stations 4 Various Areas			1,639					1,854					2,098		
380 - Garbage Receptacles 12 Grounds															
480 - Drinking Fountain Tennis Court									7,601						
786 - Umbrellas 11 Pool	7,720							9,177							10,909
Total 26000 - Outdoor Equipment	10,118	4,916	1,639		11,646	24,056	34,940	11,031	7,601	5,940	3,070	1,888	11,767	5,289	10,909
27000 - Appliances															
200 - Refrigerator Clubhouse Kitchen	2,398												3,225		
204 - Refrigerator Pool Pass Office						1,765									
260 - Cook Top Stove Clubhouse Kitchen- Stove Top	2,807												3,776		
274 - Oven: Wall Clubhouse Kitchen	3,997												5,375		
284 - Microwave Oven Clubhouse Kitchen								1,169							
Total 27000 - Appliances	9,202					1,765		1,169					12,376		
29000 - Infrastructure															
964 - Utilities Clubhouse											10,232				
Total 29000 - Infrastructure											10,232				
30000 - Miscellaneous															
200 - BBQ BBQ Area							1,483								
810 - Maintenance Equipment Aerator- Husqvarna										16,556					
814 - Maintenance Equipment Snow Blower- Honda HSS1332A		6,037										7,727			
818 - Maintenance Equipment Snow Blower- Honda HS828				4,304											
Total 30000 - Miscellaneous		6,037		4,304			1,483			16,556		7,727			

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
 30 Year Expense Forecast - Detailed
 2020 Update- 3
 Prepared for the 2021 Fiscal Year

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Total Expenditures Inflated @ 2.50%	67,605	187,946	83,912	192,414	258,689	134,667	173,606	46,410	194,813	28,968	152,615	533,931	123,742	159,732	205,064

30 Year Reserve Funding Plan Cash Flow Method

2020 Update- 3

Prepared for the 2021 Fiscal Year

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Beginning Balance	411,286	414,380	295,639	318,212	305,498	411,935	424,837	444,968	591,533	684,368
Inflated Expenditures @ 2.5%	136,525	220,492	119,722	157,843	42,000	139,025	134,915	12,325	70,321	201,371
Reserve Contribution	136,511	99,219	139,241	142,026	144,867	147,764	150,719	153,733	156,808	159,944
<i>Units/year @ 1357</i>	100.60	73.12	102.61	104.66	106.76	108.89	111.07	113.29	115.55	117.87
<i>Percentage Increase</i>		-27.3%	40.3%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Special Assessments / Other ¹	-1,000	-1,000	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.00%	4,108	3,532	3,054	3,103	3,569	4,163	4,327	5,157	6,348	6,637
Ending Balance	414,380	295,639	318,212	305,498	411,935	424,837	444,968	591,533	684,368	649,577

1) In 2020 & 2021, the \$1,000 represents a negative offset for the interest projections.

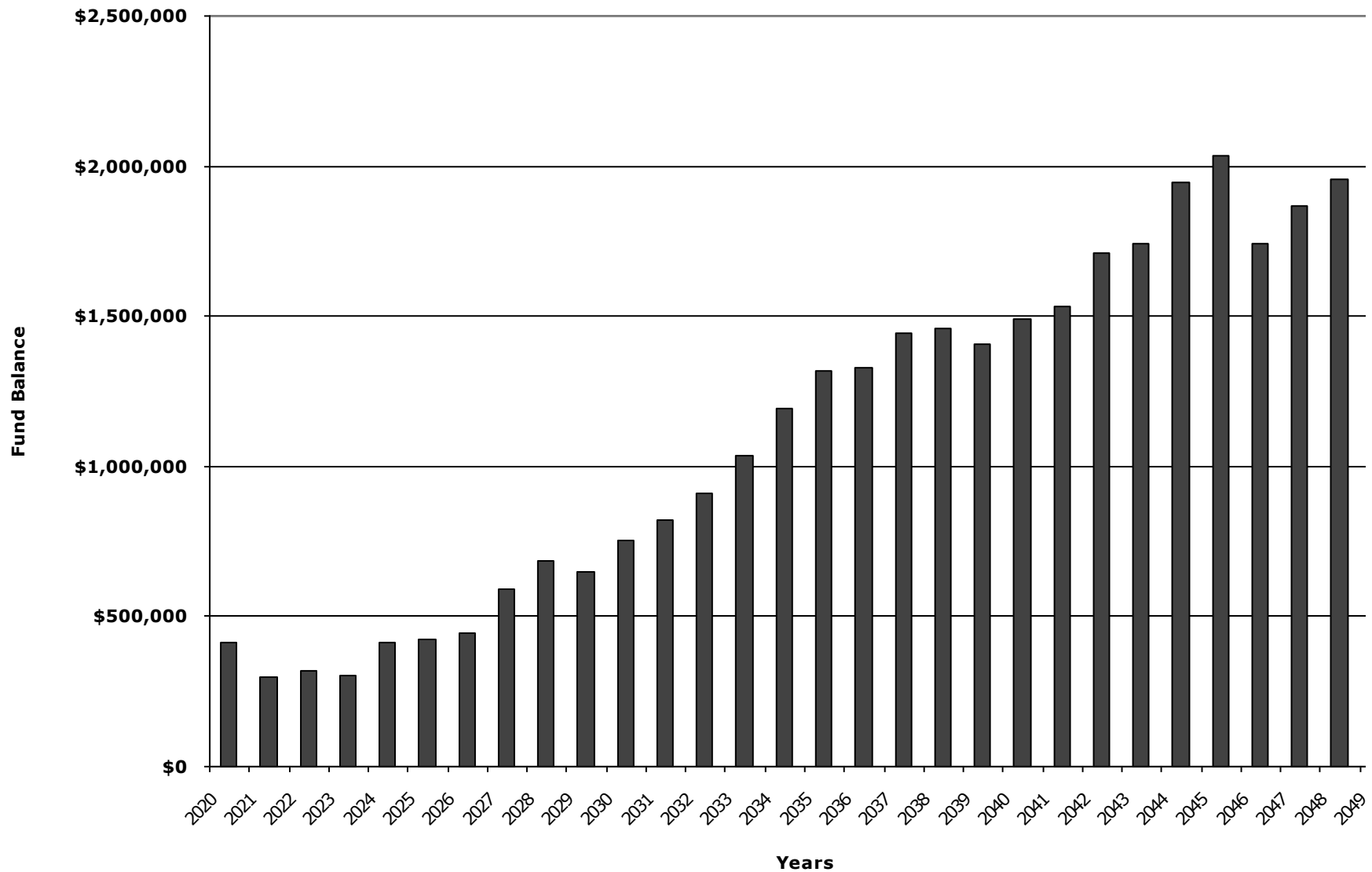
	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Beginning Balance	649,577	751,157	818,873	911,373	1,037,136	1,194,350	1,319,375	1,328,328	1,445,618	1,458,802
Inflated Expenditures @ 2.5%	68,532	106,501	85,842	57,061	30,480	67,605	187,946	83,912	192,414	258,689
Reserve Contribution	163,143	166,406	169,734	173,129	176,592	180,124	183,726	187,401	191,149	194,972
<i>Units/year @ 1357</i>	120.22	122.63	125.08	127.58	130.13	132.74	135.39	138.10	140.86	143.68
<i>Percentage Increase</i>	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.00%	6,969	7,811	8,608	9,694	11,102	12,506	13,173	13,801	14,450	14,269
Ending Balance	751,157	818,873	911,373	1,037,136	1,194,350	1,319,375	1,328,328	1,445,618	1,458,802	1,409,355

	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Beginning Balance	1,409,355	1,487,974	1,532,241	1,708,861	1,742,261	1,946,911	2,033,669	1,742,485	1,865,130	1,957,424
Inflated Expenditures @ 2.5%	134,667	173,606	46,410	194,813	28,968	152,615	533,931	123,742	159,732	205,064
Reserve Contribution	198,871	202,848	206,905	211,043	215,264	219,569	223,960	228,439	233,008	237,668
<i>Units/year @ 1357</i>	146.55	149.48	152.47	155.52	158.63	161.80	165.04	168.34	171.71	175.14
<i>Percentage Increase</i>	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.00%	14,415	15,026	16,125	17,170	18,354	19,804	18,787	17,948	19,018	19,737
Ending Balance	1,487,974	1,532,241	1,708,861	1,742,261	1,946,911	2,033,669	1,742,485	1,865,130	1,957,424	2,009,765

30 Year Reserve Funding Plan Cash Flow Method - Ending Balances

2020 Update- 3

Prepared for the 2021 Fiscal Year



30 Year Reserve Funding Plan Including Fully Funded Balance and % Funded

2020 Update- 3

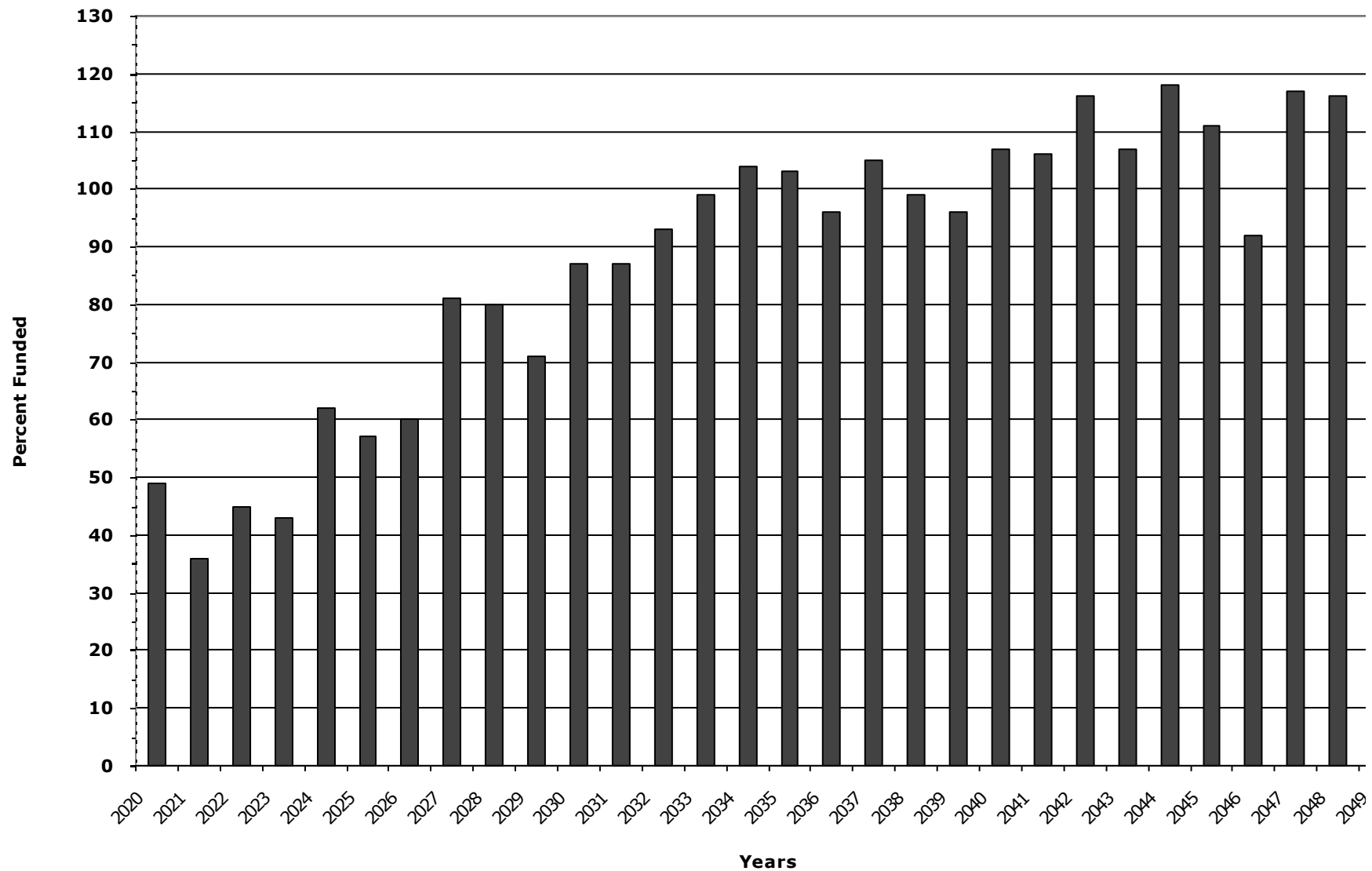
Prepared for the 2021 Fiscal Year

Year	Beginning Balance	Fully Funded Balance	Percent Funded	Inflated Expenditures @ 2.50%	Reserve Contribution	Special Assessments & Other Contributions	Interest	Ending Balance
2020	411,286	837,837	49.5%	136,525	136,511	-1,000	4,108	414,380
2021	414,380	813,568	36.3%	220,492	99,219	-1,000	3,532	295,639
2022	295,639	709,055	44.9%	119,722	139,241	0	3,054	318,212
2023	318,212	707,747	43.2%	157,843	142,026	0	3,103	305,498
2024	305,498	668,899	61.6%	42,000	144,867	0	3,569	411,935
2025	411,935	750,450	56.6%	139,025	147,764	0	4,163	424,837
2026	424,837	737,286	60.4%	134,915	150,719	0	4,327	444,968
2027	444,968	730,770	80.9%	12,325	153,733	0	5,157	591,533
2028	591,533	852,580	80.3%	70,321	156,808	0	6,348	684,368
2029	684,368	920,894	70.5%	201,371	159,944	0	6,637	649,577
2030	649,577	859,565	87.4%	68,532	163,143	0	6,969	751,157
2031	751,157	935,915	87.5%	106,501	166,406	0	7,811	818,873
2032	818,873	978,383	93.2%	85,842	169,734	0	8,608	911,373
2033	911,373	1,046,295	99.1%	57,061	173,129	0	9,694	1,037,136
2034	1,037,136	1,148,691	104.0%	30,480	176,592	0	11,102	1,194,350
2035	1,194,350	1,284,260	102.7%	67,605	180,124	0	12,506	1,319,375
2036	1,319,375	1,388,618	95.7%	187,946	183,726	0	13,173	1,328,328
2037	1,328,328	1,375,773	105.1%	83,912	187,401	0	13,801	1,445,618
2038	1,445,618	1,472,870	99.0%	192,414	191,149	0	14,450	1,458,802
2039	1,458,802	1,464,897	96.2%	258,689	194,972	0	14,269	1,409,355
2040	1,409,355	1,392,604	106.8%	134,667	198,871	0	14,415	1,487,974
2041	1,487,974	1,449,532	105.7%	173,606	202,848	0	15,026	1,532,241
2042	1,532,241	1,471,974	116.1%	46,410	206,905	0	16,125	1,708,861
2043	1,708,861	1,629,457	106.9%	194,813	211,043	0	17,170	1,742,261
2044	1,742,261	1,642,971	118.5%	28,968	215,264	0	18,354	1,946,911
2045	1,946,911	1,831,124	111.1%	152,615	219,569	0	19,804	2,033,669
2046	2,033,669	1,901,663	91.6%	533,931	223,960	0	18,787	1,742,485
2047	1,742,485	1,587,646	117.5%	123,742	228,439	0	17,948	1,865,130
2048	1,865,130	1,690,866	115.8%	159,732	233,008	0	19,018	1,957,424
2049	1,957,424	1,764,535	113.9%	205,064	237,668	0	19,737	2,009,765

30 Year Reserve Funding Plan Cash Flow Method - Percent Funded

2020 Update- 3

Prepared for the 2021 Fiscal Year



Reserve Fund Balance Forecast Component Method

2020 Update- 3

Prepared for the 2021 Fiscal Year

<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>	<i>Per Year</i>	<i>2020 Fully Funded Balance</i>	<i>2021 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2021 Line Item Contribution based on Cash Flow Method</i>
01000 - Paving									
200 - Asphalt: Ongoing Repairs 28,150 sf Parking Lot- Min Reapirs W SC (3%)	3,030	6	5	3,428	571	505	1,035	0.50%	494
340 - Asphalt: Major Repairs 28,150 sf Parking Lot Re-Pave	93,217	25	23	164,492	6,580	7,457	11,466	5.73%	5,690
341 - Asphalt: Major Repairs Parking Lot Re-Pave- 2020 Only[nr:1]	130,225	1	0	0	0	130,225	0	0.00%	0
Sub-total [01000 - Paving]	226,472			167,919	7,151	138,187	12,501	6.23%	6,184
02000 - Concrete									
220 - Walkways 4,130 sf Clubhouse Perimeter (3%)	2,864	5	1	2,935	587	2,291	2,935	0.51%	508
400 - Pavers 8,240 sf Pool Deck	79,143	30	26	150,396	5,013	10,552	13,520	4.37%	4,335
Sub-total [02000 - Concrete]	82,007			153,331	5,600	12,843	16,456	4.88%	4,843

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
04000 - Structural Repairs									
204 - Siding 2,242 sf Clubhouse Exterior	27,222	30	9	33,997	1,133	19,056	20,462	0.99%	980
208 - Siding 2,471 sf Pool Pass Building	30,003	30	26	57,014	1,900	4,000	5,125	1.66%	1,643
550 - Bridge Maintenance 830 sf Lake & School Bdwk Decking (50%)	13,742	8	1	14,086	1,761	12,025	14,086	1.53%	1,523
552 - Bridge Maintenance 830 sf Lake & School Bdwk Decking (33%)	9,162	4	1	9,391	2,348	6,871	9,391	2.05%	2,030
554 - Bridge Maintenance 830 sf Lake & School Bdwk Structural (10%)	3,665	3	1	3,756	1,252	2,443	3,756	1.09%	1,083
800 - Wood: Gazebo Repairs 900 sf BBQ Area Shade Structure	1,490	10	1	1,527	153	1,341	1,527	0.13%	132
912 - Doors 9 Clubhouse Storefront Type Doors	34,770	30	5	39,339	1,311	28,975	30,887	1.14%	1,134
916 - Doors 3 Clubhouse Slider Doors	6,623	30	9	8,271	276	4,636	4,978	0.24%	238
920 - Doors 5 Clubhouse Interior Doors	4,415	30	9	5,514	184	3,091	3,319	0.16%	159
924 - Doors 7 Pool Pass Building	13,522	30	26	25,695	857	1,803	2,310	0.75%	741
928 - Doors Pool Pass Building Overhead Roll-Up Door	1,104	30	26	2,098	70	147	189	0.06%	60
936 - Windows Northwest Replacements	30,750	30	2	32,307	1,077	28,700	30,468	0.94%	931
940 - Windows Northeast Replacements	15,759	30	2	16,557	552	14,709	15,615	0.48%	477
948 - Windows Southwest Replacements	15,759	30	1	16,153	538	15,234	16,153	0.47%	466
952 - Windows Front Replacements	15,759	30	2	16,557	552	14,709	15,615	0.48%	477
Sub-total [04000 - Structural Repairs]	223,746			282,263	13,963	157,739	173,882	12.17%	12,075

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
04500 - Decking/Balconies									
100 - Composite 445 sf CH Front Entry- Structural Mod	61,400	40	33	0	0	10,745	12,587	0.00%	0
110 - Composite 445 sf CH Front Entry-Decking/Railing Repair	9,824	40	13	13,542	339	6,631	7,049	0.30%	293
120 - Wood 445 sf CH- Northeast Structural Mod	39,002	40	37	0	0	2,925	3,998	0.00%	0
130 - Composite 200 sf CH Northeast Decking/Railing Only	5,519	40	37	0	0	414	566	0.00%	0
140 - Wood 445 sf CH Southwest Structural Mod	39,002	40	1	39,977	999	38,027	39,977	0.87%	864
150 - Composite 184 sf CH Southwest Decking/Railings	4,062	40	29	8,313	208	1,117	1,249	0.18%	180
160 - Wood 890 sf CH Northwest Structural Mod	71,077	40	1	72,854	1,821	69,300	72,854	1.59%	1,575
170 - Composite 456 sf CH Northwest Decking/Railings	10,067	40	1	10,318	258	9,815	10,318	0.22%	223
Sub-total [04500 - Decking/Balconies]	239,953			145,005	3,625	138,975	148,598	3.16%	3,135
05000 - Roofing									
440 - Pitched: Dimensional Composition 28 Squares- Pool Pass Building	12,363	25	21	20,764	831	1,978	2,534	0.72%	718
444 - Pitched: Dimensional Composition 9 Squares- BBQ Shade Structure	3,974	25	5	4,496	180	3,179	3,421	0.16%	156
680 - Pitched: Metal 55 Squares- Clubhouse	66,781	30	3	71,915	2,397	60,103	63,887	2.09%	2,073
780 - Heat Tape 110 lf Pool Pass Building Roof	1,821	10	6	2,112	211	729	933	0.18%	183
Sub-total [05000 - Roofing]	84,938			99,288	3,619	65,988	70,776	3.15%	3,129
08000 - Rehab									
100 - General Clubhouse	4,415	25	3	4,755	190	3,885	4,164	0.17%	164
104 - General Pool Building Office	4,967	25	21	8,343	334	795	1,018	0.29%	289
220 - Restrooms Clubhouse Upstairs	3,015	15	10	3,860	257	1,005	1,236	0.22%	223
224 - Bathrooms 2 Clubhouse Downstairs Pool Bathrooms	8,831	20	14	12,477	624	2,649	3,168	0.54%	539
230 - Kitchen Clubhouse	16,153	25	3	17,395	696	14,215	15,233	0.61%	602
Sub-total [08000 - Rehab]	37,382			46,830	2,101	22,549	24,819	1.83%	1,817

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
12000 - Pool									
110 - Resurface 252 lf Lap Pool	38,943	10	6	45,161	4,516	15,577	19,958	3.94%	3,905
111 - Resurface Acid Wash (2020 Only)[nr:1]	5,500	1	0	0	0	5,500	0	0.00%	0
114 - Resurface 51 lf Wading Pool	8,293	10	1	8,500	850	7,463	8,500	0.74%	735
200 - Edge: Tile, Coping, Mastic 252 lf Lap Pool	12,517	24	20	20,511	855	2,086	2,673	0.74%	739
204 - Edge: Tile, Coping, Mastic 51 lf Wading Pool	2,533	24	20	4,151	173	422	541	0.15%	150
400 - ADA Chair Lift Wading Pool	8,831	10	5	9,991	999	4,415	5,431	0.87%	864
640 - Deck: Replace Lap & Wading Pool Deck Pavers	32,949	40	36	0	0	3,295	4,222	0.00%	0
700 - Chemical System Lap Pool Acu-Trol AK110 Chemical Controller	4,098	5	1	4,200	840	3,278	4,200	0.73%	726
704 - Chemical System Wading Pool Acu-Trol AK110 Chemical Controller	4,098	5	1	4,200	840	3,278	4,200	0.73%	726
708 - Chemical System 2 Lap Pool Stenner Pumps	1,325	5	1	1,358	272	1,060	1,358	0.24%	235
712 - Chemical System 2 Wading Pool Stenner Pumps	1,325	5	1	1,358	272	1,060	1,358	0.24%	235
714 - Equipment: Replacement Pool Drain & Skimmer Covers	2,210	5	5	2,500	417	368	453	0.36%	360
716 - Equipment: Replacement Lap Pool Sondex Heat Exchanger	2,760	5	1	2,829	566	2,208	2,829	0.49%	489
720 - Equipment: Replacement 2 Lap Pool Pressure Tanks	1,325	20	16	1,966	98	265	339	0.09%	85
724 - Heater Lap Pool Boiler	26,492	10	6	30,722	3,072	10,597	13,577	2.68%	2,657
728 - Heater Wading Pool	7,727	10	6	8,961	896	3,091	3,960	0.78%	775
730 - Filter Lap Pool	13,246	15	11	17,380	1,159	3,532	4,526	1.01%	1,002
732 - Filter Lap Pool- Sand Replacement	1,093	5	1	1,120	224	874	1,120	0.20%	194
734 - Filter Wading Pool	1,656	14	10	2,119	151	473	606	0.13%	131
736 - Filter Wading Pool- Sand Replacement	488	14	10	624	45	139	179	0.04%	39
740 - Pumps Pool Grundfos Heater Pump	1,987	8	4	2,193	274	993	1,273	0.24%	237

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
12000 - Pool									
744 - Pumps Lap Pool Pentair 7.5 HP Pump	6,160	8	4	6,800	850	3,080	3,947	0.74%	735
748 - Pumps Wading Pool Sta Rite 2 HP Pump	1,537	8	1	1,575	197	1,345	1,575	0.17%	170
750 - Cover Lap Pool	6,845	8	3	7,371	921	4,278	5,262	0.80%	797
754 - Cover Wading Pool	1,325	8	4	1,462	183	662	849	0.16%	158
760 - Lane Ropes 225 lf Lap Pool	2,484	5	1	2,546	509	1,987	2,546	0.44%	440
950 - Furniture: Lifeguard Chair 3 Pool	1,987	10	5	2,248	225	993	1,222	0.20%	194
990 - Storage Reel Lap Pool Cover Reel	2,870	10	5	3,247	325	1,435	1,765	0.28%	281
994 - Miscellaneous 3 Pool Sunshades	15,000	10	5	16,971	1,697	7,500	9,225	1.48%	1,468
Sub-total [12000 - Pool]	217,597			212,064	21,424	91,255	107,690	18.67%	18,526
17000 - Tennis Court									
100 - Reseal 13,200 sf [2] Tennis Courts	31,429	7	5	35,560	5,080	8,980	13,807	4.43%	4,393
500 - Resurface 13,200 sf [2] Tennis Courts	63,037	21	18	98,317	4,682	9,005	12,307	4.08%	4,048
501 - Resurface Asphalt Repairs (2023 Only)[nr:1]	3,714	4	3	4,000	1,000	929	1,904	0.87%	865
Sub-total [17000 - Tennis Court]	98,181			137,877	10,762	18,914	28,017	9.38%	9,306
17500 - Basketball / Sport Court									
300 - Basketball Standard Tennis Court	1,656	15	6	1,920	128	993	1,131	0.11%	111

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
18000 - Landscaping									
100 - Irrigation: Misc. Sprinkler System	14,130	20	19	22,588	1,129	706	1,448	0.98%	977
300 - Irrigation: Backflow Preventors Grounds	2,208	20	6	2,560	128	1,545	1,697	0.11%	111
400 - Turf Renovation Flag Pole Lawn	16,400	20	19	26,218	1,311	820	1,681	1.14%	1,134
420 - General Repairs/Upgrades Grounds	1,104	2	1	1,131	566	552	1,131	0.49%	489
460 - Defensible Space Open Space Fuel Reduction- Somerset	18,000	10	8	21,931	2,193	3,600	5,535	1.91%	1,896
464 - Defensible Space Open Space Fuel Reduction- The Strand	18,000	10	8	21,931	2,193	3,600	5,535	1.91%	1,896
468 - Defensible Space Open Space Fuel Reduction- Icknield Way	18,000	10	9	22,480	2,248	1,800	3,690	1.96%	1,944
472 - Defensible Space Open Space Fuel Reduction- Huntsman Leap	18,000	10	9	22,480	2,248	1,800	3,690	1.96%	1,944
476 - Defensible Space Open Space Fuel Reduction- Tudor Lane	18,000	10	9	22,480	2,248	1,800	3,690	1.96%	1,944
480 - Defensible Space Open Space Fuel Reduction- Kent Drive	18,000	10	10	23,042	2,095	1,636	1,845	1.83%	1,811
484 - Defensible Space Open Space Fuel Reduction- Kent Drive	18,000	10	9	22,480	2,248	1,800	3,690	1.96%	1,944
488 - Defensible Space Open Space Fuel Reduction- Dorchester	18,000	10	10	23,042	2,095	1,636	1,845	1.83%	1,811
Sub-total [18000 - Landscaping]	177,841			232,361	20,701	21,296	35,478	18.04%	17,901
18500 - Lakes / Ponds									
990 - Miscellaneous Pond Hlth Maintenance	3,863	30	1	3,960	132	3,735	3,960	0.12%	114

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
19000 - Fencing									
100 - Chain Link: 10' 76 lf Mesh at Tennis Court Divider	2,994	30	28	5,978	199	200	307	0.17%	172
130 - Chain Link: 10' 500 lf Tennis Court Perimeter	38,663	30	27	75,308	2,510	3,866	5,284	2.19%	2,171
224 - Wrought Iron 684 lf Pool Perimeter (10%)	2,718	30	26	5,165	172	362	464	0.15%	149
234 - Wrought Iron 684 lf Pool Perimeter (90%)	24,462	30	11	32,097	1,070	15,493	16,716	0.93%	925
340 - Wood: 6' 40 lf Trash Enclosure	3,769	18	1	3,863	215	3,560	3,863	0.19%	186
360 - Wood: Split Rail 281 lf Clubhouse North Perimeter	4,653	25	8	5,669	227	3,164	3,434	0.20%	196
Sub-total [19000 - Fencing]	77,259			128,080	4,393	26,645	30,068	3.83%	3,799
20000 - Lighting									
100 - Exterior: Misc. Fixtures 10 Clubhouse	883	15	4	975	65	648	724	0.06%	56
104 - Exterior: Misc. Fixtures 7 Pool Pass Building	966	15	11	1,267	84	258	330	0.07%	73
Sub-total [20000 - Lighting]	1,849			2,242	149	905	1,054	0.13%	129
21000 - Signage									
714 - Wood Monument Entrances- West	7,947	15	3	8,559	571	6,358	7,060	0.50%	493
718 - Wood Monument Clubhouse	4,415	15	2	4,639	309	3,827	4,224	0.27%	267
722 - Wood Monument Entrances- East	4,308	15	4	4,755	317	3,159	3,532	0.28%	274
Sub-total [21000 - Signage]	16,670			17,952	1,197	13,343	14,816	1.04%	1,035

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
22000 - Office Equipment									
100 - Miscellaneous Canon Fax Machine	276	6	2	290	48	184	236	0.04%	42
200 - Computers, Misc. Pass Office Laptop	808	5	1	828	166	646	828	0.14%	143
210 - Computers, Misc. Administration Office Desktop	1,508	5	2	1,584	317	905	1,236	0.28%	274
218 - Computers, Misc. Clerical Office Desktop	1,508	5	2	1,584	317	905	1,236	0.28%	274
220 - Computers, Misc. GM Office Desktop	1,508	5	2	1,584	317	905	1,236	0.28%	274
222 - Computers, Misc. 2 Office Laptops	1,338	5	5	1,514	252	223	274	0.22%	218
223 - Computers, Misc. Office Laptop (2020 Only)[nr:1]	800	1	0	0	0	800	0	0.00%	0
230 - Computers, Misc. Pool System (Printer, Scanner, Software)	5,519	4	1	5,657	1,414	4,139	5,657	1.23%	1,223
300 - Copier Office Copier	9,934	10	2	10,437	1,044	7,947	9,164	0.91%	903
Sub-total [22000 - Office Equipment]	23,198			23,478	3,875	16,654	19,868	3.38%	3,350
23000 - Mechanical Equipment									
200 - Furnace 2 Clubhouse- Furnaces #4 & #2	11,038	15	2	11,597	773	9,566	10,560	0.67%	669
210 - HVAC Clubhouse Office Air Conditioner	2,428	10	2	2,551	255	1,943	2,240	0.22%	221
600 - Water Heater Clubhouse	3,311	12	2	3,479	290	2,760	3,111	0.25%	251
Sub-total [23000 - Mechanical Equipment]	16,778			17,627	1,318	14,269	15,911	1.15%	1,140

<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>	<i>Per Year</i>	<i>2020 Fully Funded Balance</i>	<i>2021 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2021 Line Item Contribution based on Cash Flow Method</i>
24000 - Furnishings									
200 - Chairs 66 Clubhouse Padded Folding Chairs	2,186	5	3	2,354	471	874	1,344	0.41%	407
204 - Chairs 65 Clubhouse Folding Chairs	1,435	18	6	1,664	92	957	1,062	0.08%	80
330 - Tables 23 Folding Tables	4,570	20	3	4,921	246	3,884	4,216	0.21%	213
334 - Tables 7 Square Folding Tables	502	20	8	612	31	301	335	0.03%	26
620 - Office Desk, Chair 2 Office Sets	2,154	10	6	2,498	250	862	1,104	0.22%	216
622 - Office Desk, Chair 1- Office Set	645	10	8	786	79	129	198	0.07%	68
680 - Lockers Clubhouse Lower Floor	2,208	18	3	2,377	132	1,840	2,011	0.12%	114
900 - Miscellaneous 4 Chair & Table Dollies	1,325	20	8	1,614	81	795	882	0.07%	70
910 - Window Coverings Roller Sun Shades- CH Upstairs	2,369	20	16	3,517	176	474	607	0.15%	152
Sub-total [24000 - Furnishings]	17,393			20,343	1,557	10,115	11,760	1.36%	1,346
24500 - Audio / Visual									
120 - Television Clubhouse	1,325	10	3	1,426	143	927	1,086	0.12%	123
25000 - Flooring									
200 - Carpeting 39 Sq. Yds. Clubhouse Office	2,692	15	3	2,899	193	2,154	2,392	0.17%	167
204 - Carpeting 65 Sq. Yds. Clubhouse Lower Floor	5,166	15	10	6,613	441	1,722	2,118	0.38%	381
400 - Tile 1,048 sf Downstairs Pool Bathroom Wall Tile	13,882	22	16	20,607	937	3,786	4,527	0.82%	810
700 - Vinyl 1,895 sf Clubhouse	12,550	18	3	13,515	751	10,459	11,435	0.65%	649
920 - Coatings 734 sf CH Downstairs Pool Bathroom Epoxy	8,102	12	6	9,396	783	4,051	4,844	0.68%	677
924 - Coatings 314 sf Pool Pass Building Office Epoxy Floor	2,080	12	8	2,534	211	693	888	0.18%	183
Sub-total [25000 - Flooring]	44,472			55,564	3,316	22,864	26,204	2.89%	2,867
25500 - Wallcoverings									
300 - FRP 392 sf Pool Equipment Room	1,514	25	21	2,544	102	242	310	0.09%	88

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
26000 - Outdoor Equipment									
100 - Tot Lot: Play Equipment Playground- Little Tikes Structure	11,038	18	2	11,597	644	9,812	10,686	0.56%	557
104 - Tot Lot: Play Equipment 2 Swing Sets	3,311	25	16	4,916	197	1,192	1,358	0.17%	170
140 - Tot Lot: Safety Surface Tot Lot	883	10	1	905	91	795	905	0.08%	78
144 - Tot Lot: Safety Surface 175 If Tot Lot Safety Surface Border	3,284	20	4	3,625	181	2,627	2,861	0.16%	157
280 - Picnic Tables 11 Clubhouse Deck & BBQ Area- Plastic Type	3,643	18	2	3,827	213	3,238	3,526	0.19%	184
284 - Picnic Tables BBQ Area- Composite Type	993	18	8	1,210	67	552	622	0.06%	58
288 - Picnic Tables 3 Various Areas- 8' Wood	2,649	20	8	3,228	161	1,589	1,765	0.14%	140
306 - Benches 11 Various Areas	7,285	15	4	8,041	536	5,342	5,974	0.47%	464
330 - Chairs 5 Pool Sand Chairs	1,656	10	5	1,873	187	828	1,018	0.16%	162
334 - Chairs 40 Pool Vinyl Strap Chairs	6,094	12	9	7,610	634	1,523	2,082	0.55%	548
340 - Chaise Lounges 56 Pool Lounges	13,826	12	9	17,267	1,439	3,457	4,724	1.25%	1,244
342 - Chairs 15 Adirondack Chairs	4,964	15	12	6,676	445	993	1,357	0.39%	385
376 - Pet Stations 4 Various Areas	1,077	5	2	1,131	226	646	883	0.20%	196
380 - Garbage Receptacles 12 Grounds	7,947	18	13	10,956	609	2,208	2,715	0.53%	526
480 - Drinking Fountain Tennis Court	4,308	20	3	4,639	232	3,661	3,974	0.20%	201
786 - Umbrellas 11 Pool	5,331	7	1	5,464	781	4,569	5,464	0.68%	675
Sub-total [26000 - Outdoor Equipment]	78,289			92,966	6,643	43,032	49,914	5.79%	5,744

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
27000 - Appliances									
200 - Refrigerator Clubhouse Kitchen	1,656	12	3	1,783	149	1,242	1,414	0.13%	128
204 - Refrigerator Pool Pass Office	1,077	12	8	1,312	109	359	460	0.10%	95
260 - Cook Top Stove Clubhouse Kitchen- Stove Top	1,938	12	3	2,087	174	1,454	1,656	0.15%	150
274 - Oven: Wall Clubhouse Kitchen	2,760	12	3	2,972	248	2,070	2,357	0.22%	214
284 - Microwave Oven Clubhouse Kitchen	662	10	3	713	71	464	543	0.06%	62
Sub-total [27000 - Appliances]	8,093			8,867	751	5,588	6,430	0.65%	649
29000 - Infrastructure									
964 - Utilities Clubhouse	5,519	30	25	10,232	341	920	1,131	0.30%	295
30000 - Miscellaneous									
200 - BBQ BBQ Area	883	15	6	1,024	68	530	603	0.06%	59
810 - Maintenance Equipment Aerator- Husqvarna	9,154	10	4	10,104	1,010	5,492	6,568	0.88%	874
814 - Maintenance Equipment Snow Blower- Honda HSS1332A	4,066	10	6	4,716	472	1,627	2,084	0.41%	408
818 - Maintenance Equipment Snow Blower- Honda HS828	2,760	15	3	2,972	198	2,208	2,451	0.17%	171
Sub-total [30000 - Miscellaneous]	16,863			18,815	1,748	9,856	11,707	1.52%	1,512
Totals	1,702,857			1,882,954	114,739	837,837	813,568	100.00%	99,219
						[A] [EndBal]	[B] [EndBal]		
Percent Funded						49.46%	36.34%		

01000 - Paving

200 - Asphalt: Ongoing Repairs	Useful Life 6	Remaining Life 5	
28,150 sf Parking Lot- Min Repairs W SC (3%)	Quantity 28,150	Unit of Measure	Square Feet
	Cost /SqFt \$3.59	Qty * \$/SqFt	\$100,985
	% Included 3.00%	Total Cost/Study	\$3,030
Summary	Replacement Year 2025	Future Cost	\$3,428

This is for miscellaneous repairs including crackfill, skin patching and minor dig out & fill. Cracks 1/4" or wider should be filled when observed.

2016- The paving is at the end of its useful life. This component is scheduled to happen 6 years after the 2021 major paving rehab.

340 - Asphalt: Major Repairs	Useful Life 25	Remaining Life 23	
28,150 sf Parking Lot Re-Pave	Quantity 28,150	Unit of Measure	Square Feet
	Cost /SqFt \$3.31		
	% Included 100.00%	Total Cost/Study	\$93,217
Summary	Replacement Year 2043	Future Cost	\$164,492

This is for major excavation, recompaction and installation of new hot mix asphalt to selected areas.

2019- \$131,975 expended. Later moved to 2020 due to scheduling.

2017- Remaining life reduced from 2021 to 2019.

In 2016, the paving is at the end of its useful life.

1989- Placed in service

341 - Asphalt: Major Repairs	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Parking Lot Re-Pave- 2020 Only	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$130,225		
	% Included 100.00%	Total Cost/Study	\$130,225
Summary	Replacement Year 2020	Future Cost	\$130,225

This is for the \$130,225 expended.

2019- \$131,975 to be expended in 2020.

02000 - Concrete

220 - Walkways	Useful Life 5	Remaining Life 1	
4,130 sf Clubhouse Perimeter (3%)	Quantity 4,130	Unit of Measure	Square Feet
	Cost /SqFt \$23.11	Qty * \$/SqFt	\$95,460
	% Included 3.00%	Total Cost/Study	\$2,864
Summary	Replacement Year 2021	Future Cost	\$2,935

This is to repair, replace or grind concrete flatwork to remove abrupt elevation changes and maintain functionality. Since the concrete useful life exceeds the scope of this study, this component provides for repair only and not full replacement.

clubhouse front perimeter- 2,330 sf
tennis court perimeter- 900 sf
BBQ shade structure- 900 sf

2018- Cost increased per client as they thought may be low.

2016, there is an area of failure at the northeast side of the clubhouse near the tennis court entry.

400 - Pavers	Useful Life 30	Remaining Life 26	
8,240 sf Pool Deck	Quantity 8,240	Unit of Measure	Square Feet
	Cost /SqFt \$9.60		
	% Included 100.00%	Total Cost/Study	\$79,143
Summary	Replacement Year 2046	Future Cost	\$150,396

This is to repair and replace the concrete pavers.

2016- \$71,700 was expended.

04000 - Structural Repairs

204 - Siding	Useful Life 30	Remaining Life 9	
2,242 sf Clubhouse Exterior	Quantity 2,242	Unit of Measure	Square Feet
	Cost /SqFt \$12.14		
	% Included 100.00%	Total Cost/Study	\$27,222
Summary	Replacement Year 2029	Future Cost	\$33,997

This is to replace siding. The actual scope of the work will depend on what is found after the existing siding is removed.

1999- Placed in service.

208 - Siding	Useful Life 30	Remaining Life 26	
2,471 sf Pool Pass Building	Quantity 2,471	Unit of Measure	Square Feet
	Cost /SqFt \$12.14		
	% Included 100.00%	Total Cost/Study	\$30,003
Summary	Replacement Year 2046	Future Cost	\$57,014

This is to replace siding. The actual scope of the work will depend on what is found after the existing siding is removed. If properly maintained, the siding useful life should exceed the 30 year reserve study scope.

2016- Placed in service.

04000 - Structural Repairs

550 - Bridge Maintenance	Useful Life 8	Remaining Life 1	
830 sf Lake & School Bdwk Decking (50%)	Quantity 830	Unit of Measure	Square Feet
	Cost /SqFt \$33.11	Qty * \$/SqFt	\$27,485
	% Included 50.00%	Total Cost/Study	\$13,742
Summary	Replacement Year 2021	Future Cost	\$14,086

This is to replace the decking on the boardwalk bridges. The bridge located at the school is 10990 Dorchester Drive at the north perimeter. This is to replace the material in need by planning for 50% replacement of the decking only every 8 years.

school site- 6' x 180'
lake perimeter bridges as follows:
1- 6' x 230' (SW)
1- 6' x 60' (north)
1- 6' x 250' (NE)
1- 6' x 110' (east)

2016- Major percentage of the walks were placed in service in 2006 per information received. Client provided information will further define this component.

552 - Bridge Maintenance	Useful Life 4	Remaining Life 1	
830 sf Lake & School Bdwk Decking (33%)	Quantity 830	Unit of Measure	Square Feet
	Cost /SqFt \$33.11	Qty * \$/SqFt	\$27,485
	% Included 33.33%	Total Cost/Study	\$9,162
Summary	Replacement Year 2021	Future Cost	\$9,391

This is to replace the decking on the boardwalk bridges. The bridge located at the school is 10990 Dorchester Drive at the north perimeter. This is to replace the material in need by planning for a percentage replacement of the decking only every 4 years.

school site- 6' x 180'
lake perimeter bridges as follows:
1- 6' x 230' (SW)
1- 6' x 60' (north)
1- 6' x 250' (NE)
1- 6' x 110' (east)

2016- This secondary item was added by client.

04000 - Structural Repairs

554 - Bridge Maintenance	Useful Life 3	Remaining Life 1	
830 sf Lake & School Bdwk Structural (10%)	Quantity 830	Unit of Measure	Square Feet
	Cost /SqFt \$44.15	Qty * \$/SqFt	\$36,647
	% Included 10.00%	Total Cost/Study	\$3,665
Summary	Replacement Year 2021	Future Cost	\$3,756

This is to maintain the wood boardwalk bridge supports. Not totally assessable, this component provides for ongoing repair in lieu of reconstruction en masse. The bridge located at the school is 10990 Dorchester Drive at the north perimeter.

In 2016, these were not totally viewable structures at the time of the site visit and therefore could not be fully assessed.

school site- 6' x 180'
lake perimeter bridges as follows:
1- 6' x 230' (SW)
1- 6' x 60' (north)
1- 6' x 250' (NE)
1- 6' x 110' (east)

2018- Deferred from 2018 to 2019.
2006- Placed in service.

800 - Wood: Gazebo Repairs	Useful Life 10	Remaining Life 1	
900 sf BBQ Area Shade Structure	Quantity 900	Unit of Measure	Square Feet
	Cost /SqFt \$1.66		
	% Included 100.00%	Total Cost/Study	\$1,490
Summary	Replacement Year 2021	Future Cost	\$1,527

This is to repair, and maintain the wood shade structure. Complete structure replacement exceeds the 30 year reserve study scope. Roof replacement is provided for within another component.

2000- Placed in service.

912 - Doors	Useful Life 30	Remaining Life 5	
9 Clubhouse Storefront Type Doors	Quantity 9	Unit of Measure	Items
	Cost /Itm \$3,863		
	% Included 100.00%	Total Cost/Study	\$34,770
Summary	Replacement Year 2025	Future Cost	\$39,339

This is to repair, replace and maintain the doors.

1- single store front type
4- double sets store front type

2017- Remaining life reduced from 2029 to 2025.
1999- Placed in service.

04000 - Structural Repairs

916 - Doors	Useful Life 30	Remaining Life 9	
3 Clubhouse Slider Doors	Quantity 3	Unit of Measure	Items
	Cost /Itm \$2,208		
	% Included 100.00%	Total Cost/Study	\$6,623
Summary	Replacement Year 2029	Future Cost	\$8,271
This is to replace the sliding glass doors.			
1999- Placed in service.			

920 - Doors	Useful Life 30	Remaining Life 9	
5 Clubhouse Interior Doors	Quantity 5	Unit of Measure	Items
	Cost /Itm \$883		
	% Included 100.00%	Total Cost/Study	\$4,415
Summary	Replacement Year 2029	Future Cost	\$5,514
This is to replace the interior doors.			
1999- Placed in service.			

924 - Doors	Useful Life 30	Remaining Life 26	
7 Pool Pass Building	Quantity 7	Unit of Measure	Items
	Cost /Itm \$1,932		
	% Included 100.00%	Total Cost/Study	\$13,522
Summary	Replacement Year 2046	Future Cost	\$25,695
This is to repair, replace and maintain the doors.			
1- interior			
2- exterior			
4- utility			
2016- Placed in service			

928 - Doors	Useful Life 30	Remaining Life 26	
Pool Pass Building Overhead Roll-Up Door	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,104		
	% Included 100.00%	Total Cost/Study	\$1,104
Summary	Replacement Year 2046	Future Cost	\$2,098
This is to replace the pool pass building maintenance 10'x10' overhead door.			

936 - Windows	Useful Life 30	Remaining Life 2	
Northwest Replacements	Quantity 1	Unit of Measure	Items
	Cost /Itm \$30,750		
	% Included 100.00%	Total Cost/Study	\$30,750
Summary	Replacement Year 2022	Future Cost	\$32,307
This is to replace the windows.			

04000 - Structural Repairs

940 - Windows	Useful Life 30	Remaining Life 2	
Northeast Replacements	Quantity 1	Unit of Measure	Items
	Cost /Itm \$15,759		
	% Included 100.00%	Total Cost/Study	\$15,759
Summary	Replacement Year 2022	Future Cost	\$16,557
This is to replace the windows.			

948 - Windows	Useful Life 30	Remaining Life 1	
Southwest Replacements	Quantity 1	Unit of Measure	Items
	Cost /Itm \$15,759		
	% Included 100.00%	Total Cost/Study	\$15,759
Summary	Replacement Year 2021	Future Cost	\$16,153
This is to replace the windows.			

952 - Windows	Useful Life 30	Remaining Life 2	
Front Replacements	Quantity 1	Unit of Measure	Items
	Cost /Itm \$15,759		
	% Included 100.00%	Total Cost/Study	\$15,759
Summary	Replacement Year 2022	Future Cost	\$16,557
This is to replace the windows.			

04500 - Decking/Balconies

100 - Composite	Useful Life 40	Remaining Life 33	
445 sf CH Front Entry- Structural Mod	Quantity 445	Unit of Measure	Square Feet
	Cost /SqFt \$138		
	% Included 100.00%	Total Cost/Study	\$61,400
Summary	Replacement Year 2053	Future Cost	\$138,693

This is for decking, railing and structural repairs to bring this structure to a near new condition.

deck and ramp- 445 sf
railings- 177 lf

2013- \$102,000 (\$229 sf) was expended for the overall renovation project to replace the deck, railings, front stairs, handicap ramp and deck structure.

110 - Composite	Useful Life 40	Remaining Life 13	
445 sf CH Front Entry-Decking/Railing Repair	Quantity 445	Unit of Measure	Square Feet
	Cost /SqFt \$22.08		
	% Included 100.00%	Total Cost/Study	\$9,824
Summary	Replacement Year 2033	Future Cost	\$13,542

This is to replace the front entrance decking surface with a composite material and to include railings as needed.

deck and ramp- 445 sf
railings- 177 lf

2013- \$102,000 (\$229 sf) was expended for the overall renovation project to replace the deck, railings, front stairs, handicap ramp and deck structure.

04500 - Decking/Balconies

120 - Wood	Useful Life 40	Remaining Life 37
445 sf CH- Northeast Structural Mod	Quantity 445	Unit of Measure Square Feet
	Cost /SqFt \$87.65	
	% Included 100.00%	Total Cost/Study \$39,002
Summary	Replacement Year 2057	Future Cost \$97,246

This is to replace the (tennis court facing) decking structure, stairs and railing to make near new. Should client decide to repair rather than replace this stair system, information received regarding cost and scheduling will further define this component.

2018- 23,754 expended in 2017. \$13,369 expended in 2018. Total cost was 37,123 with balance of \$13,369 (\$1,223 over budget including engineering) in 2018.

2017- Client advised to revise cost from \$32,800 to \$35,900. This is per a bid received.

2016- Per client 8/4/2016 email, increase estimate from \$20,025 to \$32,000 and anticipate completion in 2017.
1995- Placed in service.

130 - Composite	Useful Life 40	Remaining Life 37
200 sf CH Northeast Decking/Railing Only	Quantity 200	Unit of Measure Square Feet
	Cost /SqFt \$27.60	
	% Included 100.00%	Total Cost/Study \$5,519
Summary	Replacement Year 2057	Future Cost \$13,761

This is to replace the NE side (tennis court facing) wood decking surface with a composite material and to include railings as needed.

deck- 184 sf
landing- 16 sf
railings- 69 lf
stairs- 5'x15'

2016- Per client 8/4/2016 email, increase estimate from \$4,000 to \$5,000 and anticipate completion in 2017.

140 - Wood	Useful Life 40	Remaining Life 1
445 sf CH Southwest Structural Mod	Quantity 445	Unit of Measure Square Feet
	Cost /SqFt \$87.65	
	% Included 100.00%	Total Cost/Study \$39,002
Summary	Replacement Year 2021	Future Cost \$39,977

This is to replace the (parking lot facing) decking structure, stairs and railing to make near new.

2018- Cost increased slightly to match 2017 scope, and includes engineering and should be \$37,123.

2017- Client advised to use \$32,000 for upcoming work. Later in 2017, per client, cost increased 10%.

2016- Estimate based on \$102,000 for the 2013 renovation project to replace the clubhouse entrance deck structure, stairs, railings and handicap ramp.

1995- Placed in service

04500 - Decking/Balconies

150 - Composite	Useful Life 40	Remaining Life 29
184 sf CH Southwest Decking/Railings	Quantity 184	Unit of Measure Square Feet
	Cost /SqFt \$22.08	
	% Included 100.00%	Total Cost/Study \$4,062
Summary	Replacement Year 2049	Future Cost \$8,313
This is to replace the SW (parking lot facing) decking surface with a composite material and to include railings as needed.		
deck- 184 sf		
railings- 34 lf		
2016- Remaining life reduced to 3 years per client.		

160 - Wood	Useful Life 40	Remaining Life 1
890 sf CH Northwest Structural Mod	Quantity 890	Unit of Measure Square Feet
	Cost /SqFt \$79.86	
	% Included 100.00%	Total Cost/Study \$71,077
Summary	Replacement Year 2021	Future Cost \$72,854
This is to replace the (pool facing) decking structure, stairs and railing to make near new.		
2018- Client directed to double the size of this deck as it is twice the size of others. This should all be verified at next site visit or before. This was 445 sq ft prior to 2018 update.		
2017- Client advised to increase cost to \$30,000. Later in 2017, per client, cost increase 10%.		
2016- Costing based on \$102,000 for the renovation project to replace the clubhouse entrance deck structure, stairs, railings and handicap ramp in 2013. Client later revise to have remaining life reduced to 5 years.		
1995- Placed in service.		

170 - Composite	Useful Life 40	Remaining Life 1
456 sf CH Northwest Decking/Railings	Quantity 456	Unit of Measure Square Feet
	Cost /SqFt \$22.08	
	% Included 100.00%	Total Cost/Study \$10,067
Summary	Replacement Year 2021	Future Cost \$10,318
This is to replace the NW (pool facing) wood decking surface with a composite material and to include railings as needed.		
deck- 456 sf		
railings- 41 lf		

05000 - Roofing

440 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 21
28 Squares- Pool Pass Building	Quantity 28	Unit of Measure Squares
	Cost /Sqrs \$442	
	% Included 100.00%	Total Cost/Study \$12,363
Summary	Replacement Year 2041	Future Cost \$20,764
This is to reroof with a dimensional composition roofing product. Composition roofs should be regularly inspected and repaired as indicated to ensure maximum life.		
2016- Placed in service.		

05000 - Roofing

444 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 5
9 Squares- BBQ Shade Structure	Quantity 9	Unit of Measure Squares
	Cost /Sqrs \$442	
	% Included 100.00%	Total Cost/Study \$3,974
Summary	Replacement Year 2025	Future Cost \$4,496

This is to reroof with a dimensional composition roofing product. Composition roofs should be regularly inspected and repaired as indicated to ensure maximum life.

2000- Placed in service.

680 - Pitched: Metal	Useful Life 30	Remaining Life 3
55 Squares- Clubhouse	Quantity 55	Unit of Measure Squares
	Cost /Sqrs \$1,214	
	% Included 100.00%	Total Cost/Study \$66,781
Summary	Replacement Year 2023	Future Cost \$71,915

This is to replace the metal roofing system. Should client have this roofing assessed for cost to replace and timing, information received will further define this component.

1993- Placed in service

780 - Heat Tape	Useful Life 10	Remaining Life 6
110 lf Pool Pass Building Roof	Quantity 110	Unit of Measure Linear Feet
	Cost /l.f. \$16.56	
	% Included 100.00%	Total Cost/Study \$1,821
Summary	Replacement Year 2026	Future Cost \$2,112

This is to replace roof and gutter/downspout heat tape (electric de-icing cable).

2016- Placed in service.

08000 - Rehab

100 - General	Useful Life 25	Remaining Life 3
Clubhouse	Quantity 1	Unit of Measure Building
	Cost /Bldg \$4,415	
	% Included 100.00%	Total Cost/Study \$4,415
Summary	Replacement Year 2023	Future Cost \$4,755

This is to rehab and redecorate the clubhouse including items such as fixtures, lighting, window coverings, etc. Client input will further define this component.

2- window coverings
8- interior doors
23- interior lights

08000 - Rehab

104 - General	Useful Life 25	Remaining Life 21	
Pool Building Office	Quantity 1	Unit of Measure	Room
	Cost /Rm \$4,967		
	% Included 100.00%	Total Cost/Study	\$4,967
Summary	Replacement Year 2041	Future Cost	\$8,343

This is for a general rehab of the pool building office.

lower cabinet/counters- 37 lf

2016- \$650,686 total was expended for the pool project generally including the lap and wading pools, pool equipment, pool deck, pool accessories, etc. 8/10/2016, remove "Pass" from the project name per client.

220 - Restrooms	Useful Life 15	Remaining Life 10	
Clubhouse Upstairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$3,015		
	% Included 100.00%	Total Cost/Study	\$3,015
Summary	Replacement Year 2030	Future Cost	\$3,860

This is to rehab and redecorate the restrooms including items such as fixtures, lighting, vinyl flooring, etc. Client input will further define this component.

2019- Per client, extend remaining life to 2030.

2018- \$935 expended.

2017- Cost increased slightly from \$1,500 to \$2,800.

224 - Bathrooms	Useful Life 20	Remaining Life 14	
2 Clubhouse Downstairs Pool Bathrooms	Quantity 2	Unit of Measure	Room
	Cost /Rm \$4,415		
	% Included 100.00%	Total Cost/Study	\$8,831
Summary	Replacement Year 2034	Future Cost	\$12,477

This is to rehab and redecorate the bathrooms including items such as partitions, fixtures, lighting, etc. Flooring is provided for within another component.

1- urinal
4- showers
4- sinks
6- toilets
6-partitions- 46 lf

2014- Placed in service

08000 - Rehab

230 - Kitchen	Useful Life	25	Remaining Life	3
Clubhouse	Quantity	1	Unit of Measure	Room
	Cost /Rm	\$16,153		
	% Included	100.00%	Total Cost/Study	\$16,153
Summary	Replacement Year	2023	Future Cost	\$17,395

This is to rehab and redecorate the kitchen including items such as cabinets, countertops, fixtures, lighting, etc. Client input will further define this component. Appliances are provided for within other components.

lower cabinets/counters- 46 lf
floor-ceiling cabinet- 7'x3'
1- double sink
1- single sink

2017- Cost increased slightly from \$9,500 to \$15,000.
1998- Placed in service

12000 - Pool

110 - Resurface	Useful Life	10	Remaining Life	6
252 lf Lap Pool	Quantity	252	Unit of Measure	Linear Feet
	Cost /l.f.	\$155		
	% Included	100.00%	Total Cost/Study	\$38,943
Summary	Replacement Year	2026	Future Cost	\$45,161

This is to resurface the pool including start-up costs.

2020- \$5,500 was expended for interim acid wash/polish.
2016- \$155,000 total was expended for complete rehab of the lap and wading pools.

111 - Resurface	Useful Life	1	Remaining Life	0	Treatment [nr:1]
Acid Wash (2020 Only)	Quantity	1	Unit of Measure	Lump Sum	
	Cost /LS	\$5,500			
	% Included	100.00%	Total Cost/Study	\$5,500	
Summary	Replacement Year	2020	Future Cost	\$5,500	

This is for the \$5,500 expended for interim acid wash/polish.

114 - Resurface	Useful Life	10	Remaining Life	1
51 lf Wading Pool	Quantity	51	Unit of Measure	Linear Feet
	Cost /l.f.	\$163		
	% Included	100.00%	Total Cost/Study	\$8,293
Summary	Replacement Year	2021	Future Cost	\$8,500

This is to resurface the pool including start-up costs.

2020- Per client 10/14/2020, move to 2021 for replacement cost of \$8,500
2019- Client advised this is being done in 2019. Later moved to 2020.
2016- \$155,000 total was expended for complete rehab of the main and wading pools.

12000 - Pool

200 - Edge: Tile, Coping, Mastic	Useful Life 24	Remaining Life 20
252 lf Lap Pool	Quantity 252	Unit of Measure Linear Feet
	Cost /l.f. \$49.67	
	% Included 100.00%	Total Cost/Study \$12,517
Summary	Replacement Year 2040	Future Cost \$20,511
This is to replace the tile, coping and mastic in conjunction with every other resurfacing cycle.		
2016- Placed in service.		

204 - Edge: Tile, Coping, Mastic	Useful Life 24	Remaining Life 20
51 lf Wading Pool	Quantity 51	Unit of Measure Linear Feet
	Cost /l.f. \$49.67	
	% Included 100.00%	Total Cost/Study \$2,533
Summary	Replacement Year 2040	Future Cost \$4,151
This is to replace the tile, coping and mastic in conjunction with every other resurfacing cycle.		
2016- Placed in service.		

400 - ADA Chair Lift	Useful Life 10	Remaining Life 5
Wading Pool	Quantity 1	Unit of Measure Items
	Cost /itm \$8,831	
	% Included 100.00%	Total Cost/Study \$8,831
Summary	Replacement Year 2025	Future Cost \$9,991
This is to replace the pool's Spectrum Aquatics ADA compliant chair lift.		
2015- Placed in service.		

640 - Deck: Replace	Useful Life 40	Remaining Life 36
Lap & Wading Pool Deck Pavers	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$32,949	
	% Included 100.00%	Total Cost/Study \$32,949
Summary	Replacement Year 2056	Future Cost \$80,149
This is to replace the pool area pavers.		
2016- Placed in service.		

700 - Chemical System	Useful Life 5	Remaining Life 1
Lap Pool Acu-Trol AK110 Chemical Controller	Quantity 1	Unit of Measure Items
	Cost /itm \$4,098	
	% Included 100.00%	Total Cost/Study \$4,098
Summary	Replacement Year 2021	Future Cost \$4,200
This is to replace the chemical feed equipment.		
2020- Per client 10/14/2020, replacement cost in 2021 is expected to be \$4,200. Changed cost from \$3,500 to 4,200.		
2016- Placed in service.		

12000 - Pool

704 - Chemical System	Useful Life 5	Remaining Life 1	
Wading Pool Acu-Trol AK110 Chemical Controller	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$4,098	
	% Included	100.00%	Total Cost/Study \$4,098
Summary	Replacement Year	2021	Future Cost \$4,200

This is to replace the chemical feed equipment.

2020- Per client 10/14/2020, replacement cost in 2021 is expected to be \$4,200. Changed cost from \$3,500 to 4,200.
2016- Placed in service.

708 - Chemical System	Useful Life 5	Remaining Life 1	
2 Lap Pool Stenner Pumps	Quantity 2	Unit of Measure	Items
	Cost /Itm	\$662	
	% Included	100.00%	Total Cost/Study \$1,325
Summary	Replacement Year	2021	Future Cost \$1,358

This is to replace the lap pool Stenner pumps.

2016- Placed in service

712 - Chemical System	Useful Life 5	Remaining Life 1	
2 Wading Pool Stenner Pumps	Quantity 2	Unit of Measure	Items
	Cost /Itm	\$662	
	% Included	100.00%	Total Cost/Study \$1,325
Summary	Replacement Year	2021	Future Cost \$1,358

This is to replace the wading pool Stenner pumps.

2016- Placed in service

714 - Equipment: Replacement	Useful Life 5	Remaining Life 5	
Pool Drain & Skimmer Covers	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$2,210	
	% Included	100.00%	Total Cost/Study \$2,210
Summary	Replacement Year	2025	Future Cost \$2,500

This is to replace the pool drain and skimmer covers.

2020- \$2,500 is anticipated in 2025. Added as a reserve study component, cost and schedule per client direction.

716 - Equipment: Replacement	Useful Life 5	Remaining Life 1	
Lap Pool Sondex Heat Exchanger	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$2,760	
	% Included	100.00%	Total Cost/Study \$2,760
Summary	Replacement Year	2021	Future Cost \$2,829

This is to replace the lap pool Sondex model S9A1G10-25 heat exchanger.

2016- Placed in service.

12000 - Pool

720 - Equipment: Replacement	Useful Life	20	Remaining Life	16
2 Lap Pool Pressure Tanks	Quantity	2	Unit of Measure	Items
	Cost /Itm	\$662		
	% Included	100.00%	Total Cost/Study	\$1,325
Summary	Replacement Year	2036	Future Cost	\$1,966

This is to replace the lap pool pressure tanks.

2016- Placed in service.

724 - Heater	Useful Life	10	Remaining Life	6
Lap Pool Boiler	Quantity	1	Unit of Measure	Items
	Cost /Itm	\$26,492		
	% Included	100.00%	Total Cost/Study	\$26,492
Summary	Replacement Year	2026	Future Cost	\$30,722

This is to replace the Lochinvar FTxL fire tube boiler water heater.

2016- Placed in service

728 - Heater	Useful Life	10	Remaining Life	6
Wading Pool	Quantity	1	Unit of Measure	Items
	Cost /Itm	\$7,727		
	% Included	100.00%	Total Cost/Study	\$7,727
Summary	Replacement Year	2026	Future Cost	\$8,961

This is to replace the wading pool Jandy HiE2 water heater.

2016- Placed in service

730 - Filter	Useful Life	15	Remaining Life	11
Lap Pool	Quantity	1	Unit of Measure	Items
	Cost /Itm	\$13,246		
	% Included	100.00%	Total Cost/Study	\$13,246
Summary	Replacement Year	2031	Future Cost	\$17,380

This is to replace the Pentair THS Series THS4296 sand filter.

2016- Placed in service.

732 - Filter	Useful Life	5	Remaining Life	1
Lap Pool- Sand Replacement	Quantity	1	Unit of Measure	Items
	Cost /Itm	\$1,093		
	% Included	100.00%	Total Cost/Study	\$1,093
Summary	Replacement Year	2021	Future Cost	\$1,120

This is to replace the sand in the Pentair THS Series THS4296 sand filter.

2020- \$1,120 is anticipated in 2021. Per client 10/14/2020, added as a reserve study component, cost and schedule per client direction.

12000 - Pool

734 - Filter	Useful Life 14	Remaining Life 10	
Wading Pool	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,656		
	% Included 100.00%	Total Cost/Study	\$1,656
Summary	Replacement Year 2030	Future Cost	\$2,119

This is to replace the Pentair Triton II Commercial RR140C sand filter.

2016- Placed in service.

736 - Filter	Useful Life 14	Remaining Life 10	
Wading Pool- Sand Replacement	Quantity 1	Unit of Measure	Items
	Cost /Itm \$488		
	% Included 100.00%	Total Cost/Study	\$488
Summary	Replacement Year 2030	Future Cost	\$624

This is to replace the Pentair Triton II Commercial RR140C sand filter.

2020- \$500 is anticipated in 2021. Per client 10/14/2020, added as a reserve study component, cost and schedule per client direction.

740 - Pumps	Useful Life 8	Remaining Life 4	
Pool Grundfos Heater Pump	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,987		
	% Included 100.00%	Total Cost/Study	\$1,987
Summary	Replacement Year 2024	Future Cost	\$2,193

This is to replace the Grundfos pool heater circulation pump.

2016- Placed in service.

744 - Pumps	Useful Life 8	Remaining Life 4	
Lap Pool Pentair 7.5 HP Pump	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,160		
	% Included 100.00%	Total Cost/Study	\$6,160
Summary	Replacement Year 2024	Future Cost	\$6,800

This is to replace the Pentair 7.5 hp pump.

2020- Per client 10/14/2020, replacement cost in 2024 is expected to be \$6,800.

2016- Placed in service.

748 - Pumps	Useful Life 8	Remaining Life 1	
Wading Pool Sta Rite 2 HP Pump	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,537		
	% Included 100.00%	Total Cost/Study	\$1,537
Summary	Replacement Year 2021	Future Cost	\$1,575

This is to replace the Sta Rite 2 hp pump.

2020- Per client 10/14/2020, replacement cost in 2021 is expected to be \$1,575.

2016- Placed in service.

12000 - Pool

750 - Cover	Useful Life 8	Remaining Life 3	
Lap Pool	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$6,845	
	% Included	100.00%	Total Cost/Study \$6,845
Summary	Replacement Year	2023	Future Cost \$7,371
This is to replace the pool cover. The cover should be properly cleaned and stored during non-use to ensure maximum life.			
2016- \$6,201 was expended to replace cover in 2015.			

754 - Cover	Useful Life 8	Remaining Life 4	
Wading Pool	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$1,325	
	% Included	100.00%	Total Cost/Study \$1,325
Summary	Replacement Year	2024	Future Cost \$1,462
This is to replace the wading pool cover. The cover should be properly cleaned and stored during non-use to ensure maximum life.			
2015- \$1,200 anticipated to replace.			

760 - Lane Ropes	Useful Life 5	Remaining Life 1	
225 lf Lap Pool	Quantity 225	Unit of Measure	Linear Feet
	Cost /l.f.	\$11.04	
	% Included	100.00%	Total Cost/Study \$2,484
Summary	Replacement Year	2021	Future Cost \$2,546
This is to replace the three 75 feet each anti-wave racing lane ropes.			

950 - Furniture: Lifeguard Chair	Useful Life 10	Remaining Life 5	
3 Pool	Quantity 3	Unit of Measure	Items
	Cost /Itm	\$662	
	% Included	100.00%	Total Cost/Study \$1,987
Summary	Replacement Year	2025	Future Cost \$2,248
This is to replace the Tailwind lifeguard chair.			

990 - Storage Reel	Useful Life 10	Remaining Life 5	
Lap Pool Cover Reel	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$2,870	
	% Included	100.00%	Total Cost/Study \$2,870
Summary	Replacement Year	2025	Future Cost \$3,247
This is to replace the lap pool cover reel.			
2015- Placed in service.			

12000 - Pool

994 - Miscellaneous	Useful Life 10	Remaining Life 5	
3 Pool Sunshades	Quantity 3	Unit of Measure	Items
	Cost /Itm \$5,000		
	% Included 100.00%	Total Cost/Study	\$15,000
Summary	Replacement Year 2025	Future Cost	\$16,971

This is to replace the 10'x10' pool sunshade sails.

2020- Remaining life extended to 2025 and cost increased to \$5,000 each.

2019- Remaining life extended to 2021.

2018- Remaining life reduced from 2020 to 2019.

2017- Remaining life reduced from 9 to 3 years.

2015- Placed in service.

17000 - Tennis Court

100 - Reseal	Useful Life 7	Remaining Life 5	
13,200 sf [2] Tennis Courts	Quantity 13,200	Unit of Measure	Square Feet
	Cost /SqFt \$2.38		
	% Included 100.00%	Total Cost/Study	\$31,429
Summary	Replacement Year 2025	Future Cost	\$35,560

This is to crack fill, seal and stripe the tennis courts.

2018- \$29,915 was expended in 2018.

2017- Work planned for \$12,000 in 2017.

2016- \$90,000 anticipated to resurface in 2017 per client 8/4/2016 email.

500 - Resurface	Useful Life 21	Remaining Life 18	
13,200 sf [2] Tennis Courts	Quantity 13,200	Unit of Measure	Square Feet
	Cost /SqFt \$4.78		
	% Included 100.00%	Total Cost/Study	\$63,037
Summary	Replacement Year 2038	Future Cost	\$98,317

This is to resurface the tennis courts utilizing an overlay, color coat and striping.

2020- Per client 10/14/2020, \$4,000 is anticipated in 2023 for asphalt repairs.

2018- Client advises in 2017, \$60,000 was expended.

2017- Cost increased slightly from \$92,250 to \$82,000. Later in 2017, reduced to \$70,000 in 2017, as the fence cost was in this projection and should not have been.

2016- \$90,000 anticipated to resurface in 2017 per client 8/4/2016 email.

1992- Placed in service.

501 - Resurface	Useful Life 4	Remaining Life 3	Treatment [nr:1]
Asphalt Repairs (2023 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$3,714		
	% Included 100.00%	Total Cost/Study	\$3,714
Summary	Replacement Year 2023	Future Cost	\$4,000

Per client 10/14/2020, \$4,000 is anticipated for asphalt repairs in 2023.

17500 - Basketball / Sport Court

300 - Basketball Standard	Useful Life	15	Remaining Life	6
Tennis Court	Quantity	1	Unit of Measure	Items
	Cost /Itm	\$1,656		
	% Included	100.00%	Total Cost/Study	\$1,656
Summary	Replacement Year	2026	Future Cost	\$1,920
This is to replace the basketball standard.				

18000 - Landscaping

100 - Irrigation: Misc.	Useful Life	20	Remaining Life	19
Sprinkler System	Quantity	1	Unit of Measure	Lump Sum
	Cost /LS	\$14,130		
	% Included	100.00%	Total Cost/Study	\$14,130
Summary	Replacement Year	2039	Future Cost	\$22,588
This is for major irrigation sprinkler system repair.				
2019- \$13,785 was expended.				
2016- Per client, \$12,000 anticipated in 2017.				

300 - Irrigation: Backflow Preventors	Useful Life	20	Remaining Life	6
Grounds	Quantity	1	Unit of Measure	Items
	Cost /Itm	\$2,208		
	% Included	100.00%	Total Cost/Study	\$2,208
Summary	Replacement Year	2026	Future Cost	\$2,560
This is to replace the backflow prevention valves.				

400 - Turf Renovation	Useful Life	20	Remaining Life	19
Flag Pole Lawn	Quantity	1	Unit of Measure	Lump Sum
	Cost /LS	\$16,400		
	% Included	100.00%	Total Cost/Study	\$16,400
Summary	Replacement Year	2039	Future Cost	\$26,218
This is to renovate the common area turf.				
2019- \$16,000 was expended.				
2016- Change "Pool perimeter landscaping" verbiage to "flag pole lawn" per client.				

420 - General Repairs/Upgrades	Useful Life	2	Remaining Life	1
Grounds	Quantity	1	Unit of Measure	Lump Sum
	Cost /LS	\$1,104		
	% Included	100.00%	Total Cost/Study	\$1,104
Summary	Replacement Year	2021	Future Cost	\$1,131
This is to have funds in excess of the operating budget for miscellaneous plantings, removals and other work as directed by the association.				

18000 - Landscaping

460 - Defensible Space	Useful Life 10	Remaining Life 8	
Open Space Fuel Reduction- Somerset	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$18,000	
	% Included	100.00%	Total Cost/Study \$18,000
Summary	Replacement Year	2028	Future Cost \$21,931

This is to maintain the defensible space perimeter around buildings and structures. This may include vegetation management, fuel reduction, tree pruning, fire breaks, etc.

10565 Somerset APN 049-240-012 9.6 Acres

2020- Per client 10/14/2020, added as a reserve study component, cost and schedule per client direction.

464 - Defensible Space	Useful Life 10	Remaining Life 8	
Open Space Fuel Reduction- The Strand	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$18,000	
	% Included	100.00%	Total Cost/Study \$18,000
Summary	Replacement Year	2028	Future Cost \$21,931

This is to maintain the defensible space perimeter around buildings and structures. This may include vegetation management, fuel reduction, tree pruning, fire breaks, etc.

10028 The Strand APN 040-150-001 11.53 Acres

2020- Per client 10/14/2020, added as a reserve study component, cost and schedule per client direction.

468 - Defensible Space	Useful Life 10	Remaining Life 9	
Open Space Fuel Reduction- Icknield Way	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$18,000	
	% Included	100.00%	Total Cost/Study \$18,000
Summary	Replacement Year	2029	Future Cost \$22,480

This is to maintain the defensible space perimeter around buildings and structures. This may include vegetation management, fuel reduction, tree pruning, fire breaks, etc.

15179 Icknield Way APN 040-470-001 8.85 Acres

2020- Per client 10/14/2020, added as a reserve study component, cost and schedule per client direction.

18000 - Landscaping

472 - Defensible Space	Useful Life 10	Remaining Life 9	
Open Space Fuel Reduction- Huntsman Leap	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$18,000	
	% Included	100.00%	Total Cost/Study \$18,000
Summary	Replacement Year	2029	Future Cost \$22,480

This is to maintain the defensible space perimeter around buildings and structures. This may include vegetation management, fuel reduction, tree pruning, fire breaks, etc.

Huntsman Leap APN 040-270-010 3.79 Acres

2020- Per client 10/14/2020, added as a reserve study component, cost and schedule per client direction.

476 - Defensible Space	Useful Life 10	Remaining Life 9	
Open Space Fuel Reduction- Tudor Lane	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$18,000	
	% Included	100.00%	Total Cost/Study \$18,000
Summary	Replacement Year	2029	Future Cost \$22,480

This is to maintain the defensible space perimeter around buildings and structures. This may include vegetation management, fuel reduction, tree pruning, fire breaks, etc.

14310 Tudor Lane APN 040-280-036 2.45 Acres

2020- Per client 10/14/2020, added as a reserve study component, cost and schedule per client direction.

480 - Defensible Space	Useful Life 10	Remaining Life 10	
Open Space Fuel Reduction- Kent Drive	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$18,000	
	% Included	100.00%	Total Cost/Study \$18,000
Summary	Replacement Year	2030	Future Cost \$23,042

This is to maintain the defensible space perimeter around buildings and structures. This may include vegetation management, fuel reduction, tree pruning, fire breaks, etc.

Kent Drive APN 049-240-009 6.28 Acres

2020- Per client 10/14/2020, added as a reserve study component, cost and schedule per client direction.

18000 - Landscaping

484 - Defensible Space	Useful Life 10	Remaining Life 9	
Open Space Fuel Reduction- Kent Drive	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$18,000	
	% Included	100.00%	Total Cost/Study \$18,000
Summary	Replacement Year	2029	Future Cost \$22,480

This is to maintain the defensible space perimeter around buildings and structures. This may include vegetation management, fuel reduction, tree pruning, fire breaks, etc.

15269 Kent Drive APN 049-240-003 1 Acre

2020- Per client 10/14/2020, added as a reserve study component, cost and schedule per client direction.

488 - Defensible Space	Useful Life 10	Remaining Life 10	
Open Space Fuel Reduction- Dorchester	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$18,000	
	% Included	100.00%	Total Cost/Study \$18,000
Summary	Replacement Year	2030	Future Cost \$23,042

This is to maintain the defensible space perimeter around buildings and structures. This may include vegetation management, fuel reduction, tree pruning, fire breaks, etc.

10499 Dorchester Dr APN 040-290-032 24.52 Acres

2020- Per client 10/14/2020, added as a reserve study component, cost and schedule per client direction.

18500 - Lakes / Ponds

990 - Miscellaneous	Useful Life 30	Remaining Life 1	
Pond Hlth Maintenance	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$3,863	
	% Included	100.00%	Total Cost/Study \$3,863
Summary	Replacement Year	2021	Future Cost \$3,960

This is to repair the pond drain.

2016- The pond drain is antiquated in appearance and should be assessed for remaining life and cost to replace. Information received will further define this component.

19000 - Fencing

100 - Chain Link: 10'	Useful Life 30	Remaining Life 28
76 lf Mesh at Tennis Court Divider	Quantity 76	Unit of Measure Linear Feet
	Cost /l.f. \$39.40	
	% Included 100.00%	Total Cost/Study \$2,994
Summary	Replacement Year 2048	Future Cost \$5,978

This is to replace the tennis court center 10' chain link (mesh) fence divider.

2018- \$2,850 was expended on 10' divider.

2017- Client advises the bid for the fence replacement in 2017 is much higher than the study had estimated. The bid is from a tennis court surface vendor and the total cost for all chain link is \$45,000. BRG is using this projection.

2016- Anticipated expenditure to replace the fencing in 2017 per client.

130 - Chain Link: 10'	Useful Life 30	Remaining Life 27
500 lf Tennis Court Perimeter	Quantity 500	Unit of Measure Linear Feet
	Cost /l.f. \$77.33	
	% Included 100.00%	Total Cost/Study \$38,663
Summary	Replacement Year 2047	Future Cost \$75,308

This is to replace the 10' chain link fencing.

perimeter- 460 lf
center fencing- 40 lf

2018- Client advises cost in 2017 was \$36,000 and a credit was earned in 2018 for \$8,200.

2017- Client advises the bid for the fence replacement in 2017 is much higher than the study had estimated. The bid is from a tennis court surface vendor and the total cost for all chain link is \$45,000. BRG is using this projection.

2016- Per client, \$9,000 anticipated to replace the fencing in 2017.

224 - Wrought Iron	Useful Life 30	Remaining Life 26
684 lf Pool Perimeter (10%)	Quantity 684	Unit of Measure Linear Feet
	Cost /l.f. \$39.74	Qty * \$/l.f. \$27,180
	% Included 10.00%	Total Cost/Study \$2,718
Summary	Replacement Year 2046	Future Cost \$5,165

This is to replace the wrought iron fencing. This and another component provide for full replacement. With aggressive paint maintenance, this component's life may be extended. Painting is provided for within another component.

The percentages of 10% & 90% reflect the fencing have two different origin dates.

6' x 620' pool perimeter
4' x 64' pool ADA ramp (new in 2016)

19000 - Fencing

234 - Wrought Iron	Useful Life 30	Remaining Life 11
684 lf Pool Perimeter (90%)	Quantity 684	Unit of Measure Linear Feet
	Cost /l.f. \$39.74	Qty * \$/l.f. \$27,180
	% Included 90.00%	Total Cost/Study \$24,462
Summary	Replacement Year 2031	Future Cost \$32,097

This is to replace the wrought iron fencing. This and another component provide for full replacement. With aggressive paint maintenance, this component's life may be extended. Painting is provided for within another component.

The percentages of 10% & 90% reflect the fencing have two different origin dates.

6' x 620' pool perimeter
4' x 64' pool ADA ramp (new in 2016)

340 - Wood: 6'	Useful Life 18	Remaining Life 1
40 lf Trash Enclosure	Quantity 40	Unit of Measure Linear Feet
	Cost /l.f. \$94.23	
	% Included 100.00%	Total Cost/Study \$3,769
Summary	Replacement Year 2021	Future Cost \$3,863

This is to replace the 6' wood fencing including discarded fence material removal and disposal.

2018- Remaining life reduced from 2021 to 2019.

360 - Wood: Split Rail	Useful Life 25	Remaining Life 8
281 lf Clubhouse North Perimeter	Quantity 281	Unit of Measure Linear Feet
	Cost /l.f. \$16.56	
	% Included 100.00%	Total Cost/Study \$4,653
Summary	Replacement Year 2028	Future Cost \$5,669

This is to replace the split rail fencing.

2003- Placed in service.

20000 - Lighting

100 - Exterior: Misc. Fixtures	Useful Life 15	Remaining Life 4
10 Clubhouse	Quantity 10	Unit of Measure Items
	Cost /Itm \$88.31	
	% Included 100.00%	Total Cost/Study \$883
Summary	Replacement Year 2024	Future Cost \$975

This is to replace the building exterior lighting fixtures.

104 - Exterior: Misc. Fixtures	Useful Life 15	Remaining Life 11
7 Pool Pass Building	Quantity 7	Unit of Measure Items
	Cost /Itm \$138	
	% Included 100.00%	Total Cost/Study \$966
Summary	Replacement Year 2031	Future Cost \$1,267

This is to replace the building exterior lighting fixtures.

21000 - Signage

714 - Wood Monument	Useful Life 15	Remaining Life 3	
Entrances- West	Quantity 1	Unit of Measure	Items
	Cost /Itm \$7,947		
	% Included 100.00%	Total Cost/Study	\$7,947
Summary	Replacement Year 2023	Future Cost	\$8,559

This is to replace the custom identity wood monument.

2020- Per client 10/14/2020, increase remaining life from 2021 to 2023.

2016- Client advises to breakout the existing monuments into three categories including: Clubhouse, East & West Entrances.

718 - Wood Monument	Useful Life 15	Remaining Life 2	
Clubhouse	Quantity 1	Unit of Measure	Items
	Cost /Itm \$4,415		
	% Included 100.00%	Total Cost/Study	\$4,415
Summary	Replacement Year 2022	Future Cost	\$4,639

This is to replace the custom identity wood monument.

2016- Client advises to breakout the existing monuments into three categories including: Clubhouse, East & West Entrances.

722 - Wood Monument	Useful Life 15	Remaining Life 4	
Entrances- East	Quantity 1	Unit of Measure	Items
	Cost /Itm \$4,308		
	% Included 100.00%	Total Cost/Study	\$4,308
Summary	Replacement Year 2024	Future Cost	\$4,755

This is to replace the custom identity wood monument.

2016- Client advises to breakout the existing monuments into three categories including: Clubhouse, East & West Entrances.

22000 - Office Equipment

100 - Miscellaneous	Useful Life 6	Remaining Life 2	
Canon Fax Machine	Quantity 1	Unit of Measure	Items
	Cost /Itm \$276		
	% Included 100.00%	Total Cost/Study	\$276
Summary	Replacement Year 2022	Future Cost	\$290

This is to replace the Canon Image Class Fax machine.

200 - Computers, Misc.	Useful Life 5	Remaining Life 1	
Pass Office Laptop	Quantity 1	Unit of Measure	Items
	Cost /Itm \$808		
	% Included 100.00%	Total Cost/Study	\$808
Summary	Replacement Year 2021	Future Cost	\$828

This is to replace the Pass office laptop.

2016- Per client 11/17/2016, change cost to \$750. Per client 8/4/2016 email, \$714 was expended to purchase the Pass Office laptop in 2012. 8/10/2016, change cost from \$1,500 to \$1,000 per client. Later, client added a \$750 expense for 2016.

22000 - Office Equipment

210 - Computers, Misc.	Useful Life 5	Remaining Life 2	
Administration Office Desktop	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$1,508	
	% Included	100.00%	Total Cost/Study \$1,508
Summary	Replacement Year	2022	Future Cost \$1,584

This is to replace the administration office desktop computer.

2016- Per client 8/4/2016 email, \$1,024 was expended to purchase the desktop in 2013. Also, client advised to reduce cost from \$1,800 to \$1,500.

218 - Computers, Misc.	Useful Life 5	Remaining Life 2	
Clerical Office Desktop	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$1,508	
	% Included	100.00%	Total Cost/Study \$1,508
Summary	Replacement Year	2022	Future Cost \$1,584

This is to replace the GM office desktop computer.

2017- This was added to the study per client.

220 - Computers, Misc.	Useful Life 5	Remaining Life 2	
GM Office Desktop	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$1,508	
	% Included	100.00%	Total Cost/Study \$1,508
Summary	Replacement Year	2022	Future Cost \$1,584

This is to replace the GM office desktop computer.

2016- Per client 8/4/2016 email, \$1,100 was expended to purchase the desktop in 2010. 8/10/2016 amend remaining life from 2017 to 2018 per client. Also, client advised to reduce cost from \$1,800 to \$1,500 and reduced remaining life back to 2017 in September 2016.

222 - Computers, Misc.	Useful Life 5	Remaining Life 5	
2 Office Laptops	Quantity 2	Unit of Measure	Items
	Cost /Itm	\$669	
	% Included	100.00%	Total Cost/Study \$1,338
Summary	Replacement Year	2025	Future Cost \$1,514

This is to replace the office laptop.

2020- \$800 is anticipated to replace 2nd laptop.

2019- \$538 was expended to replace one laptop, per client 10/14/20.

2016- Added to later draft of study.

223 - Computers, Misc.	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Office Laptop (2020 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$800	
	% Included	100.00%	Total Cost/Study \$800
Summary	Replacement Year	2020	Future Cost \$800

This is for the \$800 anticipated to replace the 2nd laptop.

22000 - Office Equipment

230 - Computers, Misc.	Useful Life 4	Remaining Life 1	
Pool System (Printer, Scanner, Software)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$5,519	
	% Included	100.00%	Total Cost/Study \$5,519
Summary	Replacement Year	2021	Future Cost \$5,657

This is to replace the GM office desktop computer. Includes printer, software and card reader.

2016- Per client 11/17/2016, change cost to \$5,000 in 2016..\$7,500 was expended to place in service in 2013 per client 8/4/2016 email. Later client directed that \$5,000 was expended for a printer, scanner & software. 8/10/2016, change remaining life from 2016 to 2017 per client. Later changed to full life per client.

300 - Copier	Useful Life 10	Remaining Life 2	
Office Copier	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$9,934	
	% Included	100.00%	Total Cost/Study \$9,934
Summary	Replacement Year	2022	Future Cost \$10,437

This is to replace the Canon C2030 Image Runner printer.

2016- Per client 8/4/2016 email, \$8,102 was expended to place in service in 2012.

23000 - Mechanical Equipment

200 - Furnace	Useful Life 15	Remaining Life 2	
2 Clubhouse- Furnaces #4 & #2	Quantity 2	Unit of Measure	Items
	Cost /Itm	\$5,519	
	% Included	100.00%	Total Cost/Study \$11,038
Summary	Replacement Year	2022	Future Cost \$11,597

This is to replace the Day & Night Plus 90 HVAC system. It is possible that sub-components of these systems can be replaced or rebuilt to extend their life.

2016- There are 4 total units. Units #1 and #2 are for parts use only and are not included in the reserve study per client.

210 - HVAC	Useful Life 10	Remaining Life 2	
Clubhouse Office Air Conditioner	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$2,428	
	% Included	100.00%	Total Cost/Study \$2,428
Summary	Replacement Year	2022	Future Cost \$2,551

This is to replace the HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.

600 - Water Heater	Useful Life 12	Remaining Life 2	
Clubhouse	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$3,311	
	% Included	100.00%	Total Cost/Study \$3,311
Summary	Replacement Year	2022	Future Cost \$3,479

This is to replace the State 100 gallon water heater including discarded unit disposal.

24000 - Furnishings

200 - Chairs	Useful Life 5	Remaining Life 3	
66 Clubhouse Padded Folding Chairs	Quantity 66	Unit of Measure	Items
	Cost /Itm \$33.11		
	% Included 100.00%	Total Cost/Study	\$2,186
Summary	Replacement Year 2023	Future Cost	\$2,354

This is to replace the padded folding chairs.

2020- Per client 10/14/2020, increase remaining life from 2021 to 2023.

2018- Remaining life extended from 2019 to 2020.

2016- Client advised to shorten UL to 5.

204 - Chairs	Useful Life 18	Remaining Life 6	
65 Clubhouse Folding Chairs	Quantity 65	Unit of Measure	Items
	Cost /Itm \$22.08		
	% Included 100.00%	Total Cost/Study	\$1,435
Summary	Replacement Year 2026	Future Cost	\$1,664

This is to replace the non padded folding chairs.

330 - Tables	Useful Life 20	Remaining Life 3	
23 Folding Tables	Quantity 23	Unit of Measure	Items
	Cost /Itm \$199		
	% Included 100.00%	Total Cost/Study	\$4,570
Summary	Replacement Year 2023	Future Cost	\$4,921

This is to replace the 6' and '8 folding tables.

9- 6' tables

14- 8' tables

2020- Per client 10/14/2020, increase remaining life from 2021 to 2023.

334 - Tables	Useful Life 20	Remaining Life 8	
7 Square Folding Tables	Quantity 7	Unit of Measure	Items
	Cost /Itm \$71.75		
	% Included 100.00%	Total Cost/Study	\$502
Summary	Replacement Year 2028	Future Cost	\$612

This is to replace the 3'x3' tables.

620 - Office Desk, Chair	Useful Life 10	Remaining Life 6	
2 Office Sets	Quantity 2	Unit of Measure	Items
	Cost /Itm \$1,077		
	% Included 100.00%	Total Cost/Study	\$2,154
Summary	Replacement Year 2026	Future Cost	\$2,498

This is to replace the two of three wood office desks and executive chairs.

2018- \$614 expended for one and it now has its own component, see related item.

2016- \$2,000 expended for 2 only.

24000 - Furnishings

622 - Office Desk, Chair	Useful Life 10	Remaining Life 8	
1- Office Set	Quantity 1	Unit of Measure	Items
	Cost /Itm \$645		
	% Included 100.00%	Total Cost/Study	\$645
Summary	Replacement Year 2028	Future Cost	\$786

This is to replace the one of three wood office desks and executive chairs.

2018- \$614 was expended for one set.

680 - Lockers	Useful Life 18	Remaining Life 3	
Clubhouse Lower Floor	Quantity 1	Unit of Measure	Items
	Cost /Itm \$2,208		
	% Included 100.00%	Total Cost/Study	\$2,208
Summary	Replacement Year 2023	Future Cost	\$2,377

This is to replace the custom wood lockers.

8' lockers- 10 lf
5' lockers- 3 lf

2020- Per client 10/14/2020, increase remaining life from 2021 to 2023.
2003- Placed in service.

900 - Miscellaneous	Useful Life 20	Remaining Life 8	
4 Chair & Table Dollies	Quantity 4	Unit of Measure	Items
	Cost /Itm \$331		
	% Included 100.00%	Total Cost/Study	\$1,325
Summary	Replacement Year 2028	Future Cost	\$1,614

This is to replace the table and chair dollies.

2- chair dollies
2- table dollies

910 - Window Coverings	Useful Life 20	Remaining Life 16	
Roller Sun Shades- CH Upstairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$2,369		
	% Included 100.00%	Total Cost/Study	\$2,369
Summary	Replacement Year 2036	Future Cost	\$3,517

This is to replace the window coverings at the clubhouse second story..

2017- Added as an item and done in 2016 for \$2,200.

24500 - Audio / Visual

120 - Television	Useful Life 10	Remaining Life 3	
Clubhouse	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,325		
	% Included 100.00%	Total Cost/Study	\$1,325
Summary	Replacement Year 2023	Future Cost	\$1,426

This is to replace the NEC 42" television.

2020- Per client 10/14/2020, increase remaining life from 2021 to 2023.

25000 - Flooring

200 - Carpeting	Useful Life 15	Remaining Life 3	
39 Sq. Yds. Clubhouse Office	Quantity 39	Unit of Measure	Square Yard
	Cost /SqYd \$69.03		
	% Included 100.00%	Total Cost/Study	\$2,692
Summary	Replacement Year 2023	Future Cost	\$2,899

This is to replace the carpeting.

office- 287 sf
stairs to office-65 sf

2020- Per client 10/14/2020, increase remaining life from 2021 to 2023.

2019- Remaining life extended to 2021.

2016- 2018 remaining life per client. 8/10/2016, remaining life 2017 per client.

204 - Carpeting	Useful Life 15	Remaining Life 10	
65 Sq. Yds. Clubhouse Lower Floor	Quantity 65	Unit of Measure	Square Yard
	Cost /SqYd \$79.47		
	% Included 100.00%	Total Cost/Study	\$5,166
Summary	Replacement Year 2030	Future Cost	\$6,613

This is to replace the carpeting.

lower floor- 560 sf
stairs to office- 23 sf

2016- Per client 8/4/2016 email, \$4,469 was expended to place in service in 2015.

400 - Tile	Useful Life 22	Remaining Life 16	
1,048 sf Downstairs Pool Bathroom Wall Tile	Quantity 1,048	Unit of Measure	Square Feet
	Cost /SqFt \$13.25		
	% Included 100.00%	Total Cost/Study	\$13,882
Summary	Replacement Year 2036	Future Cost	\$20,607

This is to replace the wall tile.

2014- Placed in service

25000 - Flooring

700 - Vinyl	Useful Life 18	Remaining Life 3
1,895 sf Clubhouse	Quantity 1,895	Unit of Measure Square Feet
	Cost /SqFt \$6.62	
	% Included 100.00%	Total Cost/Study \$12,550
Summary	Replacement Year 2023	Future Cost \$13,515
This is to replace the vinyl plank flooring.		
2005- Placed in service.		

920 - Coatings	Useful Life 12	Remaining Life 6
734 sf CH Downstairs Pool Bathroom Epoxy	Quantity 734	Unit of Measure Square Feet
	Cost /SqFt \$11.04	
	% Included 100.00%	Total Cost/Study \$8,102
Summary	Replacement Year 2026	Future Cost \$9,396
This is to install a proprietary floor coating system. Exact cost dependent on manufacturer and scope of work.		
2014- Placed in service.		

924 - Coatings	Useful Life 12	Remaining Life 8
314 sf Pool Pass Building Office Epoxy Floor	Quantity 314	Unit of Measure Square Feet
	Cost /SqFt \$6.62	
	% Included 100.00%	Total Cost/Study \$2,080
Summary	Replacement Year 2028	Future Cost \$2,534
This is to install a proprietary floor coating system. Exact cost dependent on manufacturer and scope of work.		
2016- Placed in service.		

25500 - Wallcoverings

300 - FRP	Useful Life 25	Remaining Life 21
392 sf Pool Equipment Room	Quantity 392	Unit of Measure Square Feet
	Cost /SqFt \$3.86	
	% Included 100.00%	Total Cost/Study \$1,514
Summary	Replacement Year 2041	Future Cost \$2,544
This is to replace the wall fiberglass reinforced panels (FRP).		

26000 - Outdoor Equipment

100 - Tot Lot: Play Equipment	Useful Life 18	Remaining Life 2
Playground- Little Tikes Structure	Quantity 1	Unit of Measure Items
	Cost /Itm \$11,038	
	% Included 100.00%	Total Cost/Study \$11,038
Summary	Replacement Year 2022	Future Cost \$11,597
This is to replace the Little Tikes tot lot play equipment.		
2004- Placed in service.		

26000 - Outdoor Equipment

104 - Tot Lot: Play Equipment	Useful Life 25	Remaining Life 16	
2 Swing Sets	Quantity 2	Unit of Measure	Items
	Cost /Itm \$1,656		
	% Included 100.00%	Total Cost/Study	\$3,311
Summary	Replacement Year 2036	Future Cost	\$4,916

This is to replace the 2-seat swing sets.

1- 2-seat infant
1- 2-seat toddler

2011- Placed in service.

140 - Tot Lot: Safety Surface	Useful Life 10	Remaining Life 1	
Tot Lot	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$883		
	% Included 100.00%	Total Cost/Study	\$883
Summary	Replacement Year 2021	Future Cost	\$905

This is to replenish the play area engineered wood fibre (EWF) impact absorbing safety surface.

144 - Tot Lot: Safety Surface	Useful Life 20	Remaining Life 4	
175 If Tot Lot Safety Surface Border	Quantity 175	Unit of Measure	Linear Feet
	Cost /l.f. \$18.76		
	% Included 100.00%	Total Cost/Study	\$3,284
Summary	Replacement Year 2024	Future Cost	\$3,625

This is to replace the play area border.

2004- Placed in service.

280 - Picnic Tables	Useful Life 18	Remaining Life 2	
11 Clubhouse Deck & BBQ Area- Plastic Type	Quantity 11	Unit of Measure	Items
	Cost /Itm \$331		
	% Included 100.00%	Total Cost/Study	\$3,643
Summary	Replacement Year 2022	Future Cost	\$3,827

This is to replace the plastic type picnic tables.

5- BBQ area
6- clubhouse

284 - Picnic Tables	Useful Life 18	Remaining Life 8	
BBQ Area- Composite Type	Quantity 1	Unit of Measure	Items
	Cost /Itm \$993		
	% Included 100.00%	Total Cost/Study	\$993
Summary	Replacement Year 2028	Future Cost	\$1,210

This is to replace the composite type picnic table.

26000 - Outdoor Equipment

288 - Picnic Tables	Useful Life 20	Remaining Life 8	
3 Various Areas- 8' Wood	Quantity 3	Unit of Measure	Items
	Cost /Itm \$883		
	% Included 100.00%	Total Cost/Study	\$2,649
Summary	Replacement Year 2028	Future Cost	\$3,228
This is to replace the 8' wood plank picnic tables.			

306 - Benches	Useful Life 15	Remaining Life 4	
11 Various Areas	Quantity 11	Unit of Measure	Items
	Cost /Itm \$662		
	% Included 100.00%	Total Cost/Study	\$7,285
Summary	Replacement Year 2024	Future Cost	\$8,041
This is to replace the composite and wood type benches.			
5- wood type			
6- composite type			

330 - Chairs	Useful Life 10	Remaining Life 5	
5 Pool Sand Chairs	Quantity 5	Unit of Measure	Items
	Cost /Itm \$331		
	% Included 100.00%	Total Cost/Study	\$1,656
Summary	Replacement Year 2025	Future Cost	\$1,873
This is to replace the Poly-Wood outdoor sand chairs.			

334 - Chairs	Useful Life 12	Remaining Life 9	
40 Pool Vinyl Strap Chairs	Quantity 40	Unit of Measure	Items
	Cost /Itm \$152		
	% Included 100.00%	Total Cost/Study	\$6,094
Summary	Replacement Year 2029	Future Cost	\$7,610
This is to replace the vinyl strap outdoor chairs.			
2018- Revised to 40 chairs.			
2016- Per client email 8/4/2016, \$4,500 anticipated for 2017.			

340 - Chaise Lounges	Useful Life 12	Remaining Life 9	
56 Pool Lounges	Quantity 56	Unit of Measure	Items
	Cost /Itm \$247		
	% Included 100.00%	Total Cost/Study	\$13,826
Summary	Replacement Year 2029	Future Cost	\$17,267
This is to replace the outdoor lounge chairs.			
2017- Client reduced quantity from 76 to 40. Later to 56.			
2016- Per client 8/4/2016 email, \$22,000 anticipated for 2017.			

26000 - Outdoor Equipment

342 - Chairs	Useful Life 15	Remaining Life 12	
15 Adirondack Chairs	Quantity 15	Unit of Measure	Items
	Cost /Itm \$331		
	% Included 100.00%	Total Cost/Study	\$4,964
Summary	Replacement Year 2032	Future Cost	\$6,676

This is to replace the Adirondack chairs as originally purchased in 2017 for approximately \$3,155.

2018- Added to study per client.

376 - Pet Stations	Useful Life 5	Remaining Life 2	
4 Various Areas	Quantity 4	Unit of Measure	Items
	Cost /Itm \$269		
	% Included 100.00%	Total Cost/Study	\$1,077
Summary	Replacement Year 2022	Future Cost	\$1,131

This is to replace the pet stations.

2017- Per client, make 100%, not periodic replacement.

380 - Garbage Receptacles	Useful Life 18	Remaining Life 13	
12 Grounds	Quantity 12	Unit of Measure	Items
	Cost /Itm \$662		
	% Included 100.00%	Total Cost/Study	\$7,947
Summary	Replacement Year 2033	Future Cost	\$10,956

This is to replace the Barco Products garbage containers.

4- recycle
8- trash

480 - Drinking Fountain	Useful Life 20	Remaining Life 3	
Tennis Court	Quantity 1	Unit of Measure	Items
	Cost /Itm \$4,308		
	% Included 100.00%	Total Cost/Study	\$4,308
Summary	Replacement Year 2023	Future Cost	\$4,639

This is to replace the Haws drinking fountain.

2020- Per client 10/14/2020, increase remaining life from 2021 to 2023.

2019- Remaining life extended to 2021.

2016- Per client email 8/4/2016, replacement anticipated in 2018.

786 - Umbrellas	Useful Life 7	Remaining Life 1	
11 Pool	Quantity 11	Unit of Measure	Items
	Cost /Itm \$485		
	% Included 100.00%	Total Cost/Study	\$5,331
Summary	Replacement Year 2021	Future Cost	\$5,464

This is to replace the umbrellas.

27000 - Appliances

200 - Refrigerator	Useful Life 12	Remaining Life 3	
Clubhouse Kitchen	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,656		
	% Included 100.00%	Total Cost/Study	\$1,656
Summary	Replacement Year 2023	Future Cost	\$1,783
This is to replace the Samsung refrigerator.			
2010- Placed in service.			

204 - Refrigerator	Useful Life 12	Remaining Life 8	
Pool Pass Office	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,077		
	% Included 100.00%	Total Cost/Study	\$1,077
Summary	Replacement Year 2028	Future Cost	\$1,312
This is to replace the Hot Point refrigerator.			
2016- Placed in service.			

260 - Cook Top Stove	Useful Life 12	Remaining Life 3	
Clubhouse Kitchen- Stove Top	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,938		
	% Included 100.00%	Total Cost/Study	\$1,938
Summary	Replacement Year 2023	Future Cost	\$2,087
This is to replace the stove top.			

274 - Oven: Wall	Useful Life 12	Remaining Life 3	
Clubhouse Kitchen	Quantity 1	Unit of Measure	Items
	Cost /Itm \$2,760		
	% Included 100.00%	Total Cost/Study	\$2,760
Summary	Replacement Year 2023	Future Cost	\$2,972
This is to replace the Whirlpool double wall oven.			
2008- Placed in service.			

284 - Microwave Oven	Useful Life 10	Remaining Life 3	
Clubhouse Kitchen	Quantity 1	Unit of Measure	Items
	Cost /Itm \$662		
	% Included 100.00%	Total Cost/Study	\$662
Summary	Replacement Year 2023	Future Cost	\$713
This is to replace the Emerson microwave oven.			

29000 - Infrastructure

964 - Utilities	Useful Life 30	Remaining Life 25
Clubhouse	Quantity 1	Unit of Measure Building
	Cost /Bldg \$5,519	
	% Included 100.00%	Total Cost/Study \$5,519
Summary	Replacement Year 2045	Future Cost \$10,232

This is to repair and maintain the clubhouse infrastructure such as water, sewer and electrical service lines. Full replacement is not provided for within reserves. Should client obtain information regarding infrastructure condition, timing of replacement and cost, information received may be entered into the reserve study. The cost indicated would not replace a major line failure.

30000 - Miscellaneous

200 - BBQ	Useful Life 15	Remaining Life 6
BBQ Area	Quantity 1	Unit of Measure Items
	Cost /Itm \$883	
	% Included 100.00%	Total Cost/Study \$883
Summary	Replacement Year 2026	Future Cost \$1,024

This is to replace the custom BBQ. A client provided cost will further define this component.

810 - Maintenance Equipment	Useful Life 10	Remaining Life 4
Aerator- Husqvarna	Quantity 1	Unit of Measure Items
	Cost /Itm \$9,154	
	% Included 100.00%	Total Cost/Study \$9,154
Summary	Replacement Year 2024	Future Cost \$10,104

This is to replace the Husqvarna rototiller. Model 968981102.

2020- Per client 10/14/2020, increase remaining life from 2021 to 2024.

814 - Maintenance Equipment	Useful Life 10	Remaining Life 6
Snow Blower- Honda HSS1332A	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,066	
	% Included 100.00%	Total Cost/Study \$4,066
Summary	Replacement Year 2026	Future Cost \$4,716

This is to replace the Honda blower used for the sidewalks. Model HSS1332A.

2016- \$3,684 is anticipated for new sidewalk snow blower.

818 - Maintenance Equipment	Useful Life 15	Remaining Life 3
Snow Blower- Honda HS828	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,760	
	% Included 100.00%	Total Cost/Study \$2,760
Summary	Replacement Year 2023	Future Cost \$2,972

This is to replace the Honda snow blower used for the decks. Model HS828.

2006- Placed in service

2020- Per client 10/14/2020, increase remaining life from 2021 to 2023.

01000 - Paving

100 - Asphalt: Sealing	Useful Life 6	Remaining Life 2
28,150 sf Parking Lot	Quantity 28,150	Unit of Measure Square Feet
	Cost /SqFt \$0.166	
	% Included 100.00%	Total Cost/Study \$4,661
Summary	Replacement Year N/A	Future Cost N/A

This is to prepare the surface and apply a single coat asphalt emulsion product. If a second coat is desired the cost is generally 10% to 20% higher.

In 2016, the paving is at the end of its useful life.

2016- This component is scheduled to happen the year after the major paving rehab. Excluded per client.

03000 - Painting: Exterior

400 - Wrought Iron	Useful Life 5	Remaining Life 2
684 lf Pool Perimeter	Quantity 684	Unit of Measure Linear Feet
	Cost /l.f. \$9.93	
	% Included 100.00%	Total Cost/Study \$6,795
Summary	Replacement Year N/A	Future Cost N/A

This is to prepare, power wash, sand, scrape, spot prime and paint the wrought iron.

In 2016, the metal fencing condition varies from new to very degraded with some metal having rusted completely through.

6' x 620' pool perimeter

4' x 64' pool ADA ramp (new in 2016)

2016- Exclude from reserves per client.

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
01000 - Paving							
200 - Asphalt: Ongoing Repairs	\$3,030	6	5	28,150	\$3.59/SqFt (3%)		Parking Lot- Min Reapirs W SC
340 - Asphalt: Major Repairs	\$93,217	25	23	28,150	\$3.31/SqFt		Parking Lot Re-Pave
341 - Asphalt: Major Repairs	\$130,225	1	0	1	\$130,225/LS [nr:1]		Parking Lot Re-Pave- 2020 Only
02000 - Concrete							
220 - Walkways	\$2,864	5	1	4,130	\$23.11/SqFt (3%)		Clubhouse Perimeter
400 - Pavers	\$79,143	30	26	8,240	\$9.60/SqFt		Pool Deck
04000 - Structural Repairs							
204 - Siding	\$27,222	30	9	2,242	\$12.14/SqFt		Clubhouse Exterior
208 - Siding	\$30,003	30	26	2,471	\$12.14/SqFt		Pool Pass Building
550 - Bridge Maintenance	\$13,742	8	1	830	\$33.11/SqFt (50%)		Lake & School Bdwk Decking
552 - Bridge Maintenance	\$9,162	4	1	830	\$33.11/SqFt (33%)		Lake & School Bdwk Decking
554 - Bridge Maintenance	\$3,665	3	1	830	\$44.15/SqFt (10%)		Lake & School Bdwk Structural
800 - Wood: Gazebo Repairs	\$1,490	10	1	900	\$1.66/SqFt		BBQ Area Shade Structure
912 - Doors	\$34,770	30	5	9	\$3,863/Itm		Clubhouse Storefront Type Doors
916 - Doors	\$6,623	30	9	3	\$2,208/Itm		Clubhouse Slider Doors
920 - Doors	\$4,415	30	9	5	\$883/Itm		Clubhouse Interior Doors
924 - Doors	\$13,522	30	26	7	\$1,932/Itm		Pool Pass Building
928 - Doors	\$1,104	30	26	1	\$1,104/Itm		Pool Pass Building Overhead Roll-Up Door
936 - Windows	\$30,750	30	2	1	\$30,750/Itm		Northwest Replacements
940 - Windows	\$15,759	30	2	1	\$15,759/Itm		Northeast Replacements
948 - Windows	\$15,759	30	1	1	\$15,759/Itm		Southwest Replacements
952 - Windows	\$15,759	30	2	1	\$15,759/Itm		Front Replacements
04500 - Decking/Balconies							
100 - Composite	\$61,400	40	33	445	\$138/SqFt		CH Front Entry- Structural Mod
110 - Composite	\$9,824	40	13	445	\$22.08/SqFt		CH Front Entry-Decking/Railing Repair
120 - Wood	\$39,002	40	37	445	\$87.65/SqFt		CH- Northeast Structural Mod
130 - Composite	\$5,519	40	37	200	\$27.60/SqFt		CH Northeast Decking/Railing Only
140 - Wood	\$39,002	40	1	445	\$87.65/SqFt		CH Southwest Structural Mod

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
04500 - Decking/Balconies							
150 - Composite	\$4,062	40	29	184	\$22.08/SqFt		CH Southwest Decking/Railings
160 - Wood	\$71,077	40	1	890	\$79.86/SqFt		CH Northwest Structural Mod
170 - Composite	\$10,067	40	1	456	\$22.08/SqFt		CH Northwest Decking/Railings
05000 - Roofing							
440 - Pitched: Dimensional Composition	\$12,363	25	21	28	\$442/Sqrs		Pool Pass Building
444 - Pitched: Dimensional Composition	\$3,974	25	5	9	\$442/Sqrs		BBQ Shade Structure
680 - Pitched: Metal	\$66,781	30	3	55	\$1,214/Sqrs		Clubhouse
780 - Heat Tape	\$1,821	10	6	110	\$16.56/l.f.		Pool Pass Building Roof
08000 - Rehab							
100 - General	\$4,415	25	3	1	\$4,415/Bldg		Clubhouse
104 - General	\$4,967	25	21	1	\$4,967/Rm		Pool Building Office
220 - Restrooms	\$3,015	15	10	1	\$3,015/LS		Clubhouse Upstairs
224 - Bathrooms	\$8,831	20	14	2	\$4,415/Rm		Clubhouse Downstairs Pool Bathrooms
230 - Kitchen	\$16,153	25	3	1	\$16,153/Rm		Clubhouse
12000 - Pool							
110 - Resurface	\$38,943	10	6	252	\$155/l.f.		Lap Pool
111 - Resurface	\$5,500	1	0	1	\$5,500/LS [nr:1]		Acid Wash (2020 Only)
114 - Resurface	\$8,293	10	1	51	\$163/l.f.		Wading Pool
200 - Edge: Tile, Coping, Mastic	\$12,517	24	20	252	\$49.67/l.f.		Lap Pool
204 - Edge: Tile, Coping, Mastic	\$2,533	24	20	51	\$49.67/l.f.		Wading Pool
400 - ADA Chair Lift	\$8,831	10	5	1	\$8,831/Itm		Wading Pool
640 - Deck: Replace	\$32,949	40	36	1	\$32,949/LS		Lap & Wading Pool Deck Pavers
700 - Chemical System	\$4,098	5	1	1	\$4,098/Itm		Lap Pool Acu-Trol AK110 Chemical Controller
704 - Chemical System	\$4,098	5	1	1	\$4,098/Itm		Wading Pool Acu-Trol AK110 Chemical Controller
708 - Chemical System	\$1,325	5	1	2	\$662/Itm		Lap Pool Stenner Pumps
712 - Chemical System	\$1,325	5	1	2	\$662/Itm		Wading Pool Stenner Pumps
714 - Equipment: Replacement	\$2,210	5	5	1	\$2,210/LS		Pool Drain & Skimmer Covers
716 - Equipment: Replacement	\$2,760	5	1	1	\$2,760/Itm		Lap Pool Sondex Heat Exchanger
720 - Equipment: Replacement	\$1,325	20	16	2	\$662/Itm		Lap Pool Pressure Tanks
724 - Heater	\$26,492	10	6	1	\$26,492/Itm		Lap Pool Boiler
728 - Heater	\$7,727	10	6	1	\$7,727/Itm		Wading Pool
730 - Filter	\$13,246	15	11	1	\$13,246/Itm		Lap Pool
732 - Filter	\$1,093	5	1	1	\$1,093/Itm		Lap Pool- Sand Replacement

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
12000 - Pool							
734 - Filter	\$1,656	14	10	1	\$1,656/Itm		Wading Pool
736 - Filter	\$488	14	10	1	\$488/Itm		Wading Pool- Sand Replacement
740 - Pumps	\$1,987	8	4	1	\$1,987/Itm		Pool Grundfos Heater Pump
744 - Pumps	\$6,160	8	4	1	\$6,160/Itm		Lap Pool Pentair 7.5 HP Pump
748 - Pumps	\$1,537	8	1	1	\$1,537/Itm		Wading Pool Sta Rite 2 HP Pump
750 - Cover	\$6,845	8	3	1	\$6,845/Itm		Lap Pool
754 - Cover	\$1,325	8	4	1	\$1,325/Itm		Wading Pool
760 - Lane Ropes	\$2,484	5	1	225	\$11.04/l.f.		Lap Pool
950 - Furniture: Lifeguard Chair	\$1,987	10	5	3	\$662/Itm		Pool
990 - Storage Reel	\$2,870	10	5	1	\$2,870/Itm		Lap Pool Cover Reel
994 - Miscellaneous	\$15,000	10	5	3	\$5,000/Itm		Pool Sunshades
17000 - Tennis Court							
100 - Reseal	\$31,429	7	5	13,200	\$2.38/SqFt		[2] Tennis Courts
500 - Resurface	\$63,037	21	18	13,200	\$4.78/SqFt		[2] Tennis Courts
501 - Resurface	\$3,714	4	3	1	\$3,714/LS [nr:1]		Asphalt Repairs (2023 Only)
17500 - Basketball / Sport Court							
300 - Basketball Standard	\$1,656	15	6	1	\$1,656/Itm		Tennis Court
18000 - Landscaping							
100 - Irrigation: Misc.	\$14,130	20	19	1	\$14,130/LS		Sprinkler System
300 - Irrigation: Backflow Preventors	\$2,208	20	6	1	\$2,208/Itm		Grounds
400 - Turf Renovation	\$16,400	20	19	1	\$16,400/LS		Flag Pole Lawn
420 - General Repairs/Upgrades	\$1,104	2	1	1	\$1,104/LS		Grounds
460 - Defensible Space	\$18,000	10	8	1	\$18,000/LS		Open Space Fuel Reduction- Somerset
464 - Defensible Space	\$18,000	10	8	1	\$18,000/LS		Open Space Fuel Reduction- The Strand
468 - Defensible Space	\$18,000	10	9	1	\$18,000/LS		Open Space Fuel Reduction- Icknield Way
472 - Defensible Space	\$18,000	10	9	1	\$18,000/LS		Open Space Fuel Reduction- Huntsman Leap
476 - Defensible Space	\$18,000	10	9	1	\$18,000/LS		Open Space Fuel Reduction- Tudor Lane
480 - Defensible Space	\$18,000	10	10	1	\$18,000/LS		Open Space Fuel Reduction- Kent Drive
484 - Defensible Space	\$18,000	10	9	1	\$18,000/LS		Open Space Fuel Reduction- Kent Drive
488 - Defensible Space	\$18,000	10	10	1	\$18,000/LS		Open Space Fuel Reduction- Dorchester
18500 - Lakes / Ponds							
990 - Miscellaneous	\$3,863	30	1	1	\$3,863/LS		Pond Hlth Maintenance
19000 - Fencing							
100 - Chain Link: 10'	\$2,994	30	28	76	\$39.40/l.f.		Mesh at Tennis Court Divider

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
19000 - Fencing							
130 - Chain Link: 10'	\$38,663	30	27	500	\$77.33/l.f.		Tennis Court Perimeter
224 - Wrought Iron	\$2,718	30	26	684	\$39.74/l.f. (10%)		Pool Perimeter
234 - Wrought Iron	\$24,462	30	11	684	\$39.74/l.f. (90%)		Pool Perimeter
340 - Wood: 6'	\$3,769	18	1	40	\$94.23/l.f.		Trash Enclosure
360 - Wood: Split Rail	\$4,653	25	8	281	\$16.56/l.f.		Clubhouse North Perimeter
20000 - Lighting							
100 - Exterior: Misc. Fixtures	\$883	15	4	10	\$88.31/Itm		Clubhouse
104 - Exterior: Misc. Fixtures	\$966	15	11	7	\$138/Itm		Pool Pass Building
21000 - Signage							
714 - Wood Monument	\$7,947	15	3	1	\$7,947/Itm		Entrances- West
718 - Wood Monument	\$4,415	15	2	1	\$4,415/Itm		Clubhouse
722 - Wood Monument	\$4,308	15	4	1	\$4,308/Itm		Entrances- East
22000 - Office Equipment							
100 - Miscellaneous	\$276	6	2	1	\$276/Itm		Canon Fax Machine
200 - Computers, Misc.	\$808	5	1	1	\$808/Itm		Pass Office Laptop
210 - Computers, Misc.	\$1,508	5	2	1	\$1,508/Itm		Administration Office Desktop
218 - Computers, Misc.	\$1,508	5	2	1	\$1,508/Itm		Clerical Office Desktop
220 - Computers, Misc.	\$1,508	5	2	1	\$1,508/Itm		GM Office Desktop
222 - Computers, Misc.	\$1,338	5	5	2	\$669/Itm		Office Laptops
223 - Computers, Misc.	\$800	1	0	1	\$800/LS [nr:1]		Office Laptop (2020 Only)
230 - Computers, Misc.	\$5,519	4	1	1	\$5,519/LS		Pool System (Printer, Scanner, Software)
300 - Copier	\$9,934	10	2	1	\$9,934/Itm		Office Copier
23000 - Mechanical Equipment							
200 - Furnace	\$11,038	15	2	2	\$5,519/Itm		Clubhouse- Furnaces #4 & #2
210 - HVAC	\$2,428	10	2	1	\$2,428/Itm		Clubhouse Office Air Conditioner
600 - Water Heater	\$3,311	12	2	1	\$3,311/Itm		Clubhouse
24000 - Furnishings							
200 - Chairs	\$2,186	5	3	66	\$33.11/Itm		Clubhouse Padded Folding Chairs
204 - Chairs	\$1,435	18	6	65	\$22.08/Itm		Clubhouse Folding Chairs
330 - Tables	\$4,570	20	3	23	\$199/Itm		Folding Tables
334 - Tables	\$502	20	8	7	\$71.75/Itm		Square Folding Tables
620 - Office Desk, Chair	\$2,154	10	6	2	\$1,077/Itm		Office Sets
622 - Office Desk, Chair	\$645	10	8	1	\$645/Itm		1- Office Set
680 - Lockers	\$2,208	18	3	1	\$2,208/Itm		Clubhouse Lower Floor

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
24000 - Furnishings							
900 - Miscellaneous	\$1,325	20	8	4	\$331/Itm		Chair & Table Dollies
910 - Window Coverings	\$2,369	20	16	1	\$2,369/LS		Roller Sun Shades- CH Upstairs
24500 - Audio / Visual							
120 - Television	\$1,325	10	3	1	\$1,325/Itm		Clubhouse
25000 - Flooring							
200 - Carpeting	\$2,692	15	3	39	\$69.03/SqYd		Clubhouse Office
204 - Carpeting	\$5,166	15	10	65	\$79.47/SqYd		Clubhouse Lower Floor
400 - Tile	\$13,882	22	16	1,048	\$13.25/SqFt		Downstairs Pool Bathroom Wall Tile
700 - Vinyl	\$12,550	18	3	1,895	\$6.62/SqFt		Clubhouse
920 - Coatings	\$8,102	12	6	734	\$11.04/SqFt		CH Downstairs Pool Bathroom Epoxy
924 - Coatings	\$2,080	12	8	314	\$6.62/SqFt		Pool Pass Building Office Epoxy Floor
25500 - Wallcoverings							
300 - FRP	\$1,514	25	21	392	\$3.86/SqFt		Pool Equipment Room
26000 - Outdoor Equipment							
100 - Tot Lot: Play Equipment	\$11,038	18	2	1	\$11,038/Itm		Playground- Little Tikes Structure
104 - Tot Lot: Play Equipment	\$3,311	25	16	2	\$1,656/Itm		Swing Sets
140 - Tot Lot: Safety Surface	\$883	10	1	1	\$883/LS		Tot Lot
144 - Tot Lot: Safety Surface	\$3,284	20	4	175	\$18.76/l.f.		Tot Lot Safety Surface Border
280 - Picnic Tables	\$3,643	18	2	11	\$331/Itm		Clubhouse Deck & BBQ Area- Plastic Type
284 - Picnic Tables	\$993	18	8	1	\$993/Itm		BBQ Area- Composite Type
288 - Picnic Tables	\$2,649	20	8	3	\$883/Itm		Various Areas- 8' Wood
306 - Benches	\$7,285	15	4	11	\$662/Itm		Various Areas
330 - Chairs	\$1,656	10	5	5	\$331/Itm		Pool Sand Chairs
334 - Chairs	\$6,094	12	9	40	\$152/Itm		Pool Vinyl Strap Chairs
340 - Chaise Lounges	\$13,826	12	9	56	\$247/Itm		Pool Lounges
342 - Chairs	\$4,964	15	12	15	\$331/Itm		Adirondack Chairs
376 - Pet Stations	\$1,077	5	2	4	\$269/Itm		Various Areas
380 - Garbage Receptacles	\$7,947	18	13	12	\$662/Itm		Grounds
480 - Drinking Fountain	\$4,308	20	3	1	\$4,308/Itm		Tennis Court
786 - Umbrellas	\$5,331	7	1	11	\$485/Itm		Pool
27000 - Appliances							
200 - Refrigerator	\$1,656	12	3	1	\$1,656/Itm		Clubhouse Kitchen
204 - Refrigerator	\$1,077	12	8	1	\$1,077/Itm		Pool Pass Office
260 - Cook Top Stove	\$1,938	12	3	1	\$1,938/Itm		Clubhouse Kitchen- Stove Top

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
27000 - Appliances							
274 - Oven: Wall	\$2,760	12	3	1	\$2,760/Itm		Clubhouse Kitchen
284 - Microwave Oven	\$662	10	3	1	\$662/Itm		Clubhouse Kitchen
29000 - Infrastructure							
964 - Utilities	\$5,519	30	25	1	\$5,519/Bldg		Clubhouse
30000 - Miscellaneous							
200 - BBQ	\$883	15	6	1	\$883/Itm		BBQ Area
810 - Maintenance Equipment	\$9,154	10	4	1	\$9,154/Itm		Aerator- Husqvarna
814 - Maintenance Equipment	\$4,066	10	6	1	\$4,066/Itm		Snow Blower- Honda HSS1332A
818 - Maintenance Equipment	\$2,760	15	3	1	\$2,760/Itm		Snow Blower- Honda HS828

<i>Component</i>	<i>Current Replacement Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Quantity</i>	<i>Cost/ U of M</i>	<i>Treatment</i>	<i>Location</i>
01000 - Paving							
100 - Asphalt: Sealing	\$4,661	6	2	28,150	\$.17/SqFt		Parking Lot
03000 - Painting: Exterior							
400 - Wrought Iron	\$6,795	5	2	684	\$9.93/l.f.		Pool Perimeter

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2020			
01000 - Paving			
341 - Asphalt: Major Repairs Parking Lot Re-Pave- 2020 Only[nr:1]	1	130,225	
12000 - Pool			
111 - Resurface Acid Wash (2020 Only)[nr:1]	1	5,500	
22000 - Office Equipment			
223 - Computers, Misc. Office Laptop (2020 Only)[nr:1]	1	800	
Total 2020:		136,525	
2021			
02000 - Concrete			
220 - Walkways 4,130 sf Clubhouse Perimeter (3%)	5	2,864	2,935
04000 - Structural Repairs			
550 - Bridge Maintenance 830 sf Lake & School Bdwk Decking (50%)	8	13,742	14,086
552 - Bridge Maintenance 830 sf Lake & School Bdwk Decking (33%)	4	9,162	9,391
554 - Bridge Maintenance 830 sf Lake & School Bdwk Structural (10%)	3	3,665	3,756
800 - Wood: Gazebo Repairs 900 sf BBQ Area Shade Structure	10	1,490	1,527
948 - Windows Southwest Replacements	30	15,759	16,153
Total 04000 - Structural Repairs:		43,818	44,913
04500 - Decking/Balconies			
140 - Wood 445 sf CH Southwest Structural Mod	40	39,002	39,977
160 - Wood 890 sf CH Northwest Structural Mod	40	71,077	72,854
170 - Composite 456 sf CH Northwest Decking/Railings	40	10,067	10,318
Total 04500 - Decking/Balconies:		120,146	123,149
12000 - Pool			
114 - Resurface 51 lf Wading Pool	10	8,293	8,500
700 - Chemical System Lap Pool Acu-Trol AK110 Chemical Controller	5	4,098	4,200
704 - Chemical System Wading Pool Acu-Trol AK110 Chemical Controller	5	4,098	4,200
708 - Chemical System 2 Lap Pool Stenner Pumps	5	1,325	1,358
712 - Chemical System 2 Wading Pool Stenner Pumps	5	1,325	1,358

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2021			
12000 - Pool			
716 - Equipment: Replacement Lap Pool Sondex Heat Exchanger	5	2,760	2,829
732 - Filter Lap Pool- Sand Replacement	5	1,093	1,120
748 - Pumps Wading Pool Sta Rite 2 HP Pump	8	1,537	1,575
760 - Lane Ropes 225 lf Lap Pool	5	2,484	2,546
Total 12000 - Pool:		27,013	27,686
18000 - Landscaping			
420 - General Repairs/Upgrades Grounds	2	1,104	1,131
18500 - Lakes / Ponds			
990 - Miscellaneous Pond Hlth Maintenance	30	3,863	3,960
19000 - Fencing			
340 - Wood: 6' 40 lf Trash Enclosure	18	3,769	3,863
22000 - Office Equipment			
200 - Computers, Misc. Pass Office Laptop	5	808	828
230 - Computers, Misc. Pool System (Printer, Scanner, Software)	4	5,519	5,657
Total 22000 - Office Equipment:		6,327	6,485
26000 - Outdoor Equipment			
140 - Tot Lot: Safety Surface Tot Lot	10	883	905
786 - Umbrellas 11 Pool	7	5,331	5,464
Total 26000 - Outdoor Equipment:		6,214	6,369
Total 2021:		215,118	220,491
2022			
04000 - Structural Repairs			
936 - Windows Northwest Replacements	30	30,750	32,307
940 - Windows Northeast Replacements	30	15,759	16,557
952 - Windows Front Replacements	30	15,759	16,557
Total 04000 - Structural Repairs:		62,268	65,421
21000 - Signage			
718 - Wood Monument Clubhouse	15	4,415	4,639
22000 - Office Equipment			
100 - Miscellaneous Canon Fax Machine	6	276	290
210 - Computers, Misc. Administration Office Desktop	5	1,508	1,584

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2022			
22000 - Office Equipment			
218 - Computers, Misc. Clerical Office Desktop	5	1,508	1,584
220 - Computers, Misc. GM Office Desktop	5	1,508	1,584
300 - Copier Office Copier	10	9,934	10,437
Total 22000 - Office Equipment:		14,734	15,479
23000 - Mechanical Equipment			
200 - Furnace 2 Clubhouse- Furnaces #4 & #2	15	11,038	11,597
210 - HVAC Clubhouse Office Air Conditioner	10	2,428	2,551
600 - Water Heater Clubhouse	12	3,311	3,479
Total 23000 - Mechanical Equipment:		16,777	17,627
26000 - Outdoor Equipment			
100 - Tot Lot: Play Equipment Playground- Little Tikes Structure	18	11,038	11,597
280 - Picnic Tables 11 Clubhouse Deck & BBQ Area- Plastic Type	18	3,643	3,827
376 - Pet Stations 4 Various Areas	5	1,077	1,131
Total 26000 - Outdoor Equipment:		15,758	16,555
Total 2022:		113,952	119,721

This report is intended to assist the auditor while preparing the audit, review or compilation of Glenshire Devonshire Residents Association's (the "Association") financial documents.

Browning Reserve Group ("BRG") prepared a reserve study for the Association during the 2020 fiscal year. This was done to help determine the Association's reserve contribution for the next fiscal year (2021) and future fiscal years. In addition, BRG prepared the proper statutory disclosures for distribution to the Association members.

This reserve study is an Update w/o Site Visit Review. An **Update Without Site-Visit Review** is an update with no on-site visual observation upon where the following tasks are performed:

- life and valuation estimates;
- fund status;
- and a funding plan. Please note, as this study update did not require a site visit, and relied completely on the information provided, it is possible BRG has never visited Glenshire Devonshire Residents Association.

For BRG reserve studies, the year in which the study is being conducted, is the first year of the study. For example, this study is being prepared during 2020 and is the Association's first year in the study. This enables BRG to use a starting point which ties to the last audited financial statement, December 31, 2019. You will notice in Section III, Reserve Fund Balance Forecast, a Beginning Reserve Balance of \$411,286 is being used which ties to the last completed audit or review of the Association's financial statements. BRG then re-builds the first year of the study, in this case 2020, and estimates an ending reserve fund balance. Again, see Section III and the 2020 ending reserve balance estimate of \$414,380.

"Re-building" the first year of the study as mentioned above simply means using the 2020 adopted budget for the 2020 reserve contribution. Finally, the 2020 reserve expenses both actual and projected are estimated.

We find by using the above method a more accurate reserve study is possible because the beginning reserve fund balance ties directly to the Association's audited financial statement or, in the absence of an audit or review, the year end balance sheet. There is no need to rely on others for determining mid year reserve balances or estimating current year ending reserve balances. This approach forces all involved, to look at the current year's reserve fund activities so a more accurate ending reserve fund balance can be estimated.

With respect to the reserve component Percent Funded values on the next page(s), here are the calculations:

$$\text{FFB} = \text{Year Cost} \times \text{Year Effective Age} / \text{Useful Life}$$

$$\% \text{ Funded} = \text{Year Estimated Ending Reserve Balance} / \text{Year FFB}$$

Please see Section V - Reserve Fund Balance Forecast.

Browning Reserve Group

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
01000 - Paving						
200 - Asphalt: Ongoing Repairs 28,150 sf Parking Lot- Min Repairs W SC (3%)	3,030	6	5	505	1,035	494
340 - Asphalt: Major Repairs 28,150 sf Parking Lot Re-Pave	93,217	25	23	7,457	11,466	5,690
341 - Asphalt: Major Repairs Parking Lot Re-Pave- 2020 Only[nr:1]	130,225	1	0	130,225	0	0
02000 - Concrete						
220 - Walkways 4,130 sf Clubhouse Perimeter (3%)	2,864	5	1	2,291	2,935	508
400 - Pavers 8,240 sf Pool Deck	79,143	30	26	10,552	13,520	4,335
04000 - Structural Repairs						
204 - Siding 2,242 sf Clubhouse Exterior	27,222	30	9	19,056	20,462	980
208 - Siding 2,471 sf Pool Pass Building	30,003	30	26	4,000	5,125	1,643
550 - Bridge Maintenance 830 sf Lake & School Bdwk Decking (50%)	13,742	8	1	12,025	14,086	1,523
552 - Bridge Maintenance 830 sf Lake & School Bdwk Decking (33%)	9,162	4	1	6,871	9,391	2,030
554 - Bridge Maintenance 830 sf Lake & School Bdwk Structural (10%)	3,665	3	1	2,443	3,756	1,083
800 - Wood: Gazebo Repairs 900 sf BBQ Area Shade Structure	1,490	10	1	1,341	1,527	132
912 - Doors 9 Clubhouse Storefront Type Doors	34,770	30	5	28,975	30,887	1,134
916 - Doors 3 Clubhouse Slider Doors	6,623	30	9	4,636	4,978	238
920 - Doors 5 Clubhouse Interior Doors	4,415	30	9	3,091	3,319	159
924 - Doors 7 Pool Pass Building	13,522	30	26	1,803	2,310	741
928 - Doors Pool Pass Building Overhead Roll-Up Door	1,104	30	26	147	189	60
936 - Windows Northwest Replacements	30,750	30	2	28,700	30,468	931
940 - Windows Northeast Replacements	15,759	30	2	14,709	15,615	477
948 - Windows Southwest Replacements	15,759	30	1	15,234	16,153	466
952 - Windows Front Replacements	15,759	30	2	14,709	15,615	477
04500 - Decking/Balconies						
100 - Composite 445 sf CH Front Entry- Structural Mod	61,400	40	33	10,745	12,587	0
110 - Composite 445 sf CH Front Entry-Decking/Railing Repair	9,824	40	13	6,631	7,049	293
120 - Wood 445 sf CH- Northeast Structural Mod	39,002	40	37	2,925	3,998	0
130 - Composite 200 sf CH Northeast Decking/Railing Only	5,519	40	37	414	566	0
140 - Wood 445 sf CH Southwest Structural Mod	39,002	40	1	38,027	39,977	864

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
04500 - Decking/Balconies						
150 - Composite 184 sf CH Southwest Decking/Railings	4,062	40	29	1,117	1,249	180
160 - Wood 890 sf CH Northwest Structural Mod	71,077	40	1	69,300	72,854	1,575
170 - Composite 456 sf CH Northwest Decking/Railings	10,067	40	1	9,815	10,318	223
05000 - Roofing						
440 - Pitched: Dimensional Composition 28 Squares- Pool Pass Building	12,363	25	21	1,978	2,534	718
444 - Pitched: Dimensional Composition 9 Squares- BBQ Shade Structure	3,974	25	5	3,179	3,421	156
680 - Pitched: Metal 55 Squares- Clubhouse	66,781	30	3	60,103	63,887	2,073
780 - Heat Tape 110 lf Pool Pass Building Roof	1,821	10	6	729	933	183
08000 - Rehab						
100 - General Clubhouse	4,415	25	3	3,885	4,164	164
104 - General Pool Building Office	4,967	25	21	795	1,018	289
220 - Restrooms Clubhouse Upstairs	3,015	15	10	1,005	1,236	223
224 - Bathrooms 2 Clubhouse Downstairs Pool Bathrooms	8,831	20	14	2,649	3,168	539
230 - Kitchen Clubhouse	16,153	25	3	14,215	15,233	602
12000 - Pool						
110 - Resurface 252 lf Lap Pool	38,943	10	6	15,577	19,958	3,905
111 - Resurface Acid Wash (2020 Only)[nr:1]	5,500	1	0	5,500	0	0
114 - Resurface 51 lf Wading Pool	8,293	10	1	7,463	8,500	735
200 - Edge: Tile, Coping, Mastic 252 lf Lap Pool	12,517	24	20	2,086	2,673	739
204 - Edge: Tile, Coping, Mastic 51 lf Wading Pool	2,533	24	20	422	541	150
400 - ADA Chair Lift Wading Pool	8,831	10	5	4,415	5,431	864
640 - Deck: Replace Lap & Wading Pool Deck Pavers	32,949	40	36	3,295	4,222	0
700 - Chemical System Lap Pool Acu-Trol AK110 Chemical Controller	4,098	5	1	3,278	4,200	726
704 - Chemical System Wading Pool Acu-Trol AK110 Chemical Controller	4,098	5	1	3,278	4,200	726
708 - Chemical System 2 Lap Pool Stenner Pumps	1,325	5	1	1,060	1,358	235
712 - Chemical System 2 Wading Pool Stenner Pumps	1,325	5	1	1,060	1,358	235
714 - Equipment: Replacement Pool Drain & Skimmer Covers	2,210	5	5	368	453	360
716 - Equipment: Replacement Lap Pool Sondex Heat Exchanger	2,760	5	1	2,208	2,829	489
720 - Equipment: Replacement 2 Lap Pool Pressure Tanks	1,325	20	16	265	339	85
724 - Heater Lap Pool Boiler	26,492	10	6	10,597	13,577	2,657
728 - Heater Wading Pool	7,727	10	6	3,091	3,960	775
730 - Filter Lap Pool	13,246	15	11	3,532	4,526	1,002
732 - Filter	1,093	5	1	874	1,120	194

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
12000 - Pool						
Lap Pool- Sand Replacement						
734 - Filter Wading Pool	1,656	14	10	473	606	131
736 - Filter Wading Pool- Sand Replacement	488	14	10	139	179	39
740 - Pumps Pool Grundfos Heater Pump	1,987	8	4	993	1,273	237
744 - Pumps Lap Pool Pentair 7.5 HP Pump	6,160	8	4	3,080	3,947	735
748 - Pumps Wading Pool Sta Rite 2 HP Pump	1,537	8	1	1,345	1,575	170
750 - Cover Lap Pool	6,845	8	3	4,278	5,262	797
754 - Cover Wading Pool	1,325	8	4	662	849	158
760 - Lane Ropes 225 lf Lap Pool	2,484	5	1	1,987	2,546	440
950 - Furniture: Lifeguard Chair 3 Pool	1,987	10	5	993	1,222	194
990 - Storage Reel Lap Pool Cover Reel	2,870	10	5	1,435	1,765	281
994 - Miscellaneous 3 Pool Sunshades	15,000	10	5	7,500	9,225	1,468
17000 - Tennis Court						
100 - Reseal 13,200 sf [2] Tennis Courts	31,429	7	5	8,980	13,807	4,393
500 - Resurface 13,200 sf [2] Tennis Courts	63,037	21	18	9,005	12,307	4,048
501 - Resurface Asphalt Repairs (2023 Only)[nr:1]	3,714	4	3	929	1,904	865
17500 - Basketball / Sport Court						
300 - Basketball Standard Tennis Court	1,656	15	6	993	1,131	111
18000 - Landscaping						
100 - Irrigation: Misc. Sprinkler System	14,130	20	19	706	1,448	977
300 - Irrigation: Backflow Preventors Grounds	2,208	20	6	1,545	1,697	111
400 - Turf Renovation Flag Pole Lawn	16,400	20	19	820	1,681	1,134
420 - General Repairs/Upgrades Grounds	1,104	2	1	552	1,131	489
460 - Defensible Space Open Space Fuel Reduction- Somerset	18,000	10	8	3,600	5,535	1,896
464 - Defensible Space Open Space Fuel Reduction- The Strand	18,000	10	8	3,600	5,535	1,896
468 - Defensible Space Open Space Fuel Reduction- Icknield Way	18,000	10	9	1,800	3,690	1,944
472 - Defensible Space Open Space Fuel Reduction- Huntsman Leap	18,000	10	9	1,800	3,690	1,944
476 - Defensible Space Open Space Fuel Reduction- Tudor Lane	18,000	10	9	1,800	3,690	1,944
480 - Defensible Space Open Space Fuel Reduction- Kent Drive	18,000	10	10	1,636	1,845	1,811
484 - Defensible Space Open Space Fuel Reduction- Kent Drive	18,000	10	9	1,800	3,690	1,944
488 - Defensible Space Open Space Fuel Reduction- Dorchester	18,000	10	10	1,636	1,845	1,811
18500 - Lakes / Ponds						
990 - Miscellaneous Pond Hlth Maintenance	3,863	30	1	3,735	3,960	114

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
19000 - Fencing						
100 - Chain Link: 10' 76 lf Mesh at Tennis Court Divider	2,994	30	28	200	307	172
130 - Chain Link: 10' 500 lf Tennis Court Perimeter	38,663	30	27	3,866	5,284	2,171
224 - Wrought Iron 684 lf Pool Perimeter (10%)	2,718	30	26	362	464	149
234 - Wrought Iron 684 lf Pool Perimeter (90%)	24,462	30	11	15,493	16,716	925
340 - Wood: 6' 40 lf Trash Enclosure	3,769	18	1	3,560	3,863	186
360 - Wood: Split Rail 281 lf Clubhouse North Perimeter	4,653	25	8	3,164	3,434	196
20000 - Lighting						
100 - Exterior: Misc. Fixtures 10 Clubhouse	883	15	4	648	724	56
104 - Exterior: Misc. Fixtures 7 Pool Pass Building	966	15	11	258	330	73
21000 - Signage						
714 - Wood Monument Entrances- West	7,947	15	3	6,358	7,060	493
718 - Wood Monument Clubhouse	4,415	15	2	3,827	4,224	267
722 - Wood Monument Entrances- East	4,308	15	4	3,159	3,532	274
22000 - Office Equipment						
100 - Miscellaneous Canon Fax Machine	276	6	2	184	236	42
200 - Computers, Misc. Pass Office Laptop	808	5	1	646	828	143
210 - Computers, Misc. Administration Office Desktop	1,508	5	2	905	1,236	274
218 - Computers, Misc. Clerical Office Desktop	1,508	5	2	905	1,236	274
220 - Computers, Misc. GM Office Desktop	1,508	5	2	905	1,236	274
222 - Computers, Misc. 2 Office Laptops	1,338	5	5	223	274	218
223 - Computers, Misc. Office Laptop (2020 Only)[nr:1]	800	1	0	800	0	0
230 - Computers, Misc. Pool System (Printer, Scanner, Software)	5,519	4	1	4,139	5,657	1,223
300 - Copier Office Copier	9,934	10	2	7,947	9,164	903
23000 - Mechanical Equipment						
200 - Furnace 2 Clubhouse- Furnaces #4 & #2	11,038	15	2	9,566	10,560	669
210 - HVAC Clubhouse Office Air Conditioner	2,428	10	2	1,943	2,240	221
600 - Water Heater Clubhouse	3,311	12	2	2,760	3,111	251
24000 - Furnishings						
200 - Chairs 66 Clubhouse Padded Folding Chairs	2,186	5	3	874	1,344	407
204 - Chairs 65 Clubhouse Folding Chairs	1,435	18	6	957	1,062	80
330 - Tables 23 Folding Tables	4,570	20	3	3,884	4,216	213
334 - Tables 7 Square Folding Tables	502	20	8	301	335	26
620 - Office Desk, Chair 2 Office Sets	2,154	10	6	862	1,104	216
622 - Office Desk, Chair	645	10	8	129	198	68

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
24000 - Furnishings						
1- Office Set						
680 - Lockers Clubhouse Lower Floor	2,208	18	3	1,840	2,011	114
900 - Miscellaneous 4 Chair & Table Dollies	1,325	20	8	795	882	70
910 - Window Coverings Roller Sun Shades- CH Upstairs	2,369	20	16	474	607	152
24500 - Audio / Visual						
120 - Television Clubhouse	1,325	10	3	927	1,086	123
25000 - Flooring						
200 - Carpeting 39 Sq. Yds. Clubhouse Office	2,692	15	3	2,154	2,392	167
204 - Carpeting 65 Sq. Yds. Clubhouse Lower Floor	5,166	15	10	1,722	2,118	381
400 - Tile 1,048 sf Downstairs Pool Bathroom Wall Tile	13,882	22	16	3,786	4,527	810
700 - Vinyl 1,895 sf Clubhouse	12,550	18	3	10,459	11,435	649
920 - Coatings 734 sf CH Downstairs Pool Bathroom Epoxy	8,102	12	6	4,051	4,844	677
924 - Coatings 314 sf Pool Pass Building Office Epoxy Floor	2,080	12	8	693	888	183
25500 - Wallcoverings						
300 - FRP 392 sf Pool Equipment Room	1,514	25	21	242	310	88
26000 - Outdoor Equipment						
100 - Tot Lot: Play Equipment Playground- Little Tikes Structure	11,038	18	2	9,812	10,686	557
104 - Tot Lot: Play Equipment 2 Swing Sets	3,311	25	16	1,192	1,358	170
140 - Tot Lot: Safety Surface Tot Lot	883	10	1	795	905	78
144 - Tot Lot: Safety Surface 175 lf Tot Lot Safety Surface Border	3,284	20	4	2,627	2,861	157
280 - Picnic Tables 11 Clubhouse Deck & BBQ Area- Plastic Type	3,643	18	2	3,238	3,526	184
284 - Picnic Tables BBQ Area- Composite Type	993	18	8	552	622	58
288 - Picnic Tables 3 Various Areas- 8' Wood	2,649	20	8	1,589	1,765	140
306 - Benches 11 Various Areas	7,285	15	4	5,342	5,974	464
330 - Chairs 5 Pool Sand Chairs	1,656	10	5	828	1,018	162
334 - Chairs 40 Pool Vinyl Strap Chairs	6,094	12	9	1,523	2,082	548
340 - Chaise Lounges 56 Pool Lounges	13,826	12	9	3,457	4,724	1,244
342 - Chairs 15 Adirondack Chairs	4,964	15	12	993	1,357	385
376 - Pet Stations 4 Various Areas	1,077	5	2	646	883	196
380 - Garbage Receptacles 12 Grounds	7,947	18	13	2,208	2,715	526
480 - Drinking Fountain Tennis Court	4,308	20	3	3,661	3,974	201
786 - Umbrellas 11 Pool	5,331	7	1	4,569	5,464	675
27000 - Appliances						
200 - Refrigerator Clubhouse Kitchen	1,656	12	3	1,242	1,414	128

<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>2020 Fully Funded Balance</i>	<i>2021 Fully Funded Balance</i>	<i>2021 Line Item Contribution based on Cash Flow Method</i>
27000 - Appliances						
204 - Refrigerator Pool Pass Office	1,077	12	8	359	460	95
260 - Cook Top Stove Clubhouse Kitchen- Stove Top	1,938	12	3	1,454	1,656	150
274 - Oven: Wall Clubhouse Kitchen	2,760	12	3	2,070	2,357	214
284 - Microwave Oven Clubhouse Kitchen	662	10	3	464	543	62
29000 - Infrastructure						
964 - Utilities Clubhouse	5,519	30	25	920	1,131	295
30000 - Miscellaneous						
200 - BBQ BBQ Area	883	15	6	530	603	59
810 - Maintenance Equipment Aerator- Husqvarna	9,154	10	4	5,492	6,568	874
814 - Maintenance Equipment Snow Blower- Honda HSS1332A	4,066	10	6	1,627	2,084	408
818 - Maintenance Equipment Snow Blower- Honda HS828	2,760	15	3	2,208	2,451	171
				[A]	[B]	
Totals	1,702,857			837,837	813,568	99,219
				[EndBal] [A]	[EndBal] [B]	
Percent Funded				49.46%	36.34%	

Terms & Definitions CAI

CASH FLOW METHOD: A method of developing a Reserve Funding Plan where contributions to the Reserve fund are designed to offset the variable annual expenditures from the Reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of Reserve expenses until the desired Funding Goal is achieved.

COMPONENT INVENTORY: The task of selecting and quantifying Reserve Components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate representative(s) of the association or cooperative.

COMPONENT METHOD: A method of developing a Reserve Funding Plan where the total contribution is based on the sum of contributions for individual components. See "Cash Flow Method."

COMPONENT: The individual line items in the Reserve Study, developed or updated in the Physical Analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Association responsibility, 2) with limited Useful Life expectancies, 3) predictable Remaining Useful Life expectancies, 4) above a minimum threshold cost, and 5) as required by local codes.

CONDITION ASSESSMENT: The task of evaluating the current condition of the component based on observed or reported characteristics.

CURRENT REPLACEMENT COST: See "Replacement Cost."

DEFICIT: An actual (or projected) Reserve Balance less than the Fully Funded Balance. The opposite would be a Surplus.

EFFECTIVE AGE: The difference between Useful Life and Remaining Useful Life. Not always equivalent to chronological age, since some components age irregularly. Used primarily in computations.

FINANCIAL ANALYSIS: The portion of a Reserve Study where current status of the Reserves (measured as cash or Percent Funded) and a recommended Reserve contribution rate (Reserve Funding Plan) are derived, and the projected Reserve income and expense over time is presented. The Financial Analysis is one of the two parts of a Reserve Study.

FULLY FUNDED BALANCE (FFB): Total Accrued Depreciation. An indicator against which Actual (or projected) Reserve balance can be compared. The Reserve balance that 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 an association total. Two formulae 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.

$$\text{FFB} = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$$

or

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) + \\ [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Interest Rate}) ^ \text{Remaining Life}] - \\ [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Inflation Rate}) ^ \text{Remaining Life}]$$

FULLY FUNDED: 100% Funded. When the actual (or projected) Reserve balance is equal to the Fully Funded Balance.

FUND STATUS: The status of the reserve fund as compared to an established benchmark such as percent funding.

FUNDING GOALS: Independent of methodology utilized, the following represent the basic categories of Funding Plan goals:

Baseline Funding: Establishing a Reserve funding goal of keeping the Reserve cash balance above zero.

Full Funding: Setting a Reserve funding goal of attaining and maintaining Reserves at or near 100% funded.

Statutory Funding: Establishing a Reserve funding goal of setting aside the specific minimum amount of Reserves required by local statutes.

Threshold Funding: Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than "Fully Funding."

FUNDING PLAN: An association's plan to provide income to a Reserve fund to offset anticipated expenditures from that fund.

FUNDING PRINCIPLES:

- Sufficient Funds When Required
- Stable Contribution Rate over the Years
- Evenly Distributed Contributions over the Years
- Fiscally Responsible

LIFE AND VALUATION ESTIMATES: The task of estimating Useful Life, Remaining Useful Life, and Repair or Replacement Costs for the Reserve components.

PERCENT FUNDED: The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the *actual (or projected)* Reserve Balance to the *Fully Funded Balance*, expressed as a percentage.

PHYSICAL ANALYSIS: The portion of the Reserve Study where the Component Inventory, Condition Assessment, and Life and Valuation Estimate tasks are performed. This represents one of the two parts of the Reserve Study.

REMAINING USEFUL LIFE (RUL): Also referred to as "Remaining Life" (RL). The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the initial year have "zero" Remaining Useful Life.

REPLACEMENT COST: The cost of replacing, repairing, or restoring a Reserve Component to its original functional condition. The Current Replacement Cost would be the cost to replace, repair, or restore the component during that particular year.

RESERVE BALANCE: Actual or projected funds as of a particular point in time that the association has identified for use to defray the future repair or replacement of those major components which the association is obligated to maintain. Also known as Reserves, Reserve Accounts and Cash Reserves. Based upon information provided and not audited.

RESERVE PROVIDER: An individual that prepares Reserve Studies.

RESERVE STUDY: A budget planning tool which identifies the current status of the Reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures. The Reserve Study consists of two parts: the Physical Analysis and the Financial Analysis.

RESPONSIBLE CHARGE: A reserve specialist in responsible charge of a reserve study shall render regular and effective supervision to those individuals performing services which directly and materially affect the quality and competence rendered by the reserve specialist. A reserve specialist shall maintain such records as are reasonably necessary to establish that the reserve specialist exercised regular and effective supervision of a reserve study of which he was in responsible charge. A reserve specialist engaged in any of the following acts or practices shall be deemed not to have rendered the regular and effective supervision required herein:

1. The regular and continuous absence from principal office premises from which professional services are rendered; except for performance of field work or presence in a field office maintained exclusively for a specific project;
2. The failure to personally inspect or review the work of subordinates where necessary and appropriate;
3. The rendering of a limited, cursory or perfunctory review of plans or projects in lieu of an appropriate detailed review;
4. The failure to personally be available on a reasonable basis or with adequate advance notice for consultation and inspection where circumstances require personal availability.

SPECIAL ASSESSMENT: An assessment levied on the members of an association in addition to regular assessments. Special Assessments are often regulated by governing documents or local statutes.

SURPLUS: An actual (or projected) Reserve Balance greater than the Fully Funded Balance. See "Deficit."

USEFUL LIFE (UL): Total Useful Life or Depreciable Life. The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed in its present application or installation.

The above terms and definitions are from the Community Associations Institute (CAI) national standards.

Terms & Definitions BRG

Browning Reserve Group reserve studies use several terms that are unique to our reports. Our specialized systems have been developed to offer flexibility in many areas of our reporting. Please see below for definitions of abbreviations and symbols used in many of our reserve studies.

NR-1 (LIMITED RECURRENCE, 1 TIME): This signifies a major reserve component recurs for only a fixed number of cycles. Most often used to display a cost in a specific year only, NR-1 signifies the component only occurs one time. An NR-2 means the component will display for two cycles and so on. This makes it easy to enter one-time costs that pop up from time to time, or to display a cost that may be unique at one replacement date only.

SE-2 (SPREAD EVENLY OVER 2 YEARS): This signifies the major component, when replaced is spread evenly over 2 or more years. For example if a component will be replaced in year 8 of the study, and there is a SE-2, then the component will be replaced over 2 years, year 8 and year 9. Although the component is split over 2 or more years, each subsequent year will increase by the study's inflation factor. An SE-3 signifies the component is split over three years and so on.

NSE-2 (SPREAD NON-EVENLY OVER 2 YEARS): Similar to above, but the spread is not equal in each year. The spread is entered at a different amount for each year in the spread. The total of the spread will always equal 100% of the total replacement cost, excluding inflation.

% (PERCENT TO INCLUDE): This signifies that the component is being replaced at less than 100 percent of its replacement cost or quantity. Perhaps a component is replaced partially at each replacement year. Another example would be to do a small portion of the work at each replacement year. Oftentimes wood fencing is replaced over several cycles, and the study will display a percentage of the fence at each replacement cycle.

DELAYED START (REMAINING LIFE GREATER THAN USEFUL): In many instances a component's replacement cycle may not begin immediately, so the replacement cycle start is delayed. Delay is accomplished by setting the remaining life greater than the useful life.

ZERO REMAINING LIFE: Zero remaining life signifies that the component is replaced in the year which the study is prepared. All replacements are reflected in their replacement year, and the year in which the study is prepared is no different than any other year.



RESERVE STUDY

Member Distribution Materials

Glenshire Devonshire Residents Association

Update w/o Site Visit Review

2020 Update- 3

Published - November 05, 2020

Prepared for the 2021 Fiscal Year

Section	Report	Page
California:	Member Summary	1
	Assessment and Reserve Funding Disclosure Summary	3
Section III:	30 Year Reserve Funding Plan	5

November 05, 2020

This is a summary of the Reserve Study that has been performed for Glenshire Devonshire Residents Association, (the "Association"). This study was conducted in compliance with California *Civil Code Sections 5300, 5550 and 5560* and is being provided to you, as a member of the Association, as required under these statutes. A full copy is available (through the Association) for review by members of the Association.

The intention of the Reserve Study is to forecast the Association's ability to repair or replace major components as they wear out in future years. This is done utilizing the "Cash Flow Method." This is a method of developing a reserve funding plan where the contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund.

Browning Reserve Group prepared this Update w/o Site Visit Review for the January 1, 2021 - December 31, 2021 fiscal year.

Glenshire Devonshire Residents Association is a Planned Development with a total of 1,357 Units.

The Reserve Study is not an engineering report, and no destructive testing was performed. The costs outlined in the study are for budgetary and planning purposes only, and actual bid costs would depend upon the defined scope of work at the time repairs are made. Also, any latent defects are excluded from this report.

Funding Assessment

Based on the 30 year cash flow projection, the Association's reserves appear adequately funded as the reserve fund ending balances remain positive throughout the replacement of all major components during the next 30 years.

California statute imposes no reserve funding level requirements nor does it address funding level adequacy, and although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that the Association's reserves are inadequately funded.

Reserve Component	Current Replacement Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
01000 - Paving	226,472	1-25	0-23	138,187	12,501	6,184
02000 - Concrete	82,007	5-30	1-26	12,843	16,456	4,843
04000 - Structural Repairs	223,746	3-30	1-26	157,739	173,882	12,075
04500 - Decking/Balconies	239,953	40-40	1-37	138,975	148,598	3,135
05000 - Roofing	84,938	10-30	3-21	65,988	70,776	3,129
08000 - Rehab	37,382	15-25	3-21	22,549	24,819	1,817
12000 - Pool	217,597	1-40	0-36	91,255	107,690	18,526
17000 - Tennis Court	98,181	4-21	3-18	18,914	28,017	9,306
17500 - Basketball / Sport Court	1,656	15-15	6-6	993	1,131	111
18000 - Landscaping	177,841	2-20	1-19	21,296	35,478	17,901
18500 - Lakes / Ponds	3,863	30-30	1-1	3,735	3,960	114
19000 - Fencing	77,259	18-30	1-28	26,645	30,068	3,799
20000 - Lighting	1,849	15-15	4-11	905	1,054	129
21000 - Signage	16,670	15-15	2-4	13,343	14,816	1,035
22000 - Office Equipment	23,198	1-10	0-5	16,654	19,868	3,350
23000 - Mechanical Equipment	16,778	10-15	2-2	14,269	15,911	1,140
24000 - Furnishings	17,393	5-20	3-16	10,115	11,760	1,346
24500 - Audio / Visual	1,325	10-10	3-3	927	1,086	123
25000 - Flooring	44,472	12-22	3-16	22,864	26,204	2,867
25500 - Wallcoverings	1,514	25-25	21-21	242	310	88
26000 - Outdoor Equipment	78,289	5-25	1-16	43,032	49,914	5,744
27000 - Appliances	8,093	10-12	3-8	5,588	6,430	649
29000 - Infrastructure	5,519	30-30	25-25	920	1,131	295
30000 - Miscellaneous	16,863	10-15	3-6	9,856	11,707	1,512
Totals	\$1,702,857			\$837,837	\$813,568	\$99,219
Estimated Ending Balance				\$414,380	\$295,639	\$73.12
Percent Funded				49.5%	36.3%	/Unit/year @ 1357

November 5, 2020

- (1) The regular assessment per ownership interest is _____ per year for the fiscal year beginning January 1, 2021.

Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found on page ____ of the attached summary.

- (2) Additional regular or special assessments that have already been scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the board and/or members:

Date assessment will be due:	Amount per ownership interest per month or year (if assessments are variable, see note immediately below):	Purpose of the assessment:
N/A	\$0.00	N/A
Total:	\$0.00	

Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found on page ____ of the attached report.

- (3) Based upon the most recent reserve study and other information available to the board of directors, will currently projected reserve account balances be sufficient at the end of each year to meet the association's obligation for repair and/or replacement of major components during the next 30 years?

Yes ☒ No ☐

This disclosure has been prepared by Browning Reserve Group and has been reviewed and approved by the association's board of directors based upon the best information available to the association at the time of its preparation. The accuracy of this information over the next 30 years will be dependent upon circumstances which are impossible to predict with specificity, and will require future action to adjust assessments over the period in accordance with the current projections and future developments.

- (4) If the answer to (3) is no, what additional assessments or other contributions to reserves would be necessary to ensure that sufficient reserve funds will be available each year during the next 30 years that have not yet been approved by the board or the members

Approximate date assessment will be due:	Amount per ownership interest per month or year:
N/A	N/A

- (5) All major components are included in the reserve study and are included in its calculations. See next page §5300(b)(4), for any major component exclusions.

- (6) Based on the method of calculation in paragraph (4) of the subdivision (b) of section 5570, the estimated amount required in the reserve fund at the end of the current fiscal year is \$837,837, based in whole or in part on the last reserve study or update prepared by Browning Reserve Group as of November, 2020. The projected reserve fund cash balance at the end of the current fiscal year is \$414,380 resulting in reserves being 49.5% percent funded at this date. Civil code section 5570 does not require the board to fund reserves in accordance with this calculation.

An alternate and generally accepted method of calculation has been utilized to determine future reserve contribution amounts. The reserve contribution for the next fiscal year has been determined using the Cash Flow method of calculation (see section III, Reserve Fund Balance Forecast). This is a method of developing a reserve funding plan where the contributions to the reserve fund are designated to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

(7) Based on the method of calculation in paragraph (4) of subdivision (b) of section 5570 of the Civil Code, the estimated amount required in the reserve fund at the end of each of the next five budget years is presented in column (b) 'Fully Funded Balance' in the table immediately below; and the projected reserve fund cash balance in each of those years, taking into account only assessments already approved and other known revenues, is presented in column (c) 'Reserve Ending Balance'; leaving the reserve at percent funding as presented in column (d) 'Percent Funded' in each of the respective years.

Fiscal Year (a)	Fully Funded Balance (b)	Reserve Ending Balance (c)	Percent Funded (d)
2021	\$813,568	\$295,639	36.3%
2022	\$709,055	\$318,212	44.9%
2023	\$707,747	\$305,498	43.2%
2024	\$668,899	\$411,935	61.6%
2025	\$750,450	\$424,837	56.6%

If the reserve funding plan approved by the association is implemented, the projected fund cash balance in each of those years will be the amounts presented in column (c) 'Reserve Ending Balance' in the table immediately above, leaving the reserve at percent funding as presented in column (d) 'Percent Funded' in each of the respective years.

NOTE: The financial representations set forth in this summary are based on the best estimates of the preparer at that time. The estimates are subject to change. At the time this summary was prepared, 2.50% per year was the assumed long-term inflation rate, and 1.00% per year was the assumed long-term interest rate.

Additional Disclosures

§5565(d) The current deficiency in reserve funding as of December 31, 2021 is \$382 per ownership interest (average).

This is calculated as the current estimate of the amount of cash reserves necessary as of the end of the fiscal year for which the study is prepared, less, the amount of accumulated cash reserves actually (Projected to be) set aside to repair, replace, restore, or maintain the major components.

$$\text{Deficiency} = \frac{2021 \text{ Fully Funded Balance} - 2021 \text{ Reserve Ending Balance}}{\text{Ownership Interest Quantity}}$$

§5300(b)(4) The current board of directors of the association has not deferred or determined to not undertake repairs or replacements over the next 30 years.

Major Component:	Justification for Deferral:
N/A	N/A

§5300(b)(5) The board of directors as of the date of the study does not anticipate the levy of a special assessment for the repair, replacement, or restoration of the major components.

30 Year Reserve Funding Plan Cash Flow Method

2020 Update- 3

Prepared for the 2021 Fiscal Year

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Beginning Balance	411,286	414,380	295,639	318,212	305,498	411,935	424,837	444,968	591,533	684,368
Inflated Expenditures @ 2.5%	136,525	220,492	119,722	157,843	42,000	139,025	134,915	12,325	70,321	201,371
Reserve Contribution	136,511	99,219	139,241	142,026	144,867	147,764	150,719	153,733	156,808	159,944
<i>Units/year @ 1357</i>	100.60	73.12	102.61	104.66	106.76	108.89	111.07	113.29	115.55	117.87
<i>Percentage Increase</i>		-27.3%	40.3%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Special Assessments / Other ¹	-1,000	-1,000	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.00%	4,108	3,532	3,054	3,103	3,569	4,163	4,327	5,157	6,348	6,637
Ending Balance	414,380	295,639	318,212	305,498	411,935	424,837	444,968	591,533	684,368	649,577

1) In 2020 & 2021, the \$1,000 represents a negative offset for the interest projections.

	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Beginning Balance	649,577	751,157	818,873	911,373	1,037,136	1,194,350	1,319,375	1,328,328	1,445,618	1,458,802
Inflated Expenditures @ 2.5%	68,532	106,501	85,842	57,061	30,480	67,605	187,946	83,912	192,414	258,689
Reserve Contribution	163,143	166,406	169,734	173,129	176,592	180,124	183,726	187,401	191,149	194,972
<i>Units/year @ 1357</i>	120.22	122.63	125.08	127.58	130.13	132.74	135.39	138.10	140.86	143.68
<i>Percentage Increase</i>	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.00%	6,969	7,811	8,608	9,694	11,102	12,506	13,173	13,801	14,450	14,269
Ending Balance	751,157	818,873	911,373	1,037,136	1,194,350	1,319,375	1,328,328	1,445,618	1,458,802	1,409,355

	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Beginning Balance	1,409,355	1,487,974	1,532,241	1,708,861	1,742,261	1,946,911	2,033,669	1,742,485	1,865,130	1,957,424
Inflated Expenditures @ 2.5%	134,667	173,606	46,410	194,813	28,968	152,615	533,931	123,742	159,732	205,064
Reserve Contribution	198,871	202,848	206,905	211,043	215,264	219,569	223,960	228,439	233,008	237,668
<i>Units/year @ 1357</i>	146.55	149.48	152.47	155.52	158.63	161.80	165.04	168.34	171.71	175.14
<i>Percentage Increase</i>	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.00%	14,415	15,026	16,125	17,170	18,354	19,804	18,787	17,948	19,018	19,737
Ending Balance	1,487,974	1,532,241	1,708,861	1,742,261	1,946,911	2,033,669	1,742,485	1,865,130	1,957,424	2,009,765