

Reserve Study Transmittal Letter

Date: November 02, 2021
To: Lori Kelley, Glenshire Devonshire Residents Association
From: Browning Reserve Group (BRG)

Re: Glenshire Devonshire Residents Association; Update w/ 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 next year's budget?

This is found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* **\$102,196** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **\$75.31 /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, 2022, the Association is **35.9%** 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 site visit study every three years. The next site visit study will be due in three years. For the intervening two years, BRG proposes doing an Update Without Site Visit Study during the next two years at a nominal cost which will include the preparation of a reserve study and required disclosures including the "California Assessment and Reserve Funding Disclosure Summary," which under law, must be presented to the association members each year.

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, (2021) 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/ Site Visit Review

Glenshire Devonshire Residents Association

Final

Published - November 02, 2021

Prepared for the 2022 Fiscal Year

Browning Reserve Group

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Glenshire Devonshire Residents Association

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Member Distribution Materials

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

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<i>California:</i>	Member Summary	137
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Reserve Study Summary

A Reserve Study was conducted of Glenshire Devonshire Residents Association (the "**Association**"). An **Update With Site-Visit Review** is a reserve study update in which the following tasks are performed:

- development of a reserve component inventory (verification only, not quantification);
- condition assessment based upon on-site visual observation;
- 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.

Physical Inspection

Browning Reserve Group ("**BRG**") conducted a physical inspection of the Association. The inspection encompassed those major components that the Association is required to maintain. For this study components are determined to be major components if:

1. As of the date of the study, they have a remaining useful life of less than 30 years, and a value greater than \$1,000.
2. Such additional components, if any, determined by the Board of Directors.

During the inspection, BRG utilized the services of our own construction cost estimator. In addition, independent contractors were retained to render opinions on selected components as indicated in Section VI, Included Component Listing.

Supplemental information to the physical inspection may have been obtained from the following sources:

1. Project plans where available.
2. Maintenance records of the reserve components where available.
3. Association board members, management and staff.

Summary of Reserves

For the first year of the Reserve Study, the reserve contribution is based upon the existing budget unless otherwise noted in "*Section III, Reserve Funding Plan.*" In addition BRG relied on the Association to provide an accurate 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 \$892,450.
 - [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, 2022 is estimated to be \$320,104, constituting 35.9% 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 \$102,196 [*\$75.31 per Unit per year (average)*] for the fiscal year ending December 31, 2022 (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.

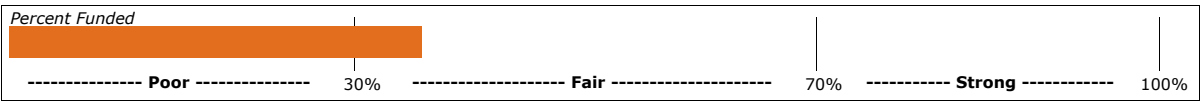
Funding Assessment

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 35.9% funded. The following scale can be used as a measure to determine the Association's financial picture whereas the lower the percentage, the higher the likelihood of the Association requiring a special assessment, or other large increases to the reserve contribution in the future.



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 beginning reserve fund balance in this Reserve Study is based upon information provided and was not audited.

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	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
01000 - Paving																	
200 - Asphalt: Ongoing Repairs 28,150 sf Parking Lot (3%)	3,108	5 2			3,265					3,694					4,180		
340 - Asphalt: Major Repairs 28,150 sf Parking Major Repairs	133,480	25 24															
Total 01000 - Paving	136,588				3,265					3,694					4,180		
02000 - Concrete																	
220 - Walkways 4,130 sf Clubhouse Perimeter (50%)	28,910	20 1		29,633													
400 - Pavers 8,240 sf Pool Deck	80,752	30 25															
Total 02000 - Concrete	109,662			29,633													
04000 - Structural Repairs																	
204 - Siding 2,242 sf Clubhouse Exterior (50%)	15,694	25 10											20,090				
208 - Siding 2,471 sf Pool Building	74,130	30 25															
550 - Bridge Maintenance 830 sf Lake & School Boardwalk Decking (50%)	10,375	8 1		10,634								12,957					
554 - Bridge Maintenance 830 sf Lake & School Bdwk Structural (10%)	3,735	3 1		3,828			4,123			4,440			4,781			5,149	
800 - Wood: Gazebo Repairs 900 sf BBQ Area Shade Structure	1,530	10 1		1,568										2,007			
912 - Doors 4 Clubhouse Storefront Type Doors 4 Of 9	17,600	30 1		18,040													
914 - Doors 5 Clubhouse Storefront Type Doors 5 Of 9	22,000	30 4					24,284										
916 - Doors 3 Clubhouse Slider Doors	6,788	30 8									8,271						
920 - Doors 10 Clubhouse Interior Doors	9,100	30 8									11,087						
924 - Doors 7 Pool Building	13,860	30 25															
928 - Doors Pool Building Overhead Roll-Up Door	1,130	30 25															
936 - Windows Northwest Replacements	31,520	30 3				33,944											
940 - Windows Northeast Replacements	16,155	30 3				17,397											
944 - Windows Office Interior To Greatroom Windows	10,000	30 3				10,769											
948 - Windows Southwest Replacements	16,155	30 2			16,973												

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
30 Year Expense Forecast - Detailed
Final

Prepared for the 2022 Fiscal Year

Reserve Component	Current Replacement	Life Useful /	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
952 - Windows	16,155	30	3			17,397											
Front Replacements																	
Total 04000 - Structural Repairs	265,927			34,071	16,973	79,507	28,407			4,440	19,359	12,957	24,871	2,007		5,149	
04500 - Decking/Balconies																	
100 - Composite	62,300	40	32														
445 sf CH Front Entry- Structural Mod																	
110 - Composite	20,025	40	12												26,931		
445 sf CH Front Entry-Decking/Railing Repair																	
120 - Wood	40,050	40	36														
445 sf CH- Northeast Structural Mod																	
130 - Composite	9,000	40	36														
200 sf CH Northeast Decking/Railing Only																	
140 - Wood	40,050	40	1		41,051												
445 sf CH Southwest Structural Mod																	
150 - Composite	8,280	40	1		8,487												
184 sf CH Southwest Decking/Railings																	
160 - Wood	72,980	40	1		74,805												
890 sf CH Northwest Structural Mod																	
170 - Composite	20,520	40	1		21,033												
456 sf CH Northwest Decking/Railings																	
960 - CA Mandated Inspections	1,500	9	3			1,615									2,017		
2 Clubhouse Decks																	
Total 04500 - Decking/Balconies	274,705			145,376		1,615									28,949		
05000 - Roofing																	
440 - Pitched: Dimensional Composition	12,600	25	20														
28 Squares- Pool Building																	
444 - Pitched: Dimensional Composition	4,050	25	4				4,470										
9 Squares- BBQ Shade Structure																	
680 - Pitched: Metal	68,475	40	12												92,091		
55 Squares- Clubhouse																	
780 - Heat Tape	1,760	10	5					1,991									
110 lf Pool Building Roof																	
Total 05000 - Roofing	86,885						4,470	1,991							92,091		
08000 - Rehab																	
100 - General Clubhouse	4,525	25	1		4,638												
104 - General Pool Building Office	5,090	25	20														
220 - Restrooms Clubhouse Upstairs	3,090	15	9									3,859					
224 - Bathrooms	14,000	20	13													19,299	
2 Clubhouse Downstairs Pool Bathrooms																	
230 - Kitchen Clubhouse	25,000	25	1		25,625												
Total 08000 - Rehab	51,705				30,263							3,859				19,299	
12000 - Pool																	
110 - Resurface	39,060	10	5					44,193									
252 lf Lap Pool																	
114 - Resurface	8,415	10	0	8,415									10,772				
51 lf Wading Pool																	

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
30 Year Expense Forecast - Detailed

Final

Prepared for the 2022 Fiscal Year

Reserve Component	Current Replacement	Life Useful /	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
200 - Edge: Tile, Coping, Mastic 252 lf Lap Pool	12,600	24 19															
204 - Edge: Tile, Coping, Mastic 51 lf Wading Pool	2,550	24 19															
400 - ADA Chair Lift Wading Pool	9,050	10 4					9,990										12,787
640 - Deck: Replace Lap & Wading Pool Deck Pavers	33,770	40 35															
700 - Chemical System Lap Pool Acu-Trol AK110 Chemical Controller	4,200	10 5						4,752									
702 - Chemical System 2 Lap Pool Acu-Trol AK110 Chemical Sensors	600	1 1		615	630	646	662	679	696	713	731	749	768	787	807	827	848
704 - Chemical System Wading Pool Acu-Trol AK110 Chemical Controller	4,200	10 5						4,752									
706 - Chemical System 2 Wading Pool Acu-Trol AK110 Chemical Sensors	600	1 1		615	630	646	662	679	696	713	731	749	768	787	807	827	848
708 - Chemical System 2 Lap Pool Stenner Pumps	1,350	5 5						1,527					1,728				
712 - Chemical System 2 Wading Pool Stenner Pumps	1,350	5 5						1,527					1,728				
714 - Drain Covers Pool Drain & Skimmer Covers	2,265	5 4					2,500					2,829					3,200
716 - Equipment: Replacement Lap Pool Sondex Heat Exchanger	4,000	5 0	4,000					4,526					5,120				
720 - Equipment: Replacement 2 Lap Pool Pressure Tanks	1,350	20 15															
724 - Heater Lap Pool Boiler	27,150	10 5						30,718									
728 - Heater Wading Pool	7,920	10 5						8,961									
730 - Filter Lap Pool	13,575	15 10											17,377				
732 - Filter Lap Pool- Sand Replacement	4,500	5 0	4,500					5,091					5,760				
734 - Filter Wading Pool	1,700	14 9										2,123					
736 - Filter Wading Pool- Sand Replacement	500	14 9										624					
740 - Pumps Pool Grundfos Heater Pump	2,035	8 3				2,191								2,670			
744 - Pumps Lap Pool Pentair 7.5 HP Pump	6,315	8 3				6,801								8,286			
748 - Pumps Wading Pool Sta Rite 2 HP Pump	1,875	8 0	1,875								2,285						
750 - Cover Lap Pool	7,015	8 2			7,370								8,980				
754 - Cover Wading Pool	1,355	8 2			1,424								1,735				
760 - Lane Ropes 225 lf Lap Pool	2,543	5 1		2,606					2,949					3,336			

See Section VI-b for Excluded Components

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Prepared for the 2022 Fiscal Year

Reserve Component	Current Replacement	Life Useful /	Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
950 - Furniture: Lifeguard Chair 3 Pool	2,025	10	4					2,235										2,861
990 - Storage Reel Lap Pool Cover Reel	2,940	10	4					3,245										4,154
994 - Miscellaneous 3 Pool Sunshades	15,375	10	4					16,971										21,724
Total 12000 - Pool	222,182			18,790	3,836	10,054	10,284	36,266	107,405	4,340	1,426	3,747	7,075	54,736	15,866	1,614	1,654	46,423
17000 - Tennis Court																		
100 - Reseal 13,200 sf [2] Tennis Courts	32,208	7	4					35,552							42,260			
500 - Resurface 13,200 sf [2] Tennis Courts	74,642	21	18															
501 - Repair Asphalt Repairs (2023 Only)[nr:1]	3,807	4	2			4,000												
Total 17000 - Tennis Court	110,657					4,000		35,552							42,260			
17500 - Basketball / Sport Court																		
300 - Basketball Standard Tennis Court	1,700	15	5						1,923									
Total 17500 - Basketball / Sport Court	1,700								1,923									
18000 - Landscaping																		
100 - Irrigation: Misc. Sprinkler System	14,482	20	18															
104 - Irrigation: Misc. Pool Area Landscaping/Irrigation	11,550	15	13														15,922	
300 - Irrigation: Backflow Preventors Clubhouse South Buried Backflow	2,260	20	5						2,557									
400 - Turf Renovation Flag Pole Lawn	16,810	20	18															
Total 18000 - Landscaping	45,102								2,557								15,922	
18500 - Lakes / Ponds																		
990 - Miscellaneous Pond Hlth Maintenance	3,960	30	0	3,960														
Total 18500 - Lakes / Ponds	3,960			3,960														
19000 - Fencing																		
100 - Chain Link: 10' 76 lf Mesh at Tennis Court Divider	3,040	30	27															
130 - Chain Link: 10' 500 lf Tennis Court Perimeter	40,000	30	26															
224 - Wrought Iron 684 lf Pool Perimeter (10%)	2,736	30	25															
228 - Tubular Steel: 6' 165 lf Tot Lot Perimeter	4,785	30	27															
234 - Wrought Iron 684 lf Pool Perimeter (90%)	24,624	30	10											31,521				
340 - Wood: 6' 40 lf Trash Enclosure	6,000	18	1		6,150													
360 - Wood: Split Rail 281 lf Clubhouse North Perimeter	4,777	25	1		4,896													
Total 19000 - Fencing	85,962				11,046									31,521				

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
30 Year Expense Forecast - Detailed
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Prepared for the 2022 Fiscal Year

Reserve Component	Current Replacement Cost	Life Useful / Remaining	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
20000 - Lighting																	
100 - Exterior: Misc. Fixtures 10 Clubhouse	900	15 3				969											
104 - Exterior: Misc. Fixtures 7 Pool Pass Building	980	15 10											1,254				
Total 20000 - Lighting	1,880					969							1,254				
21000 - Signage																	
714 - Wood Monument Cobble Base Monument W/Trellis/Signage-West Entry	10,000	15 2			10,506												
718 - Wood Monument Clubhouse Tri-Post Monument	6,000	15 1		6,150													
722 - Wood Monument All Wood Monument- East Entrance	6,000	15 2			6,304												
Total 21000 - Signage	22,000			6,150	16,810												
22000 - Office Equipment																	
100 - Miscellaneous Canon Fax Machine	280	6 1		287						333						386	
200 - Computers, Misc. Pass Office Laptop	828	5 0	828					937					1,060				
210 - Computers, Misc. Administration Office Desktop	1,545	5 1		1,584					1,792					2,027			
218 - Computers, Misc. Clerical Office Desktop	1,545	5 1		1,584					1,792					2,027			
220 - Computers, Misc. GM Office Desktop	1,545	5 1		1,584					1,792					2,027			
222 - Computers, Misc. 2 Office Laptops	1,370	5 0	1,370					1,550					1,754				
230 - Computers, Misc. Pool System- Printer, Scanner, Software	3,000	4 1		3,075				3,394				3,747				4,136	
300 - Copier Office Copier	10,180	10 1		10,435										13,357			
Total 22000 - Office Equipment	20,293		2,198	18,547				5,881	5,375	333		3,747	2,813	19,439		4,522	
23000 - Mechanical Equipment																	
200 - Furnace 2 Clubhouse- Furnaces #4 & #2	11,314	15 2			11,887												
210 - HVAC Clubhouse Office Air Conditioner	2,490	10 2			2,616									3,349			
600 - Water Heater Clubhouse	3,395	12 1		3,480												4,680	
Total 23000 - Mechanical Equipment	17,199			3,480	14,503										3,349	4,680	
24000 - Furnishings																	
200 - Chairs 66 Clubhouse- Padded Folding Chairs	2,244	5 2			2,358					2,667					3,018		
204 - Chairs 65 Clubhouse- Non Padded Folding Chairs	1,495	18 5						1,691									
330 - Tables 23 Folding Tables	4,600	20 2			4,833												
334 - Tables 7 Square Folding Tables	490	20 7								582							

See Section VI-b for Excluded Components

Prepared for the 2022 Fiscal Year

Reserve Component	Current Replacement Cost	Life Useful /	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
620 - Office Desk, Chair 2 Office Sets	2,200	10 5						2,489									
622 - Office Desk, Chair Office Set	660	10 7								785							
680 - Lockers Clubhouse Lower Floor	2,260	18 2			2,374												
900 - Miscellaneous 4 Chair & Table Dollies	1,360	20 7								1,617							
910 - Window Coverings CH Upstairs- Roller Sun Shades	2,425	20 15															
Total 24000 - Furnishings	17,734				9,565			4,181		5,651					3,018		
24500 - Audio / Visual																	
120 - Television Clubhouse	1,355	10 2			1,424										1,822		
Total 24500 - Audio / Visual	1,355				1,424										1,822		
25000 - Flooring																	
200 - Carpeting 39 Sq. Yds. Clubhouse Office	2,730	15 2			2,868												
204 - Carpeting 65 Sq. Yds. Clubhouse Lower Floor	5,200	15 9										6,494					
400 - Tile 1,048 sf Downstairs Pool Bathroom Wall Tile	14,200	22 15															
700 - Vinyl 1,895 sf Clubhouse	12,886	18 2			13,538												
920 - Coatings 734 sf CH Downstairs Pool Bathroom Epoxy	8,074	12 5						9,135									
924 - Coatings 314 sf Pool Pass Building Office Epoxy Floor	2,198	12 7								2,613							
Total 25000 - Flooring	45,288				16,407			9,135		2,613		6,494					
25500 - Wallcoverings																	
300 - FRP 392 sf Pool Equipment Room	1,552	25 20															
Total 25500 - Wallcoverings	1,552																
26000 - Outdoor Equipment																	
100 - Tot Lot: Play Equipment Playground- Little Tikes Structure	11,315	18 1		11,598													
104 - Tot Lot: Play Equipment 2 Swing Sets	3,400	25 15															
140 - Tot Lot: Safety Surface Tot Lot	905	10 1		928										1,187			
144 - Tot Lot: Safety Surface 175 lf Tot Lot Safety Surface Border	3,325	20 3				3,581											
280 - Picnic Tables 11 Clubhouse Deck & BBQ Area- Plastic Type	3,740	18 2			3,929												
284 - Picnic Tables BBQ Area- Composite Type	1,020	18 7								1,212							
288 - Picnic Tables 3 Various Areas- 8' Wood	2,715	20 7								3,227							

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
30 Year Expense Forecast - Detailed

Final

Prepared for the 2022 Fiscal Year

Reserve Component	Current Replacement	Life Useful /	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
306 - Benches 11 Various Area Benches	7,425	15 3				7,996											
330 - Chairs 5 Pool Sand Chairs	1,700	10 4					1,876										2,402
334 - Chairs 40 Pool Vinyl Strap Chairs	6,200	12 8									7,554						
340 - Chaise Lounges 56 Pool Lounges	14,000	12 8									17,058						
342 - Chairs 15 Adirondack Chairs	5,100	15 11												6,692			
360 - Bear Boxes Clubhouse & Gazebo	2,700	20 10											3,456				
376 - Pet Stations 4 Various Areas	1,100	5 1		1,128					1,276					1,443			
380 - Garbage Receptacles 12 Grounds	8,100	18 12													10,894		
480 - Drinking Fountain Tennis Court	4,415	20 2			4,639												
786 - Umbrellas 11 Pool (20%)	1,100	1 0	1,100	1,128	1,156	1,185	1,214	1,245	1,276	1,308	1,340	1,374	1,408	1,443	1,479	1,516	1,554
Total 26000 - Outdoor Equipment	78,260		1,100	14,781	9,724	12,761	3,091	1,245	2,551	5,747	25,952	1,374	4,864	10,766	12,373	1,516	3,956
27000 - Appliances																	
200 - Refrigerator Clubhouse Kitchen	1,700	12 2			1,786												2,402
204 - Refrigerator Pool Pass Office	1,100	12 7								1,308							
260 - Cook Top Stove Clubhouse Kitchen- Stove Top	2,586	12 8									3,151						
274 - Oven: Wall Clubhouse Kitchen	2,830	12 2			2,973												3,999
284 - Microwave Oven Clubhouse Kitchen	675	10 2			709										908		
Total 27000 - Appliances	8,891				5,469					1,308	3,151				908		6,401
29000 - Infrastructure																	
964 - Utilities Clubhouse	5,655	30 24															
Total 29000 - Infrastructure	5,655																
30000 - Miscellaneous																	
200 - BBQ BBQ Area	900	15 5						1,018									
810 - Maintenance Equipment Aerator- Husqvarna	9,382	10 3				10,103									12,933		
814 - Maintenance Equipment Snow Blower- Honda HSS1332A	4,165	10 5						4,712									
818 - Maintenance Equipment Snow Blower- Honda HS828	2,830	15 2			2,973												
Total 30000 - Miscellaneous	17,277				2,973	10,103		5,731							12,933		
Total Expenditures Inflated @ 2.50%			26,048	297,183	111,165	115,240	107,785	140,048	12,267	25,212	52,208	35,505	120,060	90,338	148,303	65,675	56,780
Total Current Replacement Cost	1,632,420																

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
30 Year Expense Forecast - Detailed
Final

Prepared for the 2022 Fiscal Year

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
01000 - Paving															
200 - Asphalt: Ongoing Repairs 28,150 sf Parking Lot (3%)			4,729					5,350						6,053	
340 - Asphalt: Major Repairs 28,150 sf Parking Major Repairs										241,429					
Total 01000 - Paving			4,729					5,350		241,429				6,053	
02000 - Concrete															
220 - Walkways 4,130 sf Clubhouse Perimeter (50%)							48,557								
400 - Pavers 8,240 sf Pool Deck											149,710				
Total 02000 - Concrete							48,557				149,710				
04000 - Structural Repairs															
204 - Siding 2,242 sf Clubhouse Exterior (50%)															
208 - Siding 2,471 sf Pool Building											137,433				
550 - Bridge Maintenance 830 sf Lake & School Boardwalk Decking (50%)			15,787								19,235				
554 - Bridge Maintenance 830 sf Lake & School Bdwk Structural (10%)		5,545			5,971			6,430			6,924			7,457	
800 - Wood: Gazebo Repairs 900 sf BBQ Area Shade Structure							2,570								
912 - Doors 4 Clubhouse Storefront Type Doors 4 Of 9															
914 - Doors 5 Clubhouse Storefront Type Doors 5 Of 9															
916 - Doors 3 Clubhouse Slider Doors															
920 - Doors 10 Clubhouse Interior Doors															
924 - Doors 7 Pool Building											25,696				
928 - Doors Pool Building Overhead Roll-Up Door											2,095				
936 - Windows Northwest Replacements															
940 - Windows Northeast Replacements															
944 - Windows Office Interior To Greatroom Windows															
948 - Windows Southwest Replacements															
952 - Windows Front Replacements															
Total 04000 - Structural Repairs		5,545	15,787		5,971		2,570	6,430			191,383			7,457	
04500 - Decking/Balconies															
100 - Composite 445 sf CH Front Entry- Structural Mod															

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
30 Year Expense Forecast - Detailed
Final

Prepared for the 2022 Fiscal Year

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
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															
160 - Wood 890 sf CH Northwest Structural Mod															
170 - Composite 456 sf CH Northwest Decking/Railings															
960 - CA Mandated Inspections 2 Clubhouse Decks							2,519								
Total 04500 - Decking/Balconies							2,519								
05000 - Roofing															
440 - Pitched: Dimensional Composition 28 Squares- Pool Building						20,647									
444 - Pitched: Dimensional Composition 9 Squares- BBQ Shade Structure															8,288
680 - Pitched: Metal 55 Squares- Clubhouse															
780 - Heat Tape 110 lf Pool Building Roof	2,549										3,263				
Total 05000 - Roofing	2,549					20,647					3,263				8,288
08000 - Rehab															
100 - General Clubhouse												8,599			
104 - General Pool Building Office						8,341									
220 - Restrooms Clubhouse Upstairs										5,589					
224 - Bathrooms 2 Clubhouse Downstairs Pool Bathrooms															
230 - Kitchen Clubhouse												47,507			
Total 08000 - Rehab						8,341				5,589		56,106			
12000 - Pool															
110 - Resurface 252 lf Lap Pool	56,571										72,415				
114 - Resurface 51 lf Wading Pool						13,789									
200 - Edge: Tile, Coping, Mastic 252 lf Lap Pool					20,143										
204 - Edge: Tile, Coping, Mastic 51 lf Wading Pool					4,077										
400 - ADA Chair Lift Wading Pool										16,369					

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
30 Year Expense Forecast - Detailed
Final

Prepared for the 2022 Fiscal Year

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
640 - Deck: Replace Lap & Wading Pool Deck Pavers															
700 - Chemical System Lap Pool Acu-Trol AK110 Chemical Controller	6,083										7,787				
702 - Chemical System 2 Lap Pool Acu-Trol AK110 Chemical Sensors	869	891	913	936	959	983	1,008	1,033	1,059	1,085	1,112	1,140	1,169	1,198	1,228
704 - Chemical System Wading Pool Acu-Trol AK110 Chemical Controller	6,083										7,787				
706 - Chemical System 2 Wading Pool Acu-Trol AK110 Chemical Sensors	869	891	913	936	959	983	1,008	1,033	1,059	1,085	1,112	1,140	1,169	1,198	1,228
708 - Chemical System 2 Lap Pool Stenner Pumps	1,955					2,212					2,503				
712 - Chemical System 2 Wading Pool Stenner Pumps	1,955					2,212					2,503				
714 - Drain Covers Pool Drain & Skimmer Covers					3,621					4,097					4,635
716 - Equipment: Replacement Lap Pool Sondex Heat Exchanger	5,793					6,554					7,416				
720 - Equipment: Replacement 2 Lap Pool Pressure Tanks	1,955														
724 - Heater Lap Pool Boiler	39,321										50,335				
728 - Heater Wading Pool	11,471										14,683				
730 - Filter Lap Pool											25,167				
732 - Filter Lap Pool- Sand Replacement	6,517					7,374					8,343				
734 - Filter Wading Pool									3,000						
736 - Filter Wading Pool- Sand Replacement									882						
740 - Pumps Pool Grundfos Heater Pump					3,253								3,964		
744 - Pumps Lap Pool Pentair 7.5 HP Pump					10,095								12,300		
748 - Pumps Wading Pool Sta Rite 2 HP Pump		2,783								3,391					
750 - Cover Lap Pool				10,941								13,331			
754 - Cover Wading Pool				2,113								2,575			
760 - Lane Ropes 225 lf Lap Pool		3,774					4,270					4,831			
950 - Furniture: Lifeguard Chair 3 Pool										3,663					
990 - Storage Reel Lap Pool Cover Reel										5,318					
994 - Miscellaneous 3 Pool Sunshades										27,809					
Total 12000 - Pool	139,442	8,339	1,826	14,926	43,108	34,108	6,286	2,066	6,000	62,817	201,162	23,017	18,601	2,396	7,091

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
30 Year Expense Forecast - Detailed
Final

Prepared for the 2022 Fiscal Year

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
17000 - Tennis Court															
100 - Reseal 13,200 sf [2] Tennis Courts				50,233							59,712				
500 - Resurface 13,200 sf [2] Tennis Courts				116,416											
501 - Repair Asphalt Repairs (2023 Only)[nr:1]															
Total 17000 - Tennis Court				166,650							59,712				
17500 - Basketball / Sport Court															
300 - Basketball Standard Tennis Court						2,786									
Total 17500 - Basketball / Sport Court						2,786									
18000 - Landscaping															
100 - Irrigation: Misc. Sprinkler System				22,587											
104 - Irrigation: Misc. Pool Area Landscaping/Irrigation														23,060	
300 - Irrigation: Backflow Preventors Clubhouse South Buried Backflow											4,190				
400 - Turf Renovation Flag Pole Lawn				26,218											
Total 18000 - Landscaping				48,805							4,190			23,060	
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													5,921		
130 - Chain Link: 10' 500 lf Tennis Court Perimeter												76,012			
224 - Wrought Iron 684 lf Pool Perimeter (10%)											5,072				
228 - Tubular Steel: 6' 165 lf Tot Lot Perimeter													9,320		
234 - Wrought Iron 684 lf Pool Perimeter (90%)															
340 - Wood: 6' 40 lf Trash Enclosure					9,592										
360 - Wood: Split Rail 281 lf Clubhouse North Perimeter												9,078			
Total 19000 - Fencing					9,592						5,072	85,089	15,242		
20000 - Lighting															
100 - Exterior: Misc. Fixtures 10 Clubhouse				1,404											
104 - Exterior: Misc. Fixtures 7 Pool Pass Building											1,817				
Total 20000 - Lighting				1,404							1,817				

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
30 Year Expense Forecast - Detailed
Final

Prepared for the 2022 Fiscal Year

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
21000 - Signage															
714 - Wood Monument Cobble Base Monument W/Trellis/Signage-West Entry			15,216												
718 - Wood Monument Clubhouse Tri-Post Monument		8,907													
722 - Wood Monument All Wood Monument- East Entrance			9,130												
Total 21000 - Signage		8,907	24,346												
22000 - Office Equipment															
100 - Miscellaneous Canon Fax Machine					448						519				
200 - Computers, Misc. Pass Office Laptop	1,199					1,357					1,535				
210 - Computers, Misc. Administration Office Desktop		2,294					2,595					2,936			
218 - Computers, Misc. Clerical Office Desktop		2,294					2,595					2,936			
220 - Computers, Misc. GM Office Desktop		2,294					2,595					2,936			
222 - Computers, Misc. 2 Office Laptops	1,984					2,245					2,540				
230 - Computers, Misc. Pool System- Printer, Scanner, Software			4,565				5,039				5,562				6,139
300 - Copier Office Copier							17,098								
Total 22000 - Office Equipment	3,183	6,881	4,565		448	3,601	29,922				10,156	8,808			6,139
23000 - Mechanical Equipment															
200 - Furnace 2 Clubhouse- Furnaces #4 & #2			17,216												
210 - HVAC Clubhouse Office Air Conditioner							4,287								
600 - Water Heater Clubhouse											6,294				
Total 23000 - Mechanical Equipment			17,216				4,287				6,294				
24000 - Furnishings															
200 - Chairs 66 Clubhouse- Padded Folding Chairs			3,415					3,863					4,371		
204 - Chairs 65 Clubhouse- Non Padded Folding Chairs									2,638						
330 - Tables 23 Folding Tables								7,919							
334 - Tables 7 Square Folding Tables													954		
620 - Office Desk, Chair 2 Office Sets	3,186										4,079				
622 - Office Desk, Chair Office Set			1,004										1,286		
680 - Lockers Clubhouse Lower Floor						3,703									

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
30 Year Expense Forecast - Detailed
Final

Prepared for the 2022 Fiscal Year

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
900 - Miscellaneous															
4 Chair & Table Dollies													2,649		
910 - Window Coverings	3,512														
CH Upstairs- Roller Sun Shades															
Total 24000 - Furnishings	6,698		4,419			3,703		11,782	2,638		4,079		9,260		
24500 - Audio / Visual															
120 - Television								2,333							
Clubhouse															
Total 24500 - Audio / Visual								2,333							
25000 - Flooring															
200 - Carpeting			4,154												
39 Sq. Yds. Clubhouse Office															
204 - Carpeting									9,405						
65 Sq. Yds. Clubhouse Lower Floor															
400 - Tile	20,566														
1,048 sf Downstairs Pool Bathroom Wall															
Tile															
700 - Vinyl						21,115									
1,895 sf Clubhouse															
920 - Coatings			12,286												16,523
734 sf CH Downstairs Pool Bathroom															
Epoxy															
924 - Coatings					3,514										
314 sf Pool Pass Building Office Epoxy															
Floor															
Total 25000 - Flooring	20,566		16,440		3,514	21,115				9,405					16,523
25500 - Wallcoverings															
300 - FRP						2,544									
392 sf Pool Equipment Room															
Total 25500 - Wallcoverings						2,544									
26000 - Outdoor Equipment															
100 - Tot Lot: Play Equipment					18,089										
Playground- Little Tikes Structure															
104 - Tot Lot: Play Equipment	4,924														
2 Swing Sets															
140 - Tot Lot: Safety Surface							1,520								
Tot Lot															
144 - Tot Lot: Safety Surface									5,867						
175 lf Tot Lot Safety Surface Border															
280 - Picnic Tables						6,128									
11 Clubhouse Deck & BBQ Area- Plastic															
Type															
284 - Picnic Tables										1,891					
BBQ Area- Composite Type															
288 - Picnic Tables													5,288		
3 Various Areas- 8' Wood															
306 - Benches				11,580											
11 Various Area Benches															
330 - Chairs										3,075					
5 Pool Sand Chairs															
334 - Chairs						10,159									
40 Pool Vinyl Strap Chairs															

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
30 Year Expense Forecast - Detailed
Final

Prepared for the 2022 Fiscal Year

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
340 - Chaise Lounges 56 Pool Lounges						22,941									
342 - Chairs 15 Adirondack Chairs												9,691			
360 - Bear Boxes Clubhouse & Gazebo															
376 - Pet Stations 4 Various Areas		1,633					1,848					2,090			
380 - Garbage Receptacles 12 Grounds															
480 - Drinking Fountain Tennis Court								7,601							
786 - Umbrellas 11 Pool (20%)	1,593	1,633	1,674	1,716	1,759	1,802	1,848	1,894	1,941	1,990	2,039	2,090	2,143	2,196	2,251
Total 26000 - Outdoor Equipment	6,517	3,266	1,674	13,296	19,847	41,031	5,215	9,494	7,808	5,064	3,930	13,872	7,431	2,196	2,251
27000 - Appliances															
200 - Refrigerator Clubhouse Kitchen												3,230			
204 - Refrigerator Pool Pass Office					1,759										
260 - Cook Top Stove Clubhouse Kitchen- Stove Top						4,237									
274 - Oven: Wall Clubhouse Kitchen												5,378			
284 - Microwave Oven Clubhouse Kitchen								1,162							
Total 27000 - Appliances					1,759	4,237		1,162				8,608			
29000 - Infrastructure															
964 - Utilities Clubhouse										10,228					
Total 29000 - Infrastructure										10,228					
30000 - Miscellaneous															
200 - BBQ BBQ Area						1,475									
810 - Maintenance Equipment Aerator- Husqvarna									16,556						
814 - Maintenance Equipment Snow Blower- Honda HSS1332A	6,032										7,722				
818 - Maintenance Equipment Snow Blower- Honda HS828			4,306												
Total 30000 - Miscellaneous	6,032		4,306			1,475			16,556		7,722				
Total Expenditures Inflated @ 2.50%	184,989	32,937	95,306	245,080	84,238	143,587	95,069	42,905	33,002	334,533	648,489	195,501	56,587	35,108	40,292

30 Year Reserve Funding Plan Cash Flow Method

Final

Prepared for the 2022 Fiscal Year

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Beginning Balance	435,069	511,952	320,104	317,373	313,692	320,736	298,794	408,520	509,906	588,853
Inflated Expenditures @ 2.5%	26,048	297,183	111,165	115,240	107,785	140,048	12,267	25,212	52,208	35,505
Reserve Contribution	99,219	102,196	105,262	108,420	111,673	115,023	118,474	122,028	125,689	129,460
<i>Units/year @ 1357</i>	73.12	75.31	77.57	79.90	82.29	84.76	87.31	89.92	92.62	95.40
<i>Percentage Increase</i>		3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Special Assessments / Other¹	-1,000	-1,000	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.00%	4,712	4,140	3,172	3,140	3,156	3,082	3,519	4,569	5,466	6,358
Ending Balance	511,952	320,104	317,373	313,692	320,736	298,794	408,520	509,906	588,853	689,166

1) \$1,000 represents a negative offset for overstated short-term interest projections.

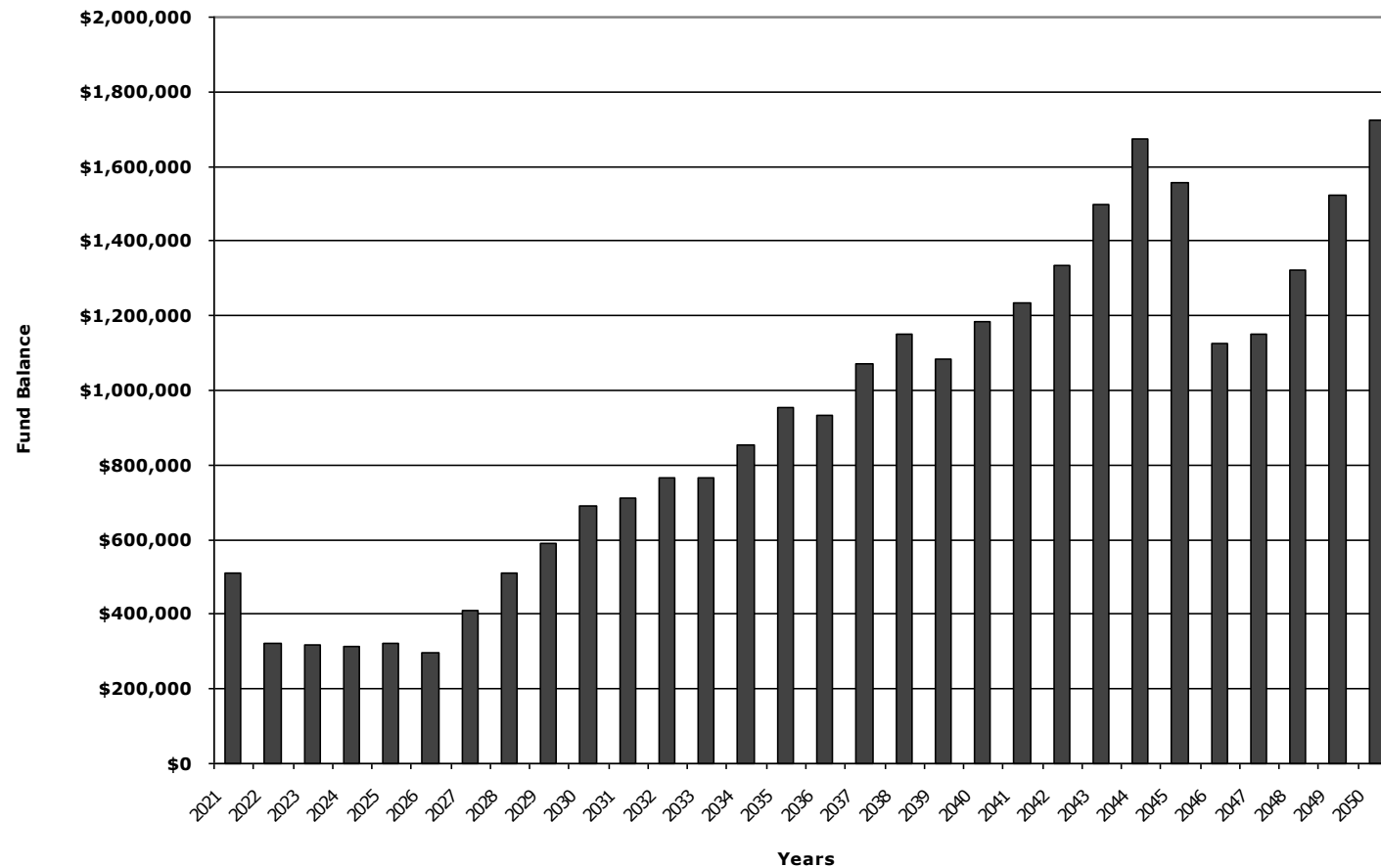
	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Beginning Balance	689,166	709,408	763,743	764,507	852,586	954,877	933,866	1,070,116	1,149,850	1,084,802
Inflated Expenditures @ 2.5%	120,060	90,338	148,303	65,675	56,780	184,989	32,937	95,306	245,080	84,238
Reserve Contribution	133,344	137,344	141,464	145,708	150,079	154,581	159,218	163,995	168,915	173,982
<i>Units/year @ 1357</i>	98.26	101.21	104.25	107.38	110.60	113.91	117.33	120.85	124.48	128.21
<i>Percentage Increase</i>	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.00%	6,958	7,329	7,603	8,045	8,992	9,397	9,970	11,045	11,118	11,297
Ending Balance	709,408	763,743	764,507	852,586	954,877	933,866	1,070,116	1,149,850	1,084,802	1,185,843

	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Beginning Balance	1,185,843	1,233,494	1,335,785	1,497,088	1,674,733	1,556,013	1,125,597	1,151,274	1,322,088	1,521,600
Inflated Expenditures @ 2.5%	143,587	95,069	42,905	33,002	334,533	648,489	195,501	56,587	35,108	40,292
Reserve Contribution	179,201	184,577	190,114	194,867	199,739	204,732	209,850	215,096	220,473	225,985
<i>Units/year @ 1357</i>	132.06	136.02	140.10	143.60	147.19	150.87	154.64	158.51	162.47	166.53
<i>Percentage Increase</i>	3.0%	3.0%	3.0%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.00%	12,037	12,782	14,094	15,780	16,073	13,341	11,328	12,305	14,148	16,144
Ending Balance	1,233,494	1,335,785	1,497,088	1,674,733	1,556,013	1,125,597	1,151,274	1,322,088	1,521,600	1,723,438

30 Year Reserve Funding Plan Cash Flow Method - Ending Balances

Final

Prepared for the 2022 Fiscal Year



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

Final

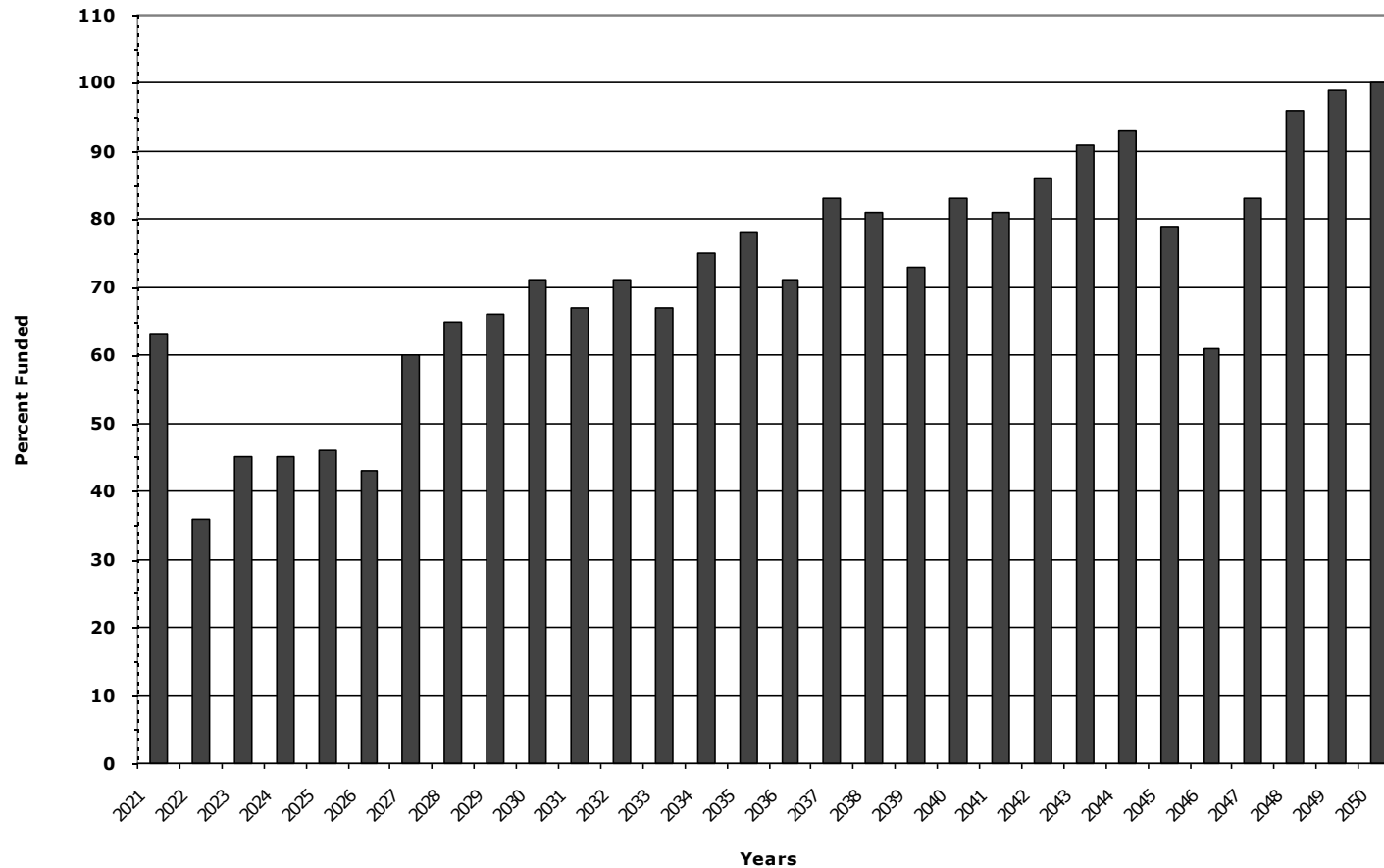
Prepared for the 2022 Fiscal Year

Year	Beginning Balance	Fully Funded Balance	Percent Funded	Inflated Expenditures @ 2.50%	Reserve Contribution	Special Assessments & Other Contributions	Interest	Ending Balance
2021	435,069	809,334	63.3%	26,048	99,219	-1,000	4,712	511,952
2022	511,952	892,450	35.9%	297,183	102,196	-1,000	4,140	320,104
2023	320,104	703,073	45.1%	111,165	105,262	0	3,172	317,373
2024	317,373	700,928	44.8%	115,240	108,420	0	3,140	313,692
2025	313,692	696,908	46.0%	107,785	111,673	0	3,156	320,736
2026	320,736	702,844	42.5%	140,048	115,023	0	3,082	298,794
2027	298,794	678,333	60.2%	12,267	118,474	0	3,519	408,520
2028	408,520	786,722	64.8%	25,212	122,028	0	4,569	509,906
2029	509,906	887,153	66.4%	52,208	125,689	0	5,466	588,853
2030	588,853	965,088	71.4%	35,505	129,460	0	6,358	689,166
2031	689,166	1,064,823	66.6%	120,060	133,344	0	6,958	709,408
2032	709,408	1,083,183	70.5%	90,338	137,344	0	7,329	763,743
2033	763,743	1,135,338	67.3%	148,303	141,464	0	7,603	764,507
2034	764,507	1,132,323	75.3%	65,675	145,708	0	8,045	852,586
2035	852,586	1,216,943	78.5%	56,780	150,079	0	8,992	954,877
2036	954,877	1,315,886	71.0%	184,989	154,581	0	9,397	933,866
2037	933,866	1,289,056	83.0%	32,937	159,218	0	9,970	1,070,116
2038	1,070,116	1,420,656	80.9%	95,306	163,995	0	11,045	1,149,850
2039	1,149,850	1,494,946	72.6%	245,080	168,915	0	11,118	1,084,802
2040	1,084,802	1,420,987	83.5%	84,238	173,982	0	11,297	1,185,843
2041	1,185,843	1,513,539	81.5%	143,587	179,201	0	12,037	1,233,494
2042	1,233,494	1,551,155	86.1%	95,069	184,577	0	12,782	1,335,785
2043	1,335,785	1,643,118	91.1%	42,905	190,114	0	14,094	1,497,088
2044	1,497,088	1,794,614	93.3%	33,002	194,867	0	15,780	1,674,733
2045	1,674,733	1,963,907	79.2%	334,533	199,739	0	16,073	1,556,013
2046	1,556,013	1,832,319	61.4%	648,489	204,732	0	13,341	1,125,597
2047	1,125,597	1,379,692	83.4%	195,501	209,850	0	11,328	1,151,274
2048	1,151,274	1,384,219	95.5%	56,587	215,096	0	12,305	1,322,088
2049	1,322,088	1,535,506	99.1%	35,108	220,473	0	14,148	1,521,600
2050	1,521,600	1,716,958	100.4%	40,292	225,985	0	16,144	1,723,438

30 Year Reserve Funding Plan Cash Flow Method - Percent Funded

Final

Prepared for the 2022 Fiscal Year



Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
01000 - Paving									
200 - Asphalt: Ongoing Repairs 28,150 sf Parking Lot (3%)	3,108	5	2	3,265	653	1,865	2,548	0.62%	631
340 - Asphalt: Major Repairs 28,150 sf Parking Major Repairs	133,480	25	24	241,429	9,657	5,339	10,945	9.13%	9,329
Sub-total [01000 - Paving]	136,588			244,694	10,310	7,204	13,494	9.75%	9,960
02000 - Concrete									
220 - Walkways 4,130 sf Clubhouse Perimeter (50%)	28,910	20	1	29,633	1,482	27,465	29,633	1.40%	1,431
400 - Pavers 8,240 sf Pool Deck	80,752	30	25	149,710	4,990	13,459	16,554	4.72%	4,821
Sub-total [02000 - Concrete]	109,662			179,342	6,472	40,923	46,187	6.12%	6,252

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
04000 - Structural Repairs									
204 - Siding 2,242 sf Clubhouse Exterior (50%)	15,694	25	10	20,090	804	9,416	10,295	0.76%	776
208 - Siding 2,471 sf Pool Building	74,130	30	25	137,433	4,581	12,355	15,197	4.33%	4,426
550 - Bridge Maintenance 830 sf Lake & School Boardwalk Decking (50%)	10,375	8	1	10,634	1,329	9,078	10,634	1.26%	1,284
554 - Bridge Maintenance 830 sf Lake & School Bdwk Structural (10%)	3,735	3	1	3,828	1,276	2,490	3,828	1.21%	1,233
800 - Wood: Gazebo Repairs 900 sf BBQ Area Shade Structure	1,530	10	1	1,568	157	1,377	1,568	0.15%	152
912 - Doors 4 Clubhouse Storefront Type Doors 4 Of 9	17,600	30	1	18,040	601	17,013	18,040	0.57%	581
914 - Doors 5 Clubhouse Storefront Type Doors 5 Of 9	22,000	30	4	24,284	809	19,067	20,295	0.77%	782
916 - Doors 3 Clubhouse Slider Doors	6,788	30	8	8,271	276	4,978	5,335	0.26%	266
920 - Doors 10 Clubhouse Interior Doors	9,100	30	8	11,087	370	6,673	7,151	0.35%	357
924 - Doors 7 Pool Building	13,860	30	25	25,696	857	2,310	2,841	0.81%	827
928 - Doors Pool Building Overhead Roll-Up Door	1,130	30	25	2,095	70	188	232	0.07%	67
936 - Windows Northwest Replacements	31,520	30	3	33,944	1,131	28,368	30,154	1.07%	1,093
940 - Windows Northeast Replacements	16,155	30	3	17,397	580	14,540	15,455	0.55%	560
944 - Windows Office Interior To Greatroom Windows	10,000	30	3	10,769	359	9,000	9,567	0.34%	347
948 - Windows Southwest Replacements	16,155	30	2	16,973	566	15,078	16,007	0.53%	547
952 - Windows Front Replacements	16,155	30	3	17,397	580	14,540	15,455	0.55%	560
Sub-total [04000 - Structural Repairs]	265,927			359,506	14,345	166,471	182,054	13.56%	13,859

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
04500 - Decking/Balconies									
100 - Composite 445 sf CH Front Entry- Structural Mod	62,300	40	32	0	0	12,460	14,368	0.00%	0
110 - Composite 445 sf CH Front Entry-Decking/Railing Repair	20,025	40	12	26,931	673	14,018	14,881	0.64%	650
120 - Wood 445 sf CH- Northeast Structural Mod	40,050	40	36	0	0	4,005	5,131	0.00%	0
130 - Composite 200 sf CH Northeast Decking/Railing Only	9,000	40	36	0	0	900	1,153	0.00%	0
140 - Wood 445 sf CH Southwest Structural Mod	40,050	40	1	41,051	1,026	39,049	41,051	0.97%	991
150 - Composite 184 sf CH Southwest Decking/Railings	8,280	40	1	8,487	212	8,073	8,487	0.20%	205
160 - Wood 890 sf CH Northwest Structural Mod	72,980	40	1	74,805	1,870	71,156	74,805	1.77%	1,807
170 - Composite 456 sf CH Northwest Decking/Railings	20,520	40	1	21,033	526	20,007	21,033	0.50%	508
960 - CA Mandated Inspections 2 Clubhouse Decks	1,500	9	3	1,615	179	1,000	1,196	0.17%	173
Sub-total [04500 - Decking/Balconies]	274,705			173,922	4,487	170,667	182,105	4.24%	4,335
05000 - Roofing									
440 - Pitched: Dimensional Composition 28 Squares- Pool Building	12,600	25	20	20,647	826	2,520	3,100	0.78%	798
444 - Pitched: Dimensional Composition 9 Squares- BBQ Shade Structure	4,050	25	4	4,470	179	3,402	3,653	0.17%	173
680 - Pitched: Metal 55 Squares- Clubhouse	68,475	40	12	92,091	2,302	47,933	50,885	2.18%	2,224
780 - Heat Tape 110 lf Pool Building Roof	1,760	10	5	1,991	199	880	1,082	0.19%	192
Sub-total [05000 - Roofing]	86,885			119,200	3,506	54,735	58,721	3.31%	3,387

<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>2021 Fully Funded Balance</i>	<i>2022 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2022 Line Item Contribution based on Cash Flow Method</i>
08000 - Rehab									
100 - General Clubhouse	4,525	25	1	4,638	186	4,344	4,638	0.18%	179
104 - General Pool Building Office	5,090	25	20	8,341	334	1,018	1,252	0.32%	322
220 - Restrooms Clubhouse Upstairs	3,090	15	9	3,859	257	1,236	1,478	0.24%	249
224 - Bathrooms 2 Clubhouse Downstairs Pool Bathrooms	14,000	20	13	19,299	965	4,900	5,740	0.91%	932
230 - Kitchen Clubhouse	25,000	25	1	25,625	1,025	24,000	25,625	0.97%	990
Sub-total [08000 - Rehab]	51,705			61,762	2,766	35,498	38,733	2.62%	2,672

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
12000 - Pool									
110 - Resurface 252 lf Lap Pool	39,060	10	5	44,193	4,419	19,530	24,022	4.18%	4,269
114 - Resurface 51 lf Wading Pool	8,415	10	0	8,415	842	8,415	863	0.80%	813
200 - Edge: Tile, Coping, Mastic 252 lf Lap Pool	12,600	24	19	20,143	839	2,625	3,229	0.79%	811
204 - Edge: Tile, Coping, Mastic 51 lf Wading Pool	2,550	24	19	4,077	170	531	653	0.16%	164
400 - ADA Chair Lift Wading Pool	9,050	10	4	9,990	999	5,430	6,493	0.94%	965
640 - Deck: Replace Lap & Wading Pool Deck Pavers	33,770	40	35	0	0	4,221	5,192	0.00%	0
700 - Chemical System Lap Pool Acu-Trol AK110 Chemical Controller	4,200	10	5	4,752	475	2,100	2,583	0.45%	459
702 - Chemical System 2 Lap Pool Acu-Trol AK110 Chemical Sensors	600	1	1	615	308	300	615	0.29%	297
704 - Chemical System Wading Pool Acu-Trol AK110 Chemical Controller	4,200	10	5	4,752	475	2,100	2,583	0.45%	459
706 - Chemical System 2 Wading Pool Acu-Trol AK110 Chemical Sensors	600	1	1	615	308	300	615	0.29%	297
708 - Chemical System 2 Lap Pool Stenner Pumps	1,350	5	5	1,527	255	225	277	0.24%	246
712 - Chemical System 2 Wading Pool Stenner Pumps	1,350	5	5	1,527	255	225	277	0.24%	246
714 - Drain Covers Pool Drain & Skimmer Covers	2,265	5	4	2,500	500	453	929	0.47%	483
716 - Equipment: Replacement Lap Pool Sondex Heat Exchanger	4,000	5	0	4,000	800	4,000	820	0.76%	773
720 - Equipment: Replacement 2 Lap Pool Pressure Tanks	1,350	20	15	1,955	98	338	415	0.09%	94
724 - Heater Lap Pool Boiler	27,150	10	5	30,718	3,072	13,575	16,697	2.90%	2,968
728 - Heater Wading Pool	7,920	10	5	8,961	896	3,960	4,871	0.85%	866
730 - Filter Lap Pool	13,575	15	10	17,377	1,158	4,525	5,566	1.10%	1,119
732 - Filter Lap Pool- Sand Replacement	4,500	5	0	4,500	900	4,500	923	0.85%	869
734 - Filter Wading Pool	1,700	14	9	2,123	152	607	747	0.14%	147
736 - Filter Wading Pool- Sand Replacement	500	14	9	624	45	179	220	0.04%	43

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
12000 - Pool									
740 - Pumps Pool Grundfos Heater Pump	2,035	8	3	2,191	274	1,272	1,564	0.26%	265
744 - Pumps Lap Pool Pentair 7.5 HP Pump	6,315	8	3	6,801	850	3,947	4,855	0.80%	821
748 - Pumps Wading Pool Sta Rite 2 HP Pump	1,875	8	0	1,875	234	1,875	240	0.22%	226
750 - Cover Lap Pool	7,015	8	2	7,370	921	5,261	6,292	0.87%	890
754 - Cover Wading Pool	1,355	8	2	1,424	178	1,016	1,215	0.17%	172
760 - Lane Ropes 225 lf Lap Pool	2,543	5	1	2,606	521	2,034	2,606	0.49%	504
950 - Furniture: Lifeguard Chair 3 Pool	2,025	10	4	2,235	224	1,215	1,453	0.21%	216
990 - Storage Reel Lap Pool Cover Reel	2,940	10	4	3,245	325	1,764	2,109	0.31%	314
994 - Miscellaneous 3 Pool Sunshades	15,375	10	4	16,971	1,697	9,225	11,032	1.60%	1,640
Sub-total [12000 - Pool]	222,182			218,082	22,188	105,748	109,954	20.97%	21,435
17000 - Tennis Court									
100 - Reseal 13,200 sf [2] Tennis Courts	32,208	7	4	35,552	5,079	13,803	18,865	4.80%	4,906
500 - Resurface 13,200 sf [2] Tennis Courts	74,642	21	18	116,416	5,544	10,663	14,573	5.24%	5,355
501 - Repair Asphalt Repairs (2023 Only)[nr:1]	3,807	4	2	4,000	1,000	1,904	2,927	0.95%	966
Sub-total [17000 - Tennis Court]	110,657			155,967	11,622	26,370	36,364	10.99%	11,228
17500 - Basketball / Sport Court									
300 - Basketball Standard Tennis Court	1,700	15	5	1,923	128	1,133	1,278	0.12%	124

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
18000 - Landscaping									
100 - Irrigation: Misc. Sprinkler System	14,482	20	18	22,587	1,129	1,448	2,227	1.07%	1,091
104 - Irrigation: Misc. Pool Area Landscaping/Irrigation	11,550	15	13	15,922	1,061	1,540	2,368	1.00%	1,025
300 - Irrigation: Backflow Preventors Clubhouse South Buried Backflow	2,260	20	5	2,557	128	1,695	1,853	0.12%	124
400 - Turf Renovation Flag Pole Lawn	16,810	20	18	26,218	1,311	1,681	2,585	1.24%	1,266
Sub-total [18000 - Landscaping]	45,102			67,284	3,630	6,364	9,032	3.43%	3,506
18500 - Lakes / Ponds									
990 - Miscellaneous Pond Hlth Maintenance	3,960	30	0	3,960	132	3,960	135	0.12%	128
19000 - Fencing									
100 - Chain Link: 10' 76 lf Mesh at Tennis Court Divider	3,040	30	27	5,921	197	304	415	0.19%	191
130 - Chain Link: 10' 500 lf Tennis Court Perimeter	40,000	30	26	76,012	2,534	5,333	6,833	2.40%	2,448
224 - Wrought Iron 684 lf Pool Perimeter (10%)	2,736	30	25	5,072	169	456	561	0.16%	163
228 - Tubular Steel: 6' 165 lf Tot Lot Perimeter	4,785	30	27	9,320	311	479	654	0.29%	300
234 - Wrought Iron 684 lf Pool Perimeter (90%)	24,624	30	10	31,521	1,051	16,416	17,668	0.99%	1,015
340 - Wood: 6' 40 lf Trash Enclosure	6,000	18	1	6,150	342	5,667	6,150	0.32%	330
360 - Wood: Split Rail 281 lf Clubhouse North Perimeter	4,777	25	1	4,896	196	4,586	4,896	0.19%	189
Sub-total [19000 - Fencing]	85,962			138,893	4,799	33,240	37,178	4.54%	4,636
20000 - Lighting									
100 - Exterior: Misc. Fixtures 10 Clubhouse	900	15	3	969	65	720	800	0.06%	62
104 - Exterior: Misc. Fixtures 7 Pool Pass Building	980	15	10	1,254	84	327	402	0.08%	81
Sub-total [20000 - Lighting]	1,880			2,224	148	1,047	1,201	0.14%	143

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
21000 - Signage									
714 - Wood Monument Cobble Base Monument W/Trellis/Signage-West Entry	10,000	15	2	10,506	700	8,667	9,567	0.66%	677
718 - Wood Monument Clubhouse Tri-Post Monument	6,000	15	1	6,150	410	5,600	6,150	0.39%	396
722 - Wood Monument All Wood Monument- East Entrance	6,000	15	2	6,304	420	5,200	5,740	0.40%	406
Sub-total [21000 - Signage]	22,000			22,960	1,531	19,467	21,457	1.45%	1,479
22000 - Office Equipment									
100 - Miscellaneous Canon Fax Machine	280	6	1	287	48	233	287	0.05%	46
200 - Computers, Misc. Pass Office Laptop	828	5	0	828	166	828	170	0.16%	160
210 - Computers, Misc. Administration Office Desktop	1,545	5	1	1,584	317	1,236	1,584	0.30%	306
218 - Computers, Misc. Clerical Office Desktop	1,545	5	1	1,584	317	1,236	1,584	0.30%	306
220 - Computers, Misc. GM Office Desktop	1,545	5	1	1,584	317	1,236	1,584	0.30%	306
222 - Computers, Misc. 2 Office Laptops	1,370	5	0	1,370	274	1,370	281	0.26%	265
230 - Computers, Misc. Pool System- Printer, Scanner, Software	3,000	4	1	3,075	769	2,250	3,075	0.73%	743
300 - Copier Office Copier	10,180	10	1	10,435	1,043	9,162	10,435	0.99%	1,008
Sub-total [22000 - Office Equipment]	20,293			20,745	3,250	17,551	18,998	3.07%	3,139
23000 - Mechanical Equipment									
200 - Furnace 2 Clubhouse- Furnaces #4 & #2	11,314	15	2	11,887	792	9,805	10,824	0.75%	766
210 - HVAC Clubhouse Office Air Conditioner	2,490	10	2	2,616	262	1,992	2,297	0.25%	253
600 - Water Heater Clubhouse	3,395	12	1	3,480	290	3,112	3,480	0.27%	280
Sub-total [23000 - Mechanical Equipment]	17,199			17,983	1,344	14,910	16,601	1.27%	1,298

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
24000 - Furnishings									
200 - Chairs 66 Clubhouse- Padded Folding Chairs	2,244	5	2	2,358	472	1,346	1,840	0.45%	456
204 - Chairs 65 Clubhouse- Non Padded Folding Chairs	1,495	18	5	1,691	94	1,080	1,192	0.09%	91
330 - Tables 23 Folding Tables	4,600	20	2	4,833	242	4,140	4,479	0.23%	233
334 - Tables 7 Square Folding Tables	490	20	7	582	29	319	352	0.03%	28
620 - Office Desk, Chair 2 Office Sets	2,200	10	5	2,489	249	1,100	1,353	0.24%	240
622 - Office Desk, Chair Office Set	660	10	7	785	78	198	271	0.07%	76
680 - Lockers Clubhouse Lower Floor	2,260	18	2	2,374	132	2,009	2,188	0.12%	127
900 - Miscellaneous 4 Chair & Table Dollies	1,360	20	7	1,617	81	884	976	0.08%	78
910 - Window Coverings CH Upstairs- Roller Sun Shades	2,425	20	15	3,512	176	606	746	0.17%	170
Sub-total [24000 - Furnishings]	17,734			20,241	1,552	11,682	13,396	1.47%	1,499
24500 - Audio / Visual									
120 - Television Clubhouse	1,355	10	2	1,424	142	1,084	1,250	0.13%	138
25000 - Flooring									
200 - Carpeting 39 Sq. Yds. Clubhouse Office	2,730	15	2	2,868	191	2,366	2,612	0.18%	185
204 - Carpeting 65 Sq. Yds. Clubhouse Lower Floor	5,200	15	9	6,494	433	2,080	2,487	0.41%	418
400 - Tile 1,048 sf Downstairs Pool Bathroom Wall Tile	14,200	22	15	20,566	935	4,518	5,293	0.88%	903
700 - Vinyl 1,895 sf Clubhouse	12,886	18	2	13,538	752	11,454	12,474	0.71%	727
920 - Coatings 734 sf CH Downstairs Pool Bathroom Epoxy	8,074	12	5	9,135	761	4,710	5,517	0.72%	735
924 - Coatings 314 sf Pool Pass Building Office Epoxy Floor	2,198	12	7	2,613	218	916	1,126	0.21%	210
Sub-total [25000 - Flooring]	45,288			55,215	3,290	26,044	29,510	3.11%	3,178
25500 - Wallcoverings									
300 - FRP 392 sf Pool Equipment Room	1,552	25	20	2,544	102	310	382	0.10%	98

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
26000 - Outdoor Equipment									
100 - Tot Lot: Play Equipment Playground- Little Tikes Structure	11,315	18	1	11,598	644	10,686	11,598	0.61%	622
104 - Tot Lot: Play Equipment 2 Swing Sets	3,400	25	15	4,924	197	1,360	1,533	0.19%	190
140 - Tot Lot: Safety Surface Tot Lot	905	10	1	928	93	815	928	0.09%	90
144 - Tot Lot: Safety Surface 175 If Tot Lot Safety Surface Border	3,325	20	3	3,581	179	2,826	3,067	0.17%	173
280 - Picnic Tables 11 Clubhouse Deck & BBQ Area- Plastic Type	3,740	18	2	3,929	218	3,324	3,621	0.21%	211
284 - Picnic Tables BBQ Area- Composite Type	1,020	18	7	1,212	67	623	697	0.06%	65
288 - Picnic Tables 3 Various Areas- 8' Wood	2,715	20	7	3,227	161	1,765	1,948	0.15%	156
306 - Benches 11 Various Area Benches	7,425	15	3	7,996	533	5,940	6,596	0.50%	515
330 - Chairs 5 Pool Sand Chairs	1,700	10	4	1,876	188	1,020	1,220	0.18%	181
334 - Chairs 40 Pool Vinyl Strap Chairs	6,200	12	8	7,554	630	2,067	2,648	0.60%	608
340 - Chaise Lounges 56 Pool Lounges	14,000	12	8	17,058	1,421	4,667	5,979	1.34%	1,373
342 - Chairs 15 Adirondack Chairs	5,100	15	11	6,692	446	1,360	1,743	0.42%	431
360 - Bear Boxes Clubhouse & Gazebo	2,700	20	10	3,456	173	1,350	1,522	0.16%	167
376 - Pet Stations 4 Various Areas	1,100	5	1	1,128	226	880	1,128	0.21%	218
380 - Garbage Receptacles 12 Grounds	8,100	18	12	10,894	605	2,700	3,229	0.57%	585
480 - Drinking Fountain Tennis Court	4,415	20	2	4,639	232	3,974	4,299	0.22%	224
786 - Umbrellas 11 Pool (20%)	1,100	1	0	1,100	1,100	1,100	1,128	1.04%	1,063
Sub-total [26000 - Outdoor Equipment]	78,260			91,791	7,113	46,457	52,882	6.72%	6,872

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
27000 - Appliances									
200 - Refrigerator Clubhouse Kitchen	1,700	12	2	1,786	149	1,417	1,597	0.14%	144
204 - Refrigerator Pool Pass Office	1,100	12	7	1,308	109	458	564	0.10%	105
260 - Cook Top Stove Clubhouse Kitchen- Stove Top	2,586	12	8	3,151	263	862	1,104	0.25%	254
274 - Oven: Wall Clubhouse Kitchen	2,830	12	2	2,973	248	2,358	2,659	0.23%	239
284 - Microwave Oven Clubhouse Kitchen	675	10	2	709	71	540	623	0.07%	69
Sub-total [27000 - Appliances]	8,891			9,927	839	5,635	6,547	0.79%	811
29000 - Infrastructure									
964 - Utilities Clubhouse	5,655	30	24	10,228	341	1,131	1,352	0.32%	329
30000 - Miscellaneous									
200 - BBQ BBQ Area	900	15	5	1,018	68	600	677	0.06%	66
810 - Maintenance Equipment Aerator- Husqvarna	9,382	10	3	10,103	1,010	6,567	7,693	0.96%	976
814 - Maintenance Equipment Snow Blower- Honda HSS1332A	4,165	10	5	4,712	471	2,083	2,561	0.45%	455
818 - Maintenance Equipment Snow Blower- Honda HS828	2,830	15	2	2,973	198	2,453	2,707	0.19%	191
Sub-total [30000 - Miscellaneous]	17,277			18,807	1,748	11,703	13,639	1.65%	1,688
Totals	1,632,420			1,998,624	105,786	809,334	892,450	100.00%	102,196
						[A] [EndBal]	[B] [EndBal]		
						[A]	[B]		
Percent Funded						63.26%	35.87%		

01000 - Paving

200 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 2
28,150 sf Parking Lot (3%)	Quantity 28,150	Unit of Measure Square Feet
	Cost /SqFt \$3.68	Qty * \$/SqFt \$103,592
	% Included 3.00%	Total Cost/Study \$3,108
Summary	Replacement Year 2023	Future Cost \$3,265

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

2020- \$130,225 was expended for a completed remove and replace.

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.



01000 - Paving

340 - Asphalt: Major Repairs	Useful Life 25	Remaining Life 24
28,150 sf Parking Major Repairs	Quantity 28,150	Unit of Measure Square Feet
	Cost /SqFt \$4.74	
	% Included 100.00%	Total Cost/Study \$133,480
Summary	Replacement Year 2045	Future Cost \$241,429

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

2020- \$130,225 was expended for a complete remove and replace.
 2019- \$131,975 is anticipated. Later moved to 2020 due to scheduling.
 2017- Remaining life reduced from 2021 to 2019.
 2016- The paving is at the end of its useful life.
 1989- Placed in service.



02000 - Concrete

220 - Walkways	Useful Life 20	Remaining Life 1
4,130 sf Clubhouse Perimeter (50%)	Quantity 4,130	Unit of Measure Square Feet
	Cost /SqFt \$14.00	Qty * \$/SqFt \$57,820
	% Included 50.00%	Total Cost/Study \$28,910
Summary	Replacement Year 2022	Future Cost \$29,633

This is to cut, grind or repair concrete flatwork to remove or minimize vertical displacements and to maintain functionality. Since the concrete useful life exceeds the scope of this study, this component provides for replacing on a percentage basis.

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

2021- Per client, defer to 2022 and increase amount to \$30,000 for 50-60% replacement. BRG changed the useful life from 5 to 20. **Vertical displacements were observed which should be remedied sooner rather than later.**

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

2016- There is a failure area at the northeast side of the clubhouse near the tennis court entry.



400 - Pavers	Useful Life 30	Remaining Life 25
8,240 sf Pool Deck	Quantity 8,240	Unit of Measure Square Feet
	Cost /SqFt \$9.80	
	% Included 100.00%	Total Cost/Study \$80,752
Summary	Replacement Year 2046	Future Cost \$149,710

This is to repair and replace the concrete pavers.

2016- \$71,700 was expended.



02000 - Concrete

04000 - Structural Repairs

204 - Siding	Useful Life 25	Remaining Life 10
2,242 sf Clubhouse Exterior (50%)	Quantity 2,242	Unit of Measure Square Feet
	Cost /SqFt \$14.00	Qty * \$/SqFt \$31,388
	% Included 50.00%	Total Cost/Study \$15,694
Summary	Replacement Year 2031	Future Cost \$20,090

This is to replace siding. The actual scope of the work will depend on what is found after the existing siding is removed. Beam outriggers should be considered for repair/replacement to coincide with siding work.

2021- The clubhouse siding is in fair to good condition. Reduced useful life from 30 to 25 years and replacement scope from 100% to 50%.
1999- Placed in service.



208 - Siding	Useful Life 30	Remaining Life 25
2,471 sf Pool Building	Quantity 2,471	Unit of Measure Square Feet
	Cost /SqFt \$30.00	
	% Included 100.00%	Total Cost/Study \$74,130
Summary	Replacement Year 2046	Future Cost \$137,433

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.

2021- The siding has a dry appearance and needs sealing.
2016- Placed in service.



04000 - Structural Repairs

550 - Bridge Maintenance	Useful Life 8	Remaining Life 1
830 sf Lake & School Boardwalk Decking (50%)	Quantity 830	Unit of Measure Square Feet
	Cost /SqFt \$25.00	Qty * \$/SqFt \$20,750
	% Included 50.00%	Total Cost/Study \$10,375
Summary	Replacement Year 2022	Future Cost \$10,634

This is to replace the decking on the boardwalk bridges. The school bridge is located at 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)

2021- Remaining life extended from 2021 to 2022 per client. Most transitions from decomposed granite to decking are vertical displacements.
2016- Major percentage of the walks were placed in service in 2006 per information received. Client provided information will further define this component.



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 \$45.00	Qty * \$/SqFt \$37,350
	% Included 10.00%	Total Cost/Study \$3,735
Summary	Replacement Year 2022	Future Cost \$3,828

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

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)

2021- Remaining life extended from 2021 to 2022 per client.
2018- Deferred from 2018 to 2019.
2016- Not totally viewable structures at the time of the site visit and therefore could not be fully assessed.
2006- Placed in service.

This is the school walk.



04000 - Structural Repairs

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 \$1.70	
	% Included 100.00%	Total Cost/Study \$1,530
Summary	Replacement Year 2022	Future Cost \$1,568

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.

2021- Remaining life extended from 2021 to 2022 per client.
2000- Placed in service.

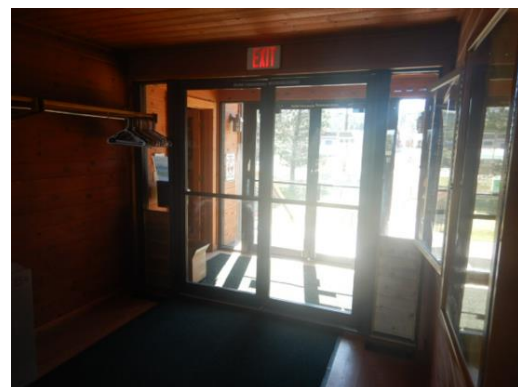


912 - Doors	Useful Life 30	Remaining Life 1
4 Clubhouse Storefront Type Doors 4 Of 9	Quantity 4	Unit of Measure Items
	Cost /Itm \$4,400	
	% Included 100.00%	Total Cost/Study \$17,600
Summary	Replacement Year 2022	Future Cost \$18,040

This is to repair, replace and maintain the doors.

2- double sets store front type

2021- Per client 9/15/2021, 4 of 9 doors anticipated for replacement in 2022 the remaining 5 doors anticipated for 2025 which are provided within another component.
2017- Remaining life reduced from 2029 to 2025.
1999- Placed in service.



04000 - Structural Repairs

914 - Doors	Useful Life 30	Remaining Life 4
5 Clubhouse Storefront Type Doors 5 Of 9	Quantity 5	Unit of Measure Items
	Cost /Itm \$4,400	
	% Included 100.00%	Total Cost/Study \$22,000
Summary	Replacement Year 2025	Future Cost \$24,284

This is to repair, replace and maintain the doors.

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

2021- Per client 9/15/2021, 5 of 9 doors anticipated for 2025. 4 of 9 doors anticipated for replacement in 2022. Provided within another component.
2017- Remaining life reduced from 2029 to 2025.
1999- Placed in service.

916 - Doors	Useful Life 30	Remaining Life 8
3 Clubhouse Slider Doors	Quantity 3	Unit of Measure Items
	Cost /Itm \$2,263	
	% Included 100.00%	Total Cost/Study \$6,788
Summary	Replacement Year 2029	Future Cost \$8,271

This is to replace the sliding glass doors.

1999- Placed in service.



04000 - Structural Repairs

920 - Doors	Useful Life 30	Remaining Life 8
10 Clubhouse Interior Doors	Quantity 10	Unit of Measure Items
	Cost /Itm \$910	
	% Included 100.00%	Total Cost/Study \$9,100
Summary	Replacement Year 2029	Future Cost \$11,087
This is to replace the interior doors.		

2021- Per client 9/15/2021, quantity increased from 5 to 10.
1999- Placed in service.



924 - Doors	Useful Life 30	Remaining Life 25
7 Pool Building	Quantity 7	Unit of Measure Items
	Cost /Itm \$1,980	
	% Included 100.00%	Total Cost/Study \$13,860
Summary	Replacement Year 2046	Future Cost \$25,696
This is to repair, replace and maintain the doors.		

1- interior
2- exterior
4- utility

2016- Placed in service



04000 - Structural Repairs

928 - Doors	Useful Life 30	Remaining Life 25
Pool Building Overhead Roll-Up Door	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,130	
	% Included 100.00%	Total Cost/Study \$1,130
Summary	Replacement Year 2046	Future Cost \$2,095
This is to replace the pool pass building maintenance 10'x10' overhead door.		



936 - Windows	Useful Life 30	Remaining Life 3
Northwest Replacements	Quantity 1	Unit of Measure Items
	Cost /Itm \$31,520	
	% Included 100.00%	Total Cost/Study \$31,520
Summary	Replacement Year 2024	Future Cost \$33,944
This is to replace the windows.		

2021- Per client 9/15/2021, remaining life extended from 2022 to 2024.



04000 - Structural Repairs

940 - Windows	Useful Life 30	Remaining Life 3
Northeast Replacements	Quantity 1	Unit of Measure Items
	Cost /Itm \$16,155	
	% Included 100.00%	Total Cost/Study \$16,155
Summary	Replacement Year 2024	Future Cost \$17,397

This is to replace the windows.

2021- Per client 9/15/2021, remaining life extended from 2022 to 2024.



944 - Windows	Useful Life 30	Remaining Life 3
Office Interior To Greatroom Windows	Quantity 1	Unit of Measure Items
	Cost /Itm \$10,000	
	% Included 100.00%	Total Cost/Study \$10,000
Summary	Replacement Year 2024	Future Cost \$10,769

This is to soundproof, as possible, the windows dividing the office from the clubhouse great room.

2021- Per client 9/15/2021, remaining life extended from 2022 to 2024.

04000 - Structural Repairs

948 - Windows	Useful Life 30	Remaining Life 2
Southwest Replacements	Quantity 1	Unit of Measure Items
	Cost /Itm \$16,155	
	% Included 100.00%	Total Cost/Study \$16,155
Summary	Replacement Year 2023	Future Cost \$16,973

This is to replace the windows.

2021- Remaining life extended from 2021 to 2023 per client.



952 - Windows	Useful Life 30	Remaining Life 3
Front Replacements	Quantity 1	Unit of Measure Items
	Cost /Itm \$16,155	
	% Included 100.00%	Total Cost/Study \$16,155
Summary	Replacement Year 2024	Future Cost \$17,397

This is to replace the windows.

2021- Per client 9/15/2021, remaining life extended from 2022 to 2024.



04500 - Decking/Balconies

100 - Composite	Useful Life 40	Remaining Life 32
445 sf CH Front Entry- Structural Mod	Quantity 445	Unit of Measure Square Feet
	Cost /SqFt \$140	
	% Included 100.00%	Total Cost/Study \$62,300
Summary	Replacement Year 2053	Future Cost \$137,294

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.



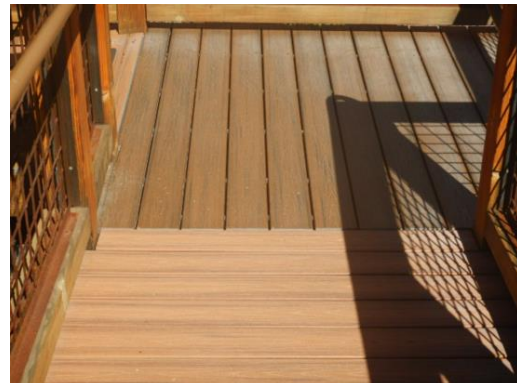
110 - Composite	Useful Life 40	Remaining Life 12
445 sf CH Front Entry-Decking/Railing Repair	Quantity 445	Unit of Measure Square Feet
	Cost /SqFt \$45.00	
	% Included 100.00%	Total Cost/Study \$20,025
Summary	Replacement Year 2033	Future Cost \$26,931

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

2021- Increased estimate from \$22/sf to \$45/sf.

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 36
445 sf CH- Northeast Structural Mod	Quantity 445	Unit of Measure Square Feet
	Cost /SqFt \$90.00	
	% Included 100.00%	Total Cost/Study \$40,050
Summary	Replacement Year 2057	Future Cost \$97,423

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- \$37,123 total was expended including \$23,754 in 2017 and \$13,369 (\$1,223 over budget including engineering) in 2018.

2017- Client advised to increase estimate from \$32,800 to \$35,900 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.



04500 - Decking/Balconies

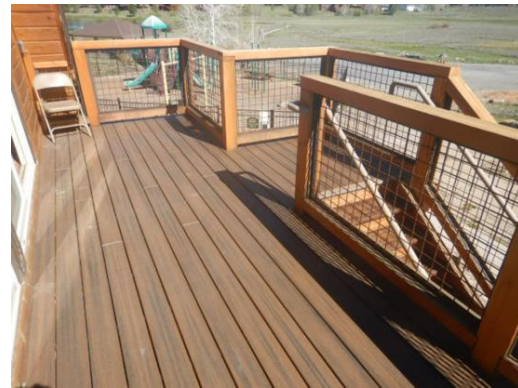
130 - Composite	Useful Life 40	Remaining Life 36
200 sf CH Northeast Decking/Railing Only	Quantity 200	Unit of Measure Square Feet
	Cost /SqFt \$45.00	
	% Included 100.00%	Total Cost/Study \$9,000
Summary	Replacement Year 2057	Future Cost \$21,893

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'

2021- Increased estimate from \$28/sf to \$45/sf.

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



04500 - Decking/Balconies

140 - Wood	Useful Life 40	Remaining Life 1
445 sf CH Southwest Structural Mod	Quantity 445	Unit of Measure Square Feet
	Cost /SqFt \$90.00	
	% Included 100.00%	Total Cost/Study \$40,050
Summary	Replacement Year 2022	Future Cost \$41,051

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

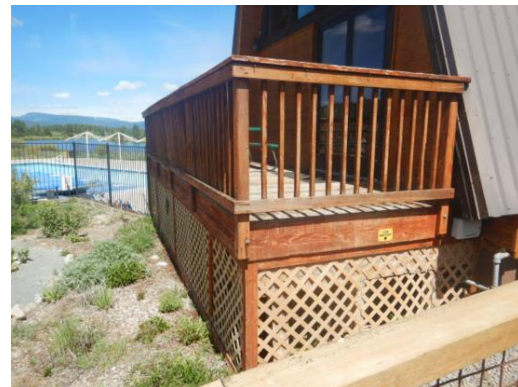
2021- Remaining life extended from 2021 to 2022 per client.

2018- Estimate 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.



150 - Composite	Useful Life 40	Remaining Life 1
184 sf CH Southwest Decking/Railings	Quantity 184	Unit of Measure Square Feet
	Cost /SqFt \$45.00	
	% Included 100.00%	Total Cost/Study \$8,280
Summary	Replacement Year 2022	Future Cost \$8,487

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

2021- Remaining life extended from 2021 to 2022 per client. Increased estimate from \$23/sf to \$45/sf.

2016- Remaining life reduced to 3 years per client.

04500 - Decking/Balconies

160 - Wood	Useful Life 40	Remaining Life 1
890 sf CH Northwest Structural Mod	Quantity 890	Unit of Measure Square Feet
	Cost /SqFt \$82.00	
	% Included 100.00%	Total Cost/Study \$72,980
Summary	Replacement Year 2022	Future Cost \$74,805

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

2021- Remaining life extended from 2021 to 2022 per client.

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. Quantity was 445 sf prior to 2018 update.

2017- Client advised to increase estimate to \$30,000. Later in 2017, per client, cost increase 10%.

2016- Estimate based on \$102,000 for the renovation project to replace the clubhouse entrance deck structure, stairs, railings and handicap ramp in 2013. Client later reduced remaining life 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 \$45.00	
	% Included 100.00%	Total Cost/Study \$20,520
Summary	Replacement Year 2022	Future Cost \$21,033

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

2021- Remaining life extended from 2021 to 2022 per client. Increased estimate from \$23/sf to \$45/sf.



04500 - Decking/Balconies

960 - CA Mandated Inspections	Useful Life 9	Remaining Life 3
2 Clubhouse Decks	Quantity 2	Unit of Measure Items
	Cost /Itm \$750	
	% Included 100.00%	Total Cost/Study \$1,500
Summary	Replacement Year 2024	Future Cost \$1,615

Per Civil Code §5551, this is to have a licensed structural engineer or architect inspect exterior elevated elements prior to 2025 and then every nine years. It is the Association's responsibility to have these inspections performed and to forward inspection results to the reserve study provider in coordination with the reserve site visit. Therefore, the inspection should be completed six months prior to the reserve site visit. This component doesn't include work resulting from the inspection.

2 Decks, north and west, their railings & stairs will require inspection.
South deck does not meet criteria for inspection.
Front stairs and walk do not meet criteria for inspection.

This deck does not require inspection.



05000 - Roofing

440 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 20
28 Squares- Pool Building	Quantity 28	Unit of Measure Squares
	Cost /Sqrs \$450	
	% Included 100.00%	Total Cost/Study \$12,600
Summary	Replacement Year 2041	Future Cost \$20,647

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 4
9 Squares- BBQ Shade Structure	Quantity 9	Unit of Measure Squares
	Cost /Sqrs \$450	
	% Included 100.00%	Total Cost/Study \$4,050
Summary	Replacement Year 2025	Future Cost \$4,470

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 40	Remaining Life 12
55 Squares- Clubhouse	Quantity 55	Unit of Measure Squares
	Cost /Sqrs \$1,245	
	% Included 100.00%	Total Cost/Study \$68,475
Summary	Replacement Year 2033	Future Cost \$92,091

This is to replace the metal roofing system.

2021- Increased useful life from 30 to 40 years and remaining life from 2023 to 2033.

2016- Should client have this roofing assessed for cost to replace and timing, information received will further define this component.

1993- Placed in service.

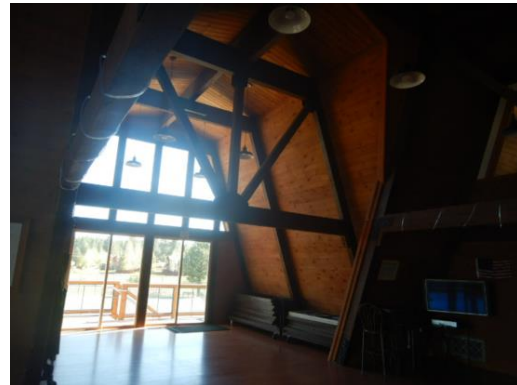


05000 - Roofing

780 - Heat Tape	Useful Life 10	Remaining Life 5
110 If Pool Building Roof	Quantity 110	Unit of Measure Linear Feet
	Cost /l.f. \$16.00	
	% Included 100.00%	Total Cost/Study \$1,760
Summary	Replacement Year 2026	Future Cost \$1,991
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 1
Clubhouse	Quantity 1	Unit of Measure Building
	Cost /Bldg \$4,525	
	% Included 100.00%	Total Cost/Study \$4,525
Summary	Replacement Year 2022	Future Cost \$4,638
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		
2021- Reduced remaining life from 2023 to 2022 per client.		



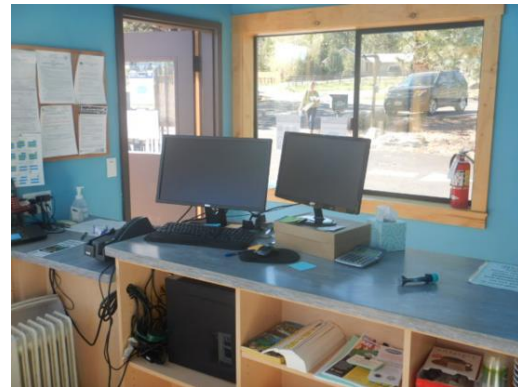
08000 - Rehab

104 - General	Useful Life 25	Remaining Life 20
Pool Building Office	Quantity 1	Unit of Measure Room
	Cost /Rm \$5,090	
	% Included 100.00%	Total Cost/Study \$5,090
Summary	Replacement Year 2041	Future Cost \$8,341

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 9
Clubhouse Upstairs	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$3,090	
	% Included 100.00%	Total Cost/Study \$3,090
Summary	Replacement Year 2030	Future Cost \$3,859

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



08000 - Rehab

224 - Bathrooms	Useful Life 20	Remaining Life 13
2 Clubhouse Downstairs Pool Bathrooms	Quantity 2	Unit of Measure Room
	Cost /Rm \$7,000	
	% Included 100.00%	Total Cost/Study \$14,000
Summary	Replacement Year 2034	Future Cost \$19,299

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

2021- Per client, the basement bathrooms were remodeled in 2014 for \$103,268. No work scope obtained. No break down on component cost such as tile, fixtures, etc. Increased estimate from \$4,525/rm to \$7,000/rm. Client input will further define this component.
 2014- Placed in service.



08000 - Rehab

230 - Kitchen	Useful Life 25	Remaining Life 1
Clubhouse	Quantity 1	Unit of Measure Room
	Cost /Rm \$25,000	
	% Included 100.00%	Total Cost/Study \$25,000
Summary	Replacement Year 2022	Future Cost \$25,625

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

2021- Per client 9/15/2021, Increased cost from \$16,000 to \$25,000. Reduced remaining life from 2023 to 2022 per client.
2017- Increased estimate from \$9,500 to \$15,000.
1998- Placed in service.



12000 - Pool

110 - Resurface	Useful Life 10	Remaining Life 5
252 lf Lap Pool	Quantity 252	Unit of Measure Linear Feet
	Cost /l.f. \$155	
	% Included 100.00%	Total Cost/Study \$39,060
Summary	Replacement Year 2026	Future Cost \$44,193

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 lap and wading pool rehabs.



114 - Resurface	Useful Life 10	Remaining Life 0
51 lf Wading Pool	Quantity 51	Unit of Measure Linear Feet
	Cost /l.f. \$165	
	% Included 100.00%	Total Cost/Study \$8,415
Summary	Replacement Year 2021	Future Cost \$8,415

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

2021- Work is anticipated per client.

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 main and wading pool rehabs.



12000 - Pool

200 - Edge: Tile, Coping, Mastic	Useful Life 24	Remaining Life 19
252 lf Lap Pool	Quantity 252	Unit of Measure Linear Feet
	Cost /l.f. \$50.00	
	% Included 100.00%	Total Cost/Study \$12,600
Summary	Replacement Year 2040	Future Cost \$20,143

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 19
51 lf Wading Pool	Quantity 51	Unit of Measure Linear Feet
	Cost /l.f. \$50.00	
	% Included 100.00%	Total Cost/Study \$2,550
Summary	Replacement Year 2040	Future Cost \$4,077

This is to replace the tile, coping and mastic in conjunction with every other resurfacing cycle.

2016- Placed in service.



12000 - Pool

400 - ADA Chair Lift	Useful Life 10	Remaining Life 4
Wading Pool	Quantity 1	Unit of Measure Items
	Cost /Itm \$9,050	
	% Included 100.00%	Total Cost/Study \$9,050
Summary	Replacement Year 2025	Future Cost \$9,990
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 35
Lap & Wading Pool Deck Pavers	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$33,770	
	% Included 100.00%	Total Cost/Study \$33,770
Summary	Replacement Year 2056	Future Cost \$80,143
This is to replace the pool area pavers.		
2016- Placed in service.		



12000 - Pool

700 - Chemical System	Useful Life 10	Remaining Life 5
Lap Pool Acu-Trol AK110 Chemical Controller	Quantity 1	Unit of Measure System
	Cost /Sys \$4,200	
	% Included 100.00%	Total Cost/Study \$4,200
Summary	Replacement Year 2026	Future Cost \$4,752

This is to replace the chemical feed equipment.

2021- Per client, extend remaining life from 2021 to 2026, useful life from 5 to 10 years, and add an additional component for 2 sensors at \$300/each per year (\$600/year).

2020- Per client 10/14/2020, anticipate \$4,200 in 2021, so increased estimate from \$3,500 to \$4,200.

2016- Placed in service.



702 - Chemical System	Useful Life 1	Remaining Life 1
2 Lap Pool Acu-Trol AK110 Chemical Sensors	Quantity 2	Unit of Measure Items
	Cost /Itm \$300	
	% Included 100.00%	Total Cost/Study \$600
Summary	Replacement Year 2022	Future Cost \$615

This is to replace the chemical sensors.

2021- Per client, add an additional component for 2 sensors at \$300/each per year (\$600/year).

12000 - Pool

704 - Chemical System	Useful Life 10	Remaining Life 5
Wading Pool Acu-Trol AK110 Chemical Controller	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,200	
	% Included 100.00%	Total Cost/Study \$4,200
Summary	Replacement Year 2026	Future Cost \$4,752

This is to replace the chemical feed equipment.

2021- Per client, extend remaining life from 2021 to 2026, useful life from 5 to 10 years, and add an additional component for 2 sensors at \$300/each per year (\$600/year).

2020- Per client 10/14/2020, anticipate \$4,200 in 2021, so increased estimate from \$3,500 to \$4,200.

2016- Placed in service.



706 - Chemical System	Useful Life 1	Remaining Life 1
2 Wading Pool Acu-Trol AK110 Chemical Sensors	Quantity 2	Unit of Measure Items
	Cost /Itm \$300	
	% Included 100.00%	Total Cost/Study \$600
Summary	Replacement Year 2022	Future Cost \$615

This is to replace the chemical sensors.

2021- Per client, add additional 2 sensors at \$300/each for a total of 4 to be replaced at 2/year (\$600/year).

708 - Chemical System	Useful Life 5	Remaining Life 5
2 Lap Pool Stenner Pumps	Quantity 2	Unit of Measure Items
	Cost /Itm \$675	
	% Included 100.00%	Total Cost/Study \$1,350
Summary	Replacement Year 2026	Future Cost \$1,527

This is to replace the lap pool Stenner pumps.

2021- Extend remaining life from 2021 to 2026 per client.

2016- Placed in service.

12000 - Pool

712 - Chemical System	Useful Life 5	Remaining Life 5
2 Wading Pool Stenner Pumps	Quantity 2	Unit of Measure Items
	Cost /Itm \$675	
	% Included 100.00%	Total Cost/Study \$1,350
Summary	Replacement Year 2026	Future Cost \$1,527

This is to replace the wading pool Stenner pumps.

2021- Extend remaining life from 2021 to 2026 per client.

2016- Placed in service.



714 - Drain Covers	Useful Life 5	Remaining Life 4
Pool Drain & Skimmer Covers	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$2,265	
	% Included 100.00%	Total Cost/Study \$2,265
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 per client direction.

12000 - Pool

716 - Equipment: Replacement	Useful Life 5	Remaining Life 0
Lap Pool Sondex Heat Exchanger	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,000	
	% Included 100.00%	Total Cost/Study \$4,000
Summary	Replacement Year 2021	Future Cost \$4,000

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

2021- \$4,000 is anticipated per client.

2016- Placed in service.



720 - Equipment: Replacement	Useful Life 20	Remaining Life 15
2 Lap Pool Pressure Tanks	Quantity 2	Unit of Measure Items
	Cost /Itm \$675	
	% Included 100.00%	Total Cost/Study \$1,350
Summary	Replacement Year 2036	Future Cost \$1,955

This is to replace the lap pool pressure tanks.

2016- Placed in service.



12000 - Pool

724 - Heater	Useful Life 10	Remaining Life 5
Lap Pool Boiler	Quantity 1	Unit of Measure Items
	Cost /Itm \$27,150	
	% Included 100.00%	Total Cost/Study \$27,150
Summary	Replacement Year 2026	Future Cost \$30,718
This is to replace the Lochinvar FTxL fire tube boiler water heater.		
2016- Placed in service.		



728 - Heater	Useful Life 10	Remaining Life 5
Wading Pool	Quantity 1	Unit of Measure Items
	Cost /Itm \$7,920	
	% Included 100.00%	Total Cost/Study \$7,920
Summary	Replacement Year 2026	Future Cost \$8,961
This is to replace the wading pool Jandy HiE2 water heater.		
2016- Placed in service.		



12000 - Pool

730 - Filter	Useful Life 15	Remaining Life 10
Lap Pool	Quantity 1	Unit of Measure Items
	Cost /Itm \$13,575	
	% Included 100.00%	Total Cost/Study \$13,575
Summary	Replacement Year 2031	Future Cost \$17,377

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

2016- Placed in service.



732 - Filter	Useful Life 5	Remaining Life 0
Lap Pool- Sand Replacement	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,500	
	% Included 100.00%	Total Cost/Study \$4,500
Summary	Replacement Year 2021	Future Cost \$4,500

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

2021- Per client 10/26/2021, cost increased from \$1,400 to \$4,500 and is anticipated for 2021.

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 9
Wading Pool	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,700	
	% Included 100.00%	Total Cost/Study \$1,700
Summary	Replacement Year 2030	Future Cost \$2,123
This is to replace the Pentair Triton II Commercial RR140C sand filter.		
2016- Placed in service.		



736 - Filter	Useful Life 14	Remaining Life 9
Wading Pool- Sand Replacement	Quantity 1	Unit of Measure Items
	Cost /Itm \$500	
	% Included 100.00%	Total Cost/Study \$500
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.		

12000 - Pool

740 - Pumps

Pool Grundfos Heater Pump

Useful Life	8	Remaining Life	3
Quantity	1	Unit of Measure	Items
Cost /Itm	\$2,035		
% Included	100.00%	Total Cost/Study	\$2,035
Replacement Year	2024	Future Cost	\$2,191

Summary

This is to replace the Grundfos pool heater circulation pump.

2016- Placed in service.



744 - Pumps

Lap Pool Pentair 7.5 HP Pump

Useful Life	8	Remaining Life	3
Quantity	1	Unit of Measure	Items
Cost /Itm	\$6,315		
% Included	100.00%	Total Cost/Study	\$6,315
Replacement Year	2024	Future Cost	\$6,801

Summary

This is to replace the Pentair 7.5 hp pump.

2020- Per client 10/14/2020, \$6,800 is anticipated in 2024.

2016- Placed in service.



12000 - Pool

748 - Pumps

Wading Pool Sta Rite 2 HP Pump

Useful Life	8	Remaining Life	0
Quantity	1	Unit of Measure	Items
Cost /Itm	\$1,875		
% Included	100.00%	Total Cost/Study	\$1,875
Replacement Year	2021	Future Cost	\$1,875

Summary

This is to replace the Sta Rite 2 hp pump.

2021- \$1,875 is anticipated per client.
2020- Per client 10/14/2020, \$1,575 is anticipated in 2021.
2016- Placed in service.



750 - Cover

Lap Pool

Useful Life	8	Remaining Life	2
Quantity	1	Unit of Measure	Items
Cost /Itm	\$7,015		
% Included	100.00%	Total Cost/Study	\$7,015
Replacement Year	2023	Future Cost	\$7,370

Summary

This is to replace the pool cover. The cover should be properly cleaned and stored during non-use to ensure maximum life.

2015- \$6,201 was expended to replace cover.



12000 - Pool

754 - Cover	Useful Life 8	Remaining Life 2
Wading Pool	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,355	
	% Included 100.00%	Total Cost/Study \$1,355
Summary	Replacement Year 2023	Future Cost \$1,424

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. \$11.30	
	% Included 100.00%	Total Cost/Study \$2,543
Summary	Replacement Year 2022	Future Cost \$2,606

This is to replace the three 75 feet each anti-wave racing lane ropes.

2021- Remaining life extended from 2021 to 2022 per client.

950 - Furniture: Lifeguard Chair	Useful Life 10	Remaining Life 4
3 Pool	Quantity 3	Unit of Measure Items
	Cost /Itm \$675	
	% Included 100.00%	Total Cost/Study \$2,025
Summary	Replacement Year 2025	Future Cost \$2,235

This is to replace the Tailwind lifeguard chair.

990 - Storage Reel	Useful Life 10	Remaining Life 4
Lap Pool Cover Reel	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,940	
	% Included 100.00%	Total Cost/Study \$2,940
Summary	Replacement Year 2025	Future Cost \$3,245

This is to replace the lap pool cover reel.

2015- Placed in service.



12000 - Pool

994 - Miscellaneous	Useful Life 10	Remaining Life 4
3 Pool Sunshades	Quantity 3	Unit of Measure Items
	Cost /Itm \$5,125	
	% Included 100.00%	Total Cost/Study \$15,375
Summary	Replacement Year 2025	Future Cost \$16,971

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

2020- Remaining life extended to 2025 estimate 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 4
13,200 sf [2] Tennis Courts	Quantity 13,200	Unit of Measure Square Feet
	Cost /SqFt \$2.44	
	% Included 100.00%	Total Cost/Study \$32,208
Summary	Replacement Year 2025	Future Cost \$35,552

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

2018- \$29,915 was expended in 2018.
2017- \$12,000 is anticipated in 2017.
2016- \$90,000 anticipated to resurface in 2017 per client 8/4/2016 email.



17000 - Tennis Court

500 - Resurface	Useful Life 21	Remaining Life 18
13,200 sf [2] Tennis Courts	Quantity 13,200	Unit of Measure Square Feet
	Cost /SqFt \$5.65	
	% Included 100.00%	Total Cost/Study \$74,642
Summary	Replacement Year 2039	Future Cost \$116,416

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

2021- Per client, both tennis courts were completely removed and replaced in 2017 for a total cost of \$96,800, which included perimeter fence removal. Seal and stripe was completed in 2018. Moderate cracking, especially the north court, was observed.

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

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

2017- Estimate 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 - Repair	Useful Life 4	Remaining Life 2	Treatment [nr:1]
Asphalt Repairs (2023 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$3,807		
	% Included 100.00%	Total Cost/Study \$3,807	
Summary	Replacement Year 2023	Future Cost \$4,000	

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

17500 - Basketball / Sport Court

300 - Basketball Standard	Useful Life 15	Remaining Life 5
Tennis Court	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,700	
	% Included 100.00%	Total Cost/Study \$1,700
Summary	Replacement Year 2026	Future Cost \$1,923
This is to replace the basketball standard.		



18000 - Landscaping

100 - Irrigation: Misc.	Useful Life 20	Remaining Life 18
Sprinkler System	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$14,482	
	% Included 100.00%	Total Cost/Study \$14,482
Summary	Replacement Year 2039	Future Cost \$22,587

This is for major irrigation sprinkler system repair.

2019- \$13,785 was expended.

2016- Per client, \$12,000 anticipated in 2017.

104 - Irrigation: Misc.	Useful Life 15	Remaining Life 13
Pool Area Landscaping/Irrigation	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$11,550	
	% Included 100.00%	Total Cost/Study \$11,550
Summary	Replacement Year 2034	Future Cost \$15,922

This is for general upgrade and repairs for the pool area landscaping/irrigation.

2021- Per client 10/29/2021 \$11,550 was expended approximately in 2019 for pool area landscaping/irrigation due to critter destruction. Schedule per client. Added as a component of the reserve study.

18000 - Landscaping

300 - Irrigation: Backflow Preventors	Useful Life 20	Remaining Life 5
Clubhouse South Buried Backflow	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,260	
	% Included 100.00%	Total Cost/Study \$2,260
Summary	Replacement Year 2026	Future Cost \$2,557
This is to replace the backflow prevention valve.		



400 - Turf Renovation	Useful Life 20	Remaining Life 18
Flag Pole Lawn	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$16,810	
	% Included 100.00%	Total Cost/Study \$16,810
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" location to "flag pole lawn" per client.



18500 - Lakes / Ponds

990 - Miscellaneous	Useful Life 30	Remaining Life 0
Pond Hlth Maintenance	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$3,960	
	% Included 100.00%	Total Cost/Study \$3,960
Summary	Replacement Year 2021	Future Cost \$3,960

This is to repair the pond drain.

2021- Work is anticipated per client.

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 27
76 lf Mesh at Tennis Court Divider	Quantity 76	Unit of Measure Linear Feet
	Cost /l.f. \$40.00	
	% Included 100.00%	Total Cost/Study \$3,040
Summary	Replacement Year 2048	Future Cost \$5,921

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- Anticipate replacing the fencing in 2017 per client.



19000 - Fencing

130 - Chain Link: 10'	Useful Life 30	Remaining Life 26
500 lf Tennis Court Perimeter	Quantity 500	Unit of Measure Linear Feet
	Cost /l.f. \$80.00	
	% Included 100.00%	Total Cost/Study \$40,000
Summary	Replacement Year 2047	Future Cost \$76,012

This is to replace the 10' chain link fencing.

perimeter- 460 lf
 center fencing- 40 lf

2021- Per client, the tennis court perimeter fence was installed in 2018 for \$24,565. Estimate will stay at the 2017 vendor estimate provided.

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 is anticipated to replace the fencing in 2017.



19000 - Fencing

224 - Wrought Iron	Useful Life 30	Remaining Life 25
684 lf Pool Perimeter (10%)	Quantity 684	Unit of Measure Linear Feet
	Cost /l.f. \$40.00	Qty * \$/l.f. \$27,360
	% Included 10.00%	Total Cost/Study \$2,736
Summary	Replacement Year 2046	Future Cost \$5,072

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 10% & 90% replacement scopes reflect the fencing having two different origin dates.

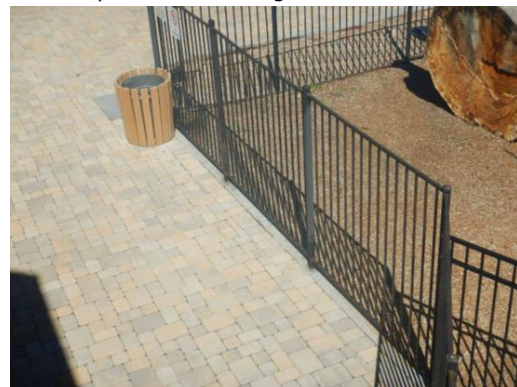
6' pool perimeter- 620 lf
4' pool ADA ramp- 64 lf (new in 2016)



228 - Tubular Steel: 6'	Useful Life 30	Remaining Life 27
165 lf Tot Lot Perimeter	Quantity 165	Unit of Measure Linear Feet
	Cost /l.f. \$29.00	
	% Included 100.00%	Total Cost/Study \$4,785
Summary	Replacement Year 2048	Future Cost \$9,320

This is to replace the tubular steel fencing. This and another component provide for full replacement. With aggressive paint maintenance, this component's life may be extended. Per Painting of the metal fencing is excluded from the reserve study.

2021- Per client, \$4,421 was expended in 2018 to install the tot lot perimeter fencing.



19000 - Fencing

234 - Wrought Iron	Useful Life 30	Remaining Life 10
684 lf Pool Perimeter (90%)	Quantity 684	Unit of Measure Linear Feet
	Cost /l.f. \$40.00	Qty * \$/l.f. \$27,360
	% Included 90.00%	Total Cost/Study \$24,624
Summary	Replacement Year 2031	Future Cost \$31,521

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 10% & 90% replacement scopes reflect the fencing having two different origin dates.

6' pool perimeter- 620 lf
4' pool ADA ramp- 64 lf (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. \$150	
	% Included 100.00%	Total Cost/Study \$6,000
Summary	Replacement Year 2022	Future Cost \$6,150

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

2021- Per client 9/15/2021, increase cost from \$3,800 to \$6,000 for a fire resistant fencing. Remaining life extended from 2021 to 2022 per client.

2018- Remaining life reduced from 2021 to 2019.



19000 - Fencing

360 - Wood: Split Rail	Useful Life 25	Remaining Life 1
281 lf Clubhouse North Perimeter	Quantity 281	Unit of Measure Linear Feet
	Cost /l.f. \$17.00	
	% Included 100.00%	Total Cost/Study \$4,777
Summary	Replacement Year 2022	Future Cost \$4,896

This is to replace the split rail fencing.

2021- Remaining life reduced from 2028 to 2022 for complete replacement per client.

2003- Placed in service.



20000 - Lighting

100 - Exterior: Misc. Fixtures	Useful Life 15	Remaining Life 3
10 Clubhouse	Quantity 10	Unit of Measure Items
	Cost /Itm \$90.00	
	% Included 100.00%	Total Cost/Study \$900
Summary	Replacement Year 2024	Future Cost \$969

This is to replace the building exterior lighting fixtures.

104 - Exterior: Misc. Fixtures	Useful Life 15	Remaining Life 10
7 Pool Pass Building	Quantity 7	Unit of Measure Items
	Cost /Itm \$140	
	% Included 100.00%	Total Cost/Study \$980
Summary	Replacement Year 2031	Future Cost \$1,254

This is to replace the building exterior lighting fixtures.

21000 - Signage

714 - Wood Monument	Useful Life 15	Remaining Life 2
Cobble Base Monument W/Trellis/Signage- West Entry	Quantity 1	Unit of Measure Items
	Cost /Itm \$10,000	
	% Included 100.00%	Total Cost/Study \$10,000
Summary	Replacement Year 2023	Future Cost \$10,506

This is to replace the cobble base monument at the west entrance south side of street. Includes wood signage with stone base and trellis tops. Cost will vary greatly dependent upon design.

2021- Cost increased from \$6,000 to \$10,000. Remaining life increase from 2022 to 2023 for complete replacement per client. There is a 2nd cobble base monument on the west entrance north side of the street is longer HOA but may be responsible to remove in the future per client.

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 1
Clubhouse Tri-Post Monument	Quantity 1	Unit of Measure Items
	Cost /Itm \$6,000	
	% Included 100.00%	Total Cost/Study \$6,000
Summary	Replacement Year 2022	Future Cost \$6,150

This is to replace the custom identity wood monument at the clubhouse Includes 1 set of wood signage and wood posts. Cost will vary greatly dependent upon design.

2021- Remaining life set 2022 for complete replacement per client.

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



21000 - Signage

722 - Wood Monument	Useful Life 15	Remaining Life 2
All Wood Monument- East Entrance	Quantity 1	Unit of Measure Items
	Cost /Itm \$6,000	
	% Included 100.00%	Total Cost/Study \$6,000
Summary	Replacement Year 2023	Future Cost \$6,304

This is to replace the custom identity wood monument at the east entrance. Includes wood signage and wood posts. Cost will vary greatly dependent upon design.

2021- Remaining life reduced from 2024 to 2023 for complete replacement per client.

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 1
Canon Fax Machine	Quantity 1	Unit of Measure Items
	Cost /Itm \$280	
	% Included 100.00%	Total Cost/Study \$280
Summary	Replacement Year 2022	Future Cost \$287

This is to replace the Canon Image Class fax machine.

200 - Computers, Misc.	Useful Life 5	Remaining Life 0
Pass Office Laptop	Quantity 1	Unit of Measure Items
	Cost /Itm \$828	
	% Included 100.00%	Total Cost/Study \$828
Summary	Replacement Year 2021	Future Cost \$828

This is to replace the Pass office laptop.

2021- Replacement is anticipated per client.

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

210 - Computers, Misc.	Useful Life 5	Remaining Life 1
Administration Office Desktop	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,545	
	% Included 100.00%	Total Cost/Study \$1,545
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 estimate from \$1,800 to \$1,500.

22000 - Office Equipment

218 - Computers, Misc.	Useful Life 5	Remaining Life 1
Clerical Office Desktop	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,545	
	% Included 100.00%	Total Cost/Study \$1,545
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 1
GM Office Desktop	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,545	
	% Included 100.00%	Total Cost/Study \$1,545
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 extend remaining life from 2017 to 2018 per client. Also, client advised to reduce estimate from \$1,800 to \$1,500 and reduced remaining life back to 2017 in September 2016.

222 - Computers, Misc.	Useful Life 5	Remaining Life 0
2 Office Laptops	Quantity 2	Unit of Measure Items
	Cost /Itm \$685	
	% Included 100.00%	Total Cost/Study \$1,370
Summary	Replacement Year 2021	Future Cost \$1,370

This is to replace the office laptop.

2020- \$800 is anticipated to replace 2nd laptop. Per client 10/14/2020, \$538 was expended to replace one laptop in 2019.

2016- Added to later draft of study.



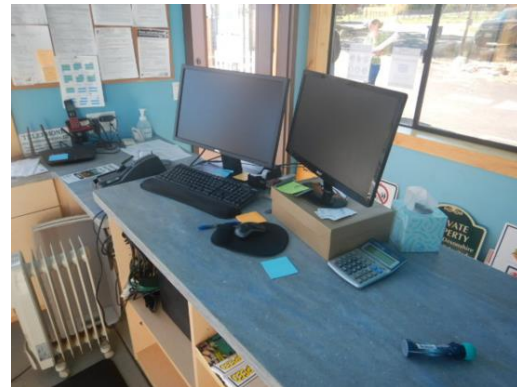
22000 - Office Equipment

230 - Computers, Misc.	Useful Life 4	Remaining Life 1	
Pool System- Printer, Scanner, Software	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$3,000	
	% Included	100.00%	Total Cost/Study \$3,000
Summary	Replacement Year	2022	Future Cost \$3,075

This is to replace the pool system including printer, software and card reader.

2021- Per client, extend remaining life from 2021 to 2022 and decrease estimate from \$5,655 to \$3,000.

2016- Per client 11/17/2016, change estimate 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. Per client 8/10/2016, extend remaining life from 2016 to 2017. Client later changed to full life.



300 - Copier	Useful Life 10	Remaining Life 1	
Office Copier	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$10,180	
	% Included	100.00%	Total Cost/Study \$10,180
Summary	Replacement Year	2022	Future Cost \$10,435

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 \$5,657	
	% Included 100.00%	Total Cost/Study \$11,314
Summary	Replacement Year 2023	Future Cost \$11,887

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

Day & Night Plus 90

2021- Per client 9/15/2021, remaining life extended from 2022 to 2023.

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 \$2,490	
	% Included 100.00%	Total Cost/Study \$2,490
Summary	Replacement Year 2023	Future Cost \$2,616

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.

2021- Per client 9/15/2021, remaining life extended from 2022 to 2023.

23000 - Mechanical Equipment

600 - Water Heater	Useful Life 12	Remaining Life 1	
Clubhouse	Quantity 1	Unit of Measure Items	
	Cost /Itm \$3,395		
	% Included 100.00%	Total Cost/Study \$3,395	
Summary	Replacement Year 2022	Future Cost \$3,480	
This is to replace the State 100 gallon water heater including discarded unit disposal.			



24000 - Furnishings

200 - Chairs	Useful Life 5	Remaining Life 2	
66 Clubhouse- Padded Folding Chairs	Quantity 66	Unit of Measure Items	
	Cost /Itm \$34.00		
	% Included 100.00%	Total Cost/Study \$2,244	
Summary	Replacement Year 2023	Future Cost \$2,358	
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 useful life to 5 years.

204 - Chairs	Useful Life 18	Remaining Life 5	
65 Clubhouse- Non Padded Folding Chairs	Quantity 65	Unit of Measure Items	
	Cost /Itm \$23.00		
	% Included 100.00%	Total Cost/Study \$1,495	
Summary	Replacement Year 2026	Future Cost \$1,691	
This is to replace the non padded folding chairs.			

24000 - Furnishings

330 - Tables	Useful Life 20	Remaining Life 2
23 Folding Tables	Quantity 23	Unit of Measure Items
	Cost /Itm \$200	
	% Included 100.00%	Total Cost/Study \$4,600
Summary	Replacement Year 2023	Future Cost \$4,833

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 7
7 Square Folding Tables	Quantity 7	Unit of Measure Items
	Cost /Itm \$70.00	
	% Included 100.00%	Total Cost/Study \$490
Summary	Replacement Year 2028	Future Cost \$582

This is to replace the 3'x3' tables.

24000 - Furnishings

620 - Office Desk, Chair	Useful Life 10	Remaining Life 5
2 Office Sets	Quantity 2	Unit of Measure Items
	Cost /Itm \$1,100	
	% Included 100.00%	Total Cost/Study \$2,200
Summary	Replacement Year 2026	Future Cost \$2,489

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

2018- \$614 expended for one which is now provided for within a separate component.

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



622 - Office Desk, Chair	Useful Life 10	Remaining Life 7
Office Set	Quantity 1	Unit of Measure Items
	Cost /Itm \$660	
	% Included 100.00%	Total Cost/Study \$660
Summary	Replacement Year 2028	Future Cost \$785

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

2018- \$614 was expended for one set.

24000 - Furnishings

680 - Lockers	Useful Life 18	Remaining Life 2
Clubhouse Lower Floor	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,260	
	% Included 100.00%	Total Cost/Study \$2,260
Summary	Replacement Year 2023	Future Cost \$2,374

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 7
4 Chair & Table Dollies	Quantity 4	Unit of Measure Items
	Cost /Itm \$340	
	% Included 100.00%	Total Cost/Study \$1,360
Summary	Replacement Year 2028	Future Cost \$1,617

This is to replace the table and chair dollies.

2- chair dollies
2- table dollies

910 - Window Coverings	Useful Life 20	Remaining Life 15
CH Upstairs- Roller Sun Shades	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$2,425	
	% Included 100.00%	Total Cost/Study \$2,425
Summary	Replacement Year 2036	Future Cost \$3,512

This is to replace the clubhouse second story window coverings.

2017- Per client, \$2,200 was expended in 2016. Added as a reserve component.

24500 - Audio / Visual

120 - Television	Useful Life 10	Remaining Life 2
Clubhouse	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,355	
	% Included 100.00%	Total Cost/Study \$1,355
Summary	Replacement Year 2023	Future Cost \$1,424

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 2
39 Sq. Yds. Clubhouse Office	Quantity 39	Unit of Measure Square Yard
	Cost /SqYd \$70.00	
	% Included 100.00%	Total Cost/Study \$2,730
Summary	Replacement Year 2023	Future Cost \$2,868

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- Per client, set remaining life to 2018. Per client 8/10/2016, set remaining life to 2017.



25000 - Flooring

204 - Carpeting	Useful Life 15	Remaining Life 9
65 Sq. Yds. Clubhouse Lower Floor	Quantity 65	Unit of Measure Square Yard
	Cost /SqYd \$80.00	
	% Included 100.00%	Total Cost/Study \$5,200
Summary	Replacement Year 2030	Future Cost \$6,494

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 15
1,048 sf Downstairs Pool Bathroom Wall Tile	Quantity 1,048	Unit of Measure Square Feet
	Cost /SqFt \$13.55	
	% Included 100.00%	Total Cost/Study \$14,200
Summary	Replacement Year 2036	Future Cost \$20,566

This is to replace the wall tile.

2014- Placed in service



25000 - Flooring

700 - Vinyl	Useful Life 18	Remaining Life 2
1,895 sf Clubhouse	Quantity 1,895	Unit of Measure Square Feet
	Cost /SqFt \$6.80	
	% Included 100.00%	Total Cost/Study \$12,886
Summary	Replacement Year 2023	Future Cost \$13,538

This is to replace the vinyl plank flooring.

2005- Placed in service.



920 - Coatings	Useful Life 12	Remaining Life 5
734 sf CH Downstairs Pool Bathroom Epoxy	Quantity 734	Unit of Measure Square Feet
	Cost /SqFt \$11.00	
	% Included 100.00%	Total Cost/Study \$8,074
Summary	Replacement Year 2026	Future Cost \$9,135

This is to install a proprietary floor coating system. Estimate dependent on manufacturer and scope of work.

2014- Placed in service.



25000 - Flooring

924 - Coatings	Useful Life 12	Remaining Life 7
314 sf Pool Pass Building Office Epoxy Floor	Quantity 314	Unit of Measure Square Feet
	Cost /SqFt \$7.00	
	% Included 100.00%	Total Cost/Study \$2,198
Summary	Replacement Year 2028	Future Cost \$2,613
This is to install a proprietary floor coating system. Estimate dependent on manufacturer and scope of work.		
2016- Placed in service.		



25500 - Wallcoverings

300 - FRP	Useful Life 25	Remaining Life 20
392 sf Pool Equipment Room	Quantity 392	Unit of Measure Square Feet
	Cost /SqFt \$3.96	
	% Included 100.00%	Total Cost/Study \$1,552
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 1
Playground- Little Tikes Structure	Quantity 1	Unit of Measure Items
	Cost /Itm \$11,315	
	% Included 100.00%	Total Cost/Study \$11,315
Summary	Replacement Year 2022	Future Cost \$11,598
This is to replace the Little Tikes tot lot play equipment.		
2004- Placed in service.		



104 - Tot Lot: Play Equipment	Useful Life 25	Remaining Life 15
2 Swing Sets	Quantity 2	Unit of Measure Items
	Cost /Itm \$1,700	
	% Included 100.00%	Total Cost/Study \$3,400
Summary	Replacement Year 2036	Future Cost \$4,924
This is to replace the 2-seat swing sets.		
1- 2-seat infant		
1- 2-seat toddler		
2011- Placed in service.		



26000 - Outdoor Equipment

140 - Tot Lot: Safety Surface	Useful Life 10	Remaining Life 1
Tot Lot	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$905	
	% Included 100.00%	Total Cost/Study \$905
Summary	Replacement Year 2022	Future Cost \$928
This is to replenish the play area engineered wood fibre (EWF) impact absorbing safety surface.		
2021- Remaining life extended from 2021 to 2022 per client.		

144 - Tot Lot: Safety Surface	Useful Life 20	Remaining Life 3
175 lf Tot Lot Safety Surface Border	Quantity 175	Unit of Measure Linear Feet
	Cost /l.f. \$19.00	
	% Included 100.00%	Total Cost/Study \$3,325
Summary	Replacement Year 2024	Future Cost \$3,581
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 \$340	
	% Included 100.00%	Total Cost/Study \$3,740
Summary	Replacement Year 2023	Future Cost \$3,929
This is to replace the plastic type picnic tables.		
5- BBQ area		
6- clubhouse		
2021- Per client 9/15/2021, remaining life extended from 2022 to 2023.		



26000 - Outdoor Equipment

284 - Picnic Tables	Useful Life 18	Remaining Life 7
BBQ Area- Composite Type	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,020	
	% Included 100.00%	Total Cost/Study \$1,020
Summary	Replacement Year 2028	Future Cost \$1,212
This is to replace the composite type picnic table.		



288 - Picnic Tables	Useful Life 20	Remaining Life 7
3 Various Areas- 8' Wood	Quantity 3	Unit of Measure Items
	Cost /Itm \$905	
	% Included 100.00%	Total Cost/Study \$2,715
Summary	Replacement Year 2028	Future Cost \$3,227
This is to replace the 8' wood plank picnic tables.		

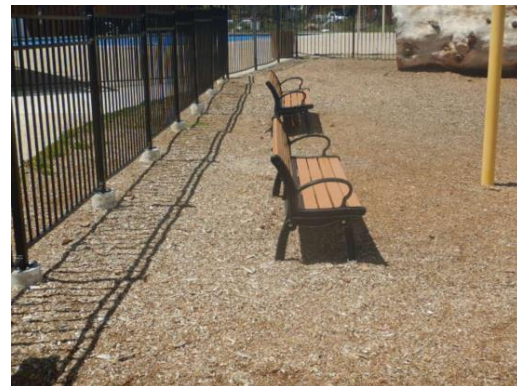


26000 - Outdoor Equipment

306 - Benches	Useful Life 15	Remaining Life 3
11 Various Area Benches	Quantity 11	Unit of Measure Items
	Cost /Itm \$675	
	% Included 100.00%	Total Cost/Study \$7,425
Summary	Replacement Year 2024	Future Cost \$7,996

This is to replace the composite and wood type benches.

- 5- wood type
- 6- composite type



330 - Chairs	Useful Life 10	Remaining Life 4
5 Pool Sand Chairs	Quantity 5	Unit of Measure Items
	Cost /Itm \$340	
	% Included 100.00%	Total Cost/Study \$1,700
Summary	Replacement Year 2025	Future Cost \$1,876

This is to replace the Poly-Wood outdoor sand chairs.

334 - Chairs	Useful Life 12	Remaining Life 8
40 Pool Vinyl Strap Chairs	Quantity 40	Unit of Measure Items
	Cost /Itm \$155	
	% Included 100.00%	Total Cost/Study \$6,200
Summary	Replacement Year 2029	Future Cost \$7,554

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.

26000 - Outdoor Equipment

340 - Chaise Lounges	Useful Life 12	Remaining Life 8
56 Pool Lounges	Quantity 56	Unit of Measure Items
	Cost /Itm \$250	
	% Included 100.00%	Total Cost/Study \$14,000
Summary	Replacement Year 2029	Future Cost \$17,058

This is to replace the outdoor lounge chairs.

2017- Client reduced quantity from 76 to 40 and later to 56.

2016- Per client 8/4/2016 email, \$22,000 anticipated for 2017.



342 - Chairs	Useful Life 15	Remaining Life 11
15 Adirondack Chairs	Quantity 15	Unit of Measure Items
	Cost /Itm \$340	
	% Included 100.00%	Total Cost/Study \$5,100
Summary	Replacement Year 2032	Future Cost \$6,692

This is to replace the Adirondack chairs.

2018- Per client, \$3,155 was expended in 2017. Added to study per client.

26000 - Outdoor Equipment

360 - Bear Boxes	Useful Life 20	Remaining Life 10
Clubhouse & Gazebo	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$2,700	
	% Included 100.00%	Total Cost/Study \$2,700
Summary	Replacement Year 2031	Future Cost \$3,456

This is to replace the bear boxes.

- 1- 32 gallon
- 1- 64 gallon
- 1- 64 gallon at gazebo

2021- Per client, \$1,419 was expended to purchase one 32 gallon and one 64 gallon bear box in 2011. A second 64 gallon bear box purchased before 2011 is located at the gazebo.



376 - Pet Stations	Useful Life 5	Remaining Life 1
4 Various Areas	Quantity 4	Unit of Measure Items
	Cost /Itm \$275	
	% Included 100.00%	Total Cost/Study \$1,100
Summary	Replacement Year 2022	Future Cost \$1,128

This is to replace the pet stations.

2017- Per client, increase replacement scope to 100% instead of periodic replacement.



26000 - Outdoor Equipment

380 - Garbage Receptacles	Useful Life 18	Remaining Life 12
12 Grounds	Quantity 12	Unit of Measure Items
	Cost /Itm \$675	
	% Included 100.00%	Total Cost/Study \$8,100
Summary	Replacement Year 2033	Future Cost \$10,894

This is to replace the Barco Products garbage containers.

4- recycle
8- trash



480 - Drinking Fountain	Useful Life 20	Remaining Life 2
Tennis Court	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,415	
	% Included 100.00%	Total Cost/Study \$4,415
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 1	Remaining Life 0
11 Pool (20%)	Quantity 11	Unit of Measure Items
	Cost /Itm \$500	Qty * \$/Itm \$5,500
	% Included 20.00%	Total Cost/Study \$1,100
Summary	Replacement Year 2021	Future Cost \$1,100

This is to replace the umbrellas.

2021- Per client, change scope to 20% annual replacement.

27000 - Appliances

200 - Refrigerator	Useful Life 12	Remaining Life 2
Clubhouse Kitchen	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,700	
	% Included 100.00%	Total Cost/Study \$1,700
Summary	Replacement Year 2023	Future Cost \$1,786

This is to replace the Samsung refrigerator.

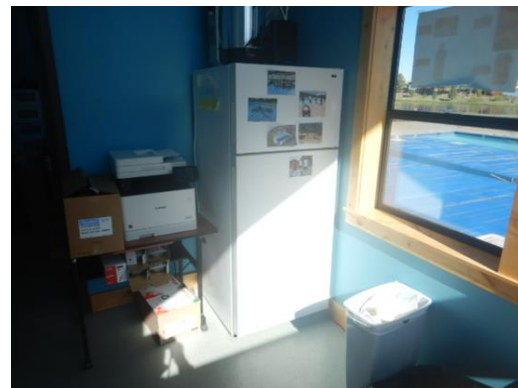
2010- Placed in service.



204 - Refrigerator	Useful Life 12	Remaining Life 7
Pool Pass Office	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,100	
	% Included 100.00%	Total Cost/Study \$1,100
Summary	Replacement Year 2028	Future Cost \$1,308

This is to replace the Hot Point refrigerator.

2016- Placed in service.



27000 - Appliances

260 - Cook Top Stove	Useful Life 12	Remaining Life 8
Clubhouse Kitchen- Stove Top	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,586	
	% Included 100.00%	Total Cost/Study \$2,586
Summary	Replacement Year 2029	Future Cost \$3,151

This is to replace the induction stove top.

2021- Per client, \$1,543 was expended to purchase in 2016 and \$800 to install in 2017.



274 - Oven: Wall	Useful Life 12	Remaining Life 2
Clubhouse Kitchen	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,830	
	% Included 100.00%	Total Cost/Study \$2,830
Summary	Replacement Year 2023	Future Cost \$2,973

This is to replace the Whirlpool double wall oven.

2008- Placed in service.



284 - Microwave Oven	Useful Life 10	Remaining Life 2
Clubhouse Kitchen	Quantity 1	Unit of Measure Items
	Cost /Itm \$675	
	% Included 100.00%	Total Cost/Study \$675
Summary	Replacement Year 2023	Future Cost \$709

This is to replace the Emerson microwave oven.

27000 - Appliances

29000 - Infrastructure

964 - Utilities	Useful Life 30	Remaining Life 24
Clubhouse	Quantity 1	Unit of Measure Building
	Cost /Bldg \$5,655	
	% Included 100.00%	Total Cost/Study \$5,655
Summary	Replacement Year 2045	Future Cost \$10,228

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 5
BBQ Area	Quantity 1	Unit of Measure Items
	Cost /Itm \$900	
	% Included 100.00%	Total Cost/Study \$900
Summary	Replacement Year 2026	Future Cost \$1,018

This is to replace the custom BBQ.

2021- Per client, currently discussing with board if this component will be removed. A client provided cost will further define this component.



810 - Maintenance Equipment	Useful Life 10	Remaining Life 3
Aerator- Husqvarna	Quantity 1	Unit of Measure Items
	Cost /Itm \$9,382	
	% Included 100.00%	Total Cost/Study \$9,382
Summary	Replacement Year 2024	Future Cost \$10,103

This is to replace the rototiller.

Husqvarna model 968981102

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

30000 - Miscellaneous

814 - Maintenance Equipment	Useful Life 10	Remaining Life 5
Snow Blower- Honda HSS1332A	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,165	
	% Included 100.00%	Total Cost/Study \$4,165
Summary	Replacement Year 2026	Future Cost \$4,712
This is to replace the snow blower used for the sidewalks.		
Honda model HSS1332A		
2016- \$3,684 is anticipated for new sidewalk snow blower.		

818 - Maintenance Equipment	Useful Life 15	Remaining Life 2
Snow Blower- Honda HS828	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,830	
	% Included 100.00%	Total Cost/Study \$2,830
Summary	Replacement Year 2023	Future Cost \$2,973
This is to replace the snow blower used for the decks.		
Honda model HS828		
2020- Per client 10/14/2020, increase remaining life from 2021 to 2023.		
2006- Placed in service.		

01000 - Paving

100 - Asphalt: Sealing	Useful Life 6	Remaining Life 1
28,150 sf Parking Lot	Quantity 28,150	Unit of Measure Square Feet
	Cost /SqFt \$0.170	
	% Included 100.00%	Total Cost/Study \$4,777
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.

2016- The paving is at the end of its useful life. This component is scheduled to happen the year after the major paving rehab. Excluded from reserve study per client.

03000 - Painting: Exterior

400 - Wrought Iron	Useful Life 5	Remaining Life 1
684 lf Pool Perimeter & Tot Lot	Quantity 684	Unit of Measure Linear Feet
	Cost /l.f. \$10.00	
	% Included 100.00%	Total Cost/Study \$6,840
Summary	Replacement Year N/A	Future Cost N/A

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

6' pool perimeter- 620 lf
4' pool ADA ramp- 64 lf (new in 2016)
165 lf (2018)

2016- The metal fencing condition varies from new to very degraded with some metal having rusted completely through. **Exclude from reserves per client.**

18000 - Landscaping

460 - Defensible Space	Useful Life 10	Remaining Life 7
Open Space Fuel Reduction- Somerset	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$18,450	
	% Included 100.00%	Total Cost/Study \$18,450
Summary	Replacement Year N/A	Future Cost N/A

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

2021- Per client 10/26/2021, remove from the reserve report. BRG excluded to obtain history.
2020- Per client 10/14/2020, added as a reserve study component, cost and schedule per client direction.

18000 - Landscaping

464 - Defensible Space	Useful Life 10	Remaining Life 7
Open Space Fuel Reduction- The Strand	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$18,450	
	% Included 100.00%	Total Cost/Study \$18,450
Summary	Replacement Year N/A	Future Cost N/A

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

2021- Per client 10/26/2021, remove from the reserve report. BRG excluded to obtain history.

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 8
Open Space Fuel Reduction- Icknield Way	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$18,450	
	% Included 100.00%	Total Cost/Study \$18,450
Summary	Replacement Year N/A	Future Cost N/A

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

2021- Per client 10/26/2021, remove from the reserve report. BRG excluded to obtain history.

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

472 - Defensible Space	Useful Life 10	Remaining Life 8
Open Space Fuel Reduction- Huntsman Leap	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$18,450	
	% Included 100.00%	Total Cost/Study \$18,450
Summary	Replacement Year N/A	Future Cost N/A

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

2021- Per client 10/26/2021, remove from the reserve report. BRG excluded to obtain history.

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

18000 - Landscaping

476 - Defensible Space	Useful Life 10	Remaining Life 8
Open Space Fuel Reduction- Tudor Lane	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$18,450	
	% Included 100.00%	Total Cost/Study \$18,450
Summary	Replacement Year N/A	Future Cost N/A

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

2021- Per client 10/26/2021, remove from the reserve report. BRG excluded to obtain history.

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 9
Open Space Fuel Reduction- Kent Drive	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$18,450	
	% Included 100.00%	Total Cost/Study \$18,450
Summary	Replacement Year N/A	Future Cost N/A

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

2021- Per client 10/26/2021, remove from the reserve report. BRG excluded to obtain history.

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

484 - Defensible Space	Useful Life 10	Remaining Life 8
Open Space Fuel Reduction- Kent Drive	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$18,450	
	% Included 100.00%	Total Cost/Study \$18,450
Summary	Replacement Year N/A	Future Cost N/A

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

2021- Per client 10/26/2021, remove from the reserve report. BRG excluded to obtain history.

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

18000 - Landscaping

488 - Defensible Space	Useful Life 10	Remaining Life 9
Open Space Fuel Reduction- Dorchester	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$18,450	
	% Included 100.00%	Total Cost/Study \$18,450
Summary	Replacement Year N/A	Future Cost N/A

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

2021- Per client 10/26/2021, remove from the reserve report. BRG excluded to obtain history.

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

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
01000 - Paving							
200 - Asphalt: Ongoing Repairs	\$3,108	5	2	28,150	\$3.68/SqFt (3%)		Parking Lot
340 - Asphalt: Major Repairs	\$133,480	25	24	28,150	\$4.74/SqFt		Parking Major Repairs
02000 - Concrete							
220 - Walkways	\$28,910	20	1	4,130	\$14.00/SqFt (50%)		Clubhouse Perimeter
400 - Pavers	\$80,752	30	25	8,240	\$9.80/SqFt		Pool Deck
04000 - Structural Repairs							
204 - Siding	\$15,694	25	10	2,242	\$14.00/SqFt (50%)		Clubhouse Exterior
208 - Siding	\$74,130	30	25	2,471	\$30.00/SqFt		Pool Building
550 - Bridge Maintenance	\$10,375	8	1	830	\$25.00/SqFt (50%)		Lake & School Boardwalk Decking
554 - Bridge Maintenance	\$3,735	3	1	830	\$45.00/SqFt (10%)		Lake & School Bdwk Structural
800 - Wood: Gazebo Repairs	\$1,530	10	1	900	\$1.70/SqFt		BBQ Area Shade Structure
912 - Doors	\$17,600	30	1	4	\$4,400/Itm		Clubhouse Storefront Type Doors 4 Of 9
914 - Doors	\$22,000	30	4	5	\$4,400/Itm		Clubhouse Storefront Type Doors 5 Of 9
916 - Doors	\$6,788	30	8	3	\$2,263/Itm		Clubhouse Slider Doors
920 - Doors	\$9,100	30	8	10	\$910/Itm		Clubhouse Interior Doors
924 - Doors	\$13,860	30	25	7	\$1,980/Itm		Pool Building
928 - Doors	\$1,130	30	25	1	\$1,130/Itm		Pool Building Overhead Roll-Up Door
936 - Windows	\$31,520	30	3	1	\$31,520/Itm		Northwest Replacements
940 - Windows	\$16,155	30	3	1	\$16,155/Itm		Northeast Replacements
944 - Windows	\$10,000	30	3	1	\$10,000/Itm		Office Interior To Greatroom Windows
948 - Windows	\$16,155	30	2	1	\$16,155/Itm		Southwest Replacements
952 - Windows	\$16,155	30	3	1	\$16,155/Itm		Front Replacements
04500 - Decking/Balconies							
100 - Composite	\$62,300	40	32	445	\$140/SqFt		CH Front Entry- Structural Mod
110 - Composite	\$20,025	40	12	445	\$45.00/SqFt		CH Front Entry-Decking/Railing Repair
120 - Wood	\$40,050	40	36	445	\$90.00/SqFt		CH- Northeast Structural Mod
130 - Composite	\$9,000	40	36	200	\$45.00/SqFt		CH Northeast Decking/Railing Only
140 - Wood	\$40,050	40	1	445	\$90.00/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	\$8,280	40	1	184	\$45.00/SqFt		CH Southwest Decking/Railings
160 - Wood	\$72,980	40	1	890	\$82.00/SqFt		CH Northwest Structural Mod
170 - Composite	\$20,520	40	1	456	\$45.00/SqFt		CH Northwest Decking/Railings
960 - CA Mandated Inspections	\$1,500	9	3	2	\$750/Itm		Clubhouse Decks
05000 - Roofing							
440 - Pitched: Dimensional Composition	\$12,600	25	20	28	\$450/Sqrs		Pool Building
444 - Pitched: Dimensional Composition	\$4,050	25	4	9	\$450/Sqrs		BBQ Shade Structure
680 - Pitched: Metal	\$68,475	40	12	55	\$1,245/Sqrs		Clubhouse
780 - Heat Tape	\$1,760	10	5	110	\$16.00/l.f.		Pool Building Roof
08000 - Rehab							
100 - General	\$4,525	25	1	1	\$4,525/Bldg		Clubhouse
104 - General	\$5,090	25	20	1	\$5,090/Rm		Pool Building Office
220 - Restrooms	\$3,090	15	9	1	\$3,090/LS		Clubhouse Upstairs
224 - Bathrooms	\$14,000	20	13	2	\$7,000/Rm		Clubhouse Downstairs Pool Bathrooms
230 - Kitchen	\$25,000	25	1	1	\$25,000/Rm		Clubhouse
12000 - Pool							
110 - Resurface	\$39,060	10	5	252	\$155/l.f.		Lap Pool
114 - Resurface	\$8,415	10	0	51	\$165/l.f.		Wading Pool
200 - Edge: Tile, Coping, Mastic	\$12,600	24	19	252	\$50.00/l.f.		Lap Pool
204 - Edge: Tile, Coping, Mastic	\$2,550	24	19	51	\$50.00/l.f.		Wading Pool
400 - ADA Chair Lift	\$9,050	10	4	1	\$9,050/Itm		Wading Pool
640 - Deck: Replace	\$33,770	40	35	1	\$33,770/LS		Lap & Wading Pool Deck Pavers
700 - Chemical System	\$4,200	10	5	1	\$4,200/Sys		Lap Pool Acu-Trol AK110 Chemical Controller
702 - Chemical System	\$600	1	1	2	\$300/Itm		Lap Pool Acu-Trol AK110 Chemical Sensors
704 - Chemical System	\$4,200	10	5	1	\$4,200/Itm		Wading Pool Acu-Trol AK110 Chemical Controller
706 - Chemical System	\$600	1	1	2	\$300/Itm		Wading Pool Acu-Trol AK110 Chemical Sensors
708 - Chemical System	\$1,350	5	5	2	\$675/Itm		Lap Pool Stenner Pumps
712 - Chemical System	\$1,350	5	5	2	\$675/Itm		Wading Pool Stenner Pumps
714 - Drain Covers	\$2,265	5	4	1	\$2,265/LS		Pool Drain & Skimmer Covers
716 - Equipment: Replacement	\$4,000	5	0	1	\$4,000/Itm		Lap Pool Sondex Heat Exchanger
720 - Equipment: Replacement	\$1,350	20	15	2	\$675/Itm		Lap Pool Pressure Tanks
724 - Heater	\$27,150	10	5	1	\$27,150/Itm		Lap Pool Boiler
728 - Heater	\$7,920	10	5	1	\$7,920/Itm		Wading Pool

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
12000 - Pool							
730 - Filter	\$13,575	15	10	1	\$13,575/Itm		Lap Pool
732 - Filter	\$4,500	5	0	1	\$4,500/Itm		Lap Pool- Sand Replacement
734 - Filter	\$1,700	14	9	1	\$1,700/Itm		Wading Pool
736 - Filter	\$500	14	9	1	\$500/Itm		Wading Pool- Sand Replacement
740 - Pumps	\$2,035	8	3	1	\$2,035/Itm		Pool Grundfos Heater Pump
744 - Pumps	\$6,315	8	3	1	\$6,315/Itm		Lap Pool Pentair 7.5 HP Pump
748 - Pumps	\$1,875	8	0	1	\$1,875/Itm		Wading Pool Sta Rite 2 HP Pump
750 - Cover	\$7,015	8	2	1	\$7,015/Itm		Lap Pool
754 - Cover	\$1,355	8	2	1	\$1,355/Itm		Wading Pool
760 - Lane Ropes	\$2,543	5	1	225	\$11.30/l.f.		Lap Pool
950 - Furniture: Lifeguard Chair	\$2,025	10	4	3	\$675/Itm		Pool
990 - Storage Reel	\$2,940	10	4	1	\$2,940/Itm		Lap Pool Cover Reel
994 - Miscellaneous	\$15,375	10	4	3	\$5,125/Itm		Pool Sunshades
17000 - Tennis Court							
100 - Reseal	\$32,208	7	4	13,200	\$2.44/SqFt		[2] Tennis Courts
500 - Resurface	\$74,642	21	18	13,200	\$5.65/SqFt		[2] Tennis Courts
501 - Repair	\$3,807	4	2	1	\$3,807/LS [nr:1]		Asphalt Repairs (2023 Only)
17500 - Basketball / Sport Court							
300 - Basketball Standard	\$1,700	15	5	1	\$1,700/Itm		Tennis Court
18000 - Landscaping							
100 - Irrigation: Misc.	\$14,482	20	18	1	\$14,482/LS		Sprinkler System
104 - Irrigation: Misc.	\$11,550	15	13	1	\$11,550/LS		Pool Area Landscaping/Irrigation
300 - Irrigation: Backflow Preventors	\$2,260	20	5	1	\$2,260/Itm		Clubhouse South Buried Backflow
400 - Turf Renovation	\$16,810	20	18	1	\$16,810/LS		Flag Pole Lawn
18500 - Lakes / Ponds							
990 - Miscellaneous	\$3,960	30	0	1	\$3,960/LS		Pond Hlth Maintenance
19000 - Fencing							
100 - Chain Link: 10'	\$3,040	30	27	76	\$40.00/l.f.		Mesh at Tennis Court Divider
130 - Chain Link: 10'	\$40,000	30	26	500	\$80.00/l.f.		Tennis Court Perimeter
224 - Wrought Iron	\$2,736	30	25	684	\$40.00/l.f. (10%)		Pool Perimeter
228 - Tubular Steel: 6'	\$4,785	30	27	165	\$29.00/l.f.		Tot Lot Perimeter
234 - Wrought Iron	\$24,624	30	10	684	\$40.00/l.f. (90%)		Pool Perimeter
340 - Wood: 6'	\$6,000	18	1	40	\$150/l.f.		Trash Enclosure
360 - Wood: Split Rail	\$4,777	25	1	281	\$17.00/l.f.		Clubhouse North Perimeter

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
20000 - Lighting							
100 - Exterior: Misc. Fixtures	\$900	15	3	10	\$90.00/Itm		Clubhouse
104 - Exterior: Misc. Fixtures	\$980	15	10	7	\$140/Itm		Pool Pass Building
21000 - Signage							
714 - Wood Monument	\$10,000	15	2	1	\$10,000/Itm		Cobble Base Monument W/Trellis/Signage-West Entry
718 - Wood Monument	\$6,000	15	1	1	\$6,000/Itm		Clubhouse Tri-Post Monument
722 - Wood Monument	\$6,000	15	2	1	\$6,000/Itm		All Wood Monument- East Entrance
22000 - Office Equipment							
100 - Miscellaneous	\$280	6	1	1	\$280/Itm		Canon Fax Machine
200 - Computers, Misc.	\$828	5	0	1	\$828/Itm		Pass Office Laptop
210 - Computers, Misc.	\$1,545	5	1	1	\$1,545/Itm		Administration Office Desktop
218 - Computers, Misc.	\$1,545	5	1	1	\$1,545/Itm		Clerical Office Desktop
220 - Computers, Misc.	\$1,545	5	1	1	\$1,545/Itm		GM Office Desktop
222 - Computers, Misc.	\$1,370	5	0	2	\$685/Itm		Office Laptops
230 - Computers, Misc.	\$3,000	4	1	1	\$3,000/LS		Pool System- Printer, Scanner, Software
300 - Copier	\$10,180	10	1	1	\$10,180/Itm		Office Copier
23000 - Mechanical Equipment							
200 - Furnace	\$11,314	15	2	2	\$5,657/Itm		Clubhouse- Furnaces #4 & #2
210 - HVAC	\$2,490	10	2	1	\$2,490/Itm		Clubhouse Office Air Conditioner
600 - Water Heater	\$3,395	12	1	1	\$3,395/Itm		Clubhouse
24000 - Furnishings							
200 - Chairs	\$2,244	5	2	66	\$34.00/Itm		Clubhouse- Padded Folding Chairs
204 - Chairs	\$1,495	18	5	65	\$23.00/Itm		Clubhouse- Non Padded Folding Chairs
330 - Tables	\$4,600	20	2	23	\$200/Itm		Folding Tables
334 - Tables	\$490	20	7	7	\$70.00/Itm		Square Folding Tables
620 - Office Desk, Chair	\$2,200	10	5	2	\$1,100/Itm		Office Sets
622 - Office Desk, Chair	\$660	10	7	1	\$660/Itm		Office Set
680 - Lockers	\$2,260	18	2	1	\$2,260/Itm		Clubhouse Lower Floor
900 - Miscellaneous	\$1,360	20	7	4	\$340/Itm		Chair & Table Dollies
910 - Window Coverings	\$2,425	20	15	1	\$2,425/LS		CH Upstairs- Roller Sun Shades
24500 - Audio / Visual							
120 - Television	\$1,355	10	2	1	\$1,355/Itm		Clubhouse
25000 - Flooring							
200 - Carpeting	\$2,730	15	2	39	\$70.00/SqYd		Clubhouse Office

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
25000 - Flooring							
204 - Carpeting	\$5,200	15	9	65	\$80.00/SqYd		Clubhouse Lower Floor
400 - Tile	\$14,200	22	15	1,048	\$13.55/SqFt		Downstairs Pool Bathroom Wall Tile
700 - Vinyl	\$12,886	18	2	1,895	\$6.80/SqFt		Clubhouse
920 - Coatings	\$8,074	12	5	734	\$11.00/SqFt		CH Downstairs Pool Bathroom Epoxy
924 - Coatings	\$2,198	12	7	314	\$7.00/SqFt		Pool Pass Building Office Epoxy Floor
25500 - Wallcoverings							
300 - FRP	\$1,552	25	20	392	\$3.96/SqFt		Pool Equipment Room
26000 - Outdoor Equipment							
100 - Tot Lot: Play Equipment	\$11,315	18	1	1	\$11,315/Itm		Playground- Little Tikes Structure
104 - Tot Lot: Play Equipment	\$3,400	25	15	2	\$1,700/Itm		Swing Sets
140 - Tot Lot: Safety Surface	\$905	10	1	1	\$905/LS		Tot Lot
144 - Tot Lot: Safety Surface	\$3,325	20	3	175	\$19.00/l.f.		Tot Lot Safety Surface Border
280 - Picnic Tables	\$3,740	18	2	11	\$340/Itm		Clubhouse Deck & BBQ Area- Plastic Type
284 - Picnic Tables	\$1,020	18	7	1	\$1,020/Itm		BBQ Area- Composite Type
288 - Picnic Tables	\$2,715	20	7	3	\$905/Itm		Various Areas- 8' Wood
306 - Benches	\$7,425	15	3	11	\$675/Itm		Various Area Benches
330 - Chairs	\$1,700	10	4	5	\$340/Itm		Pool Sand Chairs
334 - Chairs	\$6,200	12	8	40	\$155/Itm		Pool Vinyl Strap Chairs
340 - Chaise Lounges	\$14,000	12	8	56	\$250/Itm		Pool Lounges
342 - Chairs	\$5,100	15	11	15	\$340/Itm		Adirondack Chairs
360 - Bear Boxes	\$2,700	20	10	1	\$2,700/LS		Clubhouse & Gazebo
376 - Pet Stations	\$1,100	5	1	4	\$275/Itm		Various Areas
380 - Garbage Receptacles	\$8,100	18	12	12	\$675/Itm		Grounds
480 - Drinking Fountain	\$4,415	20	2	1	\$4,415/Itm		Tennis Court
786 - Umbrellas	\$1,100	1	0	11	\$500/Itm (20%)		Pool
27000 - Appliances							
200 - Refrigerator	\$1,700	12	2	1	\$1,700/Itm		Clubhouse Kitchen
204 - Refrigerator	\$1,100	12	7	1	\$1,100/Itm		Pool Pass Office
260 - Cook Top Stove	\$2,586	12	8	1	\$2,586/Itm		Clubhouse Kitchen- Stove Top
274 - Oven: Wall	\$2,830	12	2	1	\$2,830/Itm		Clubhouse Kitchen
284 - Microwave Oven	\$675	10	2	1	\$675/Itm		Clubhouse Kitchen
29000 - Infrastructure							
964 - Utilities	\$5,655	30	24	1	\$5,655/Bldg		Clubhouse

<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>
30000 - Miscellaneous							
200 - BBQ	\$900	15	5	1	\$900/Itm		BBQ Area
810 - Maintenance Equipment	\$9,382	10	3	1	\$9,382/Itm		Aerator- Husqvarna
814 - Maintenance Equipment	\$4,165	10	5	1	\$4,165/Itm		Snow Blower- Honda HSS1332A
818 - Maintenance Equipment	\$2,830	15	2	1	\$2,830/Itm		Snow Blower- Honda HS828

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
01000 - Paving							
100 - Asphalt: Sealing	\$4,777	6	1	28,150	\$.17/SqFt		Parking Lot
03000 - Painting: Exterior							
400 - Wrought Iron	\$6,840	5	1	684	\$10.00/l.f.		Pool Perimeter & Tot Lot
18000 - Landscaping							
460 - Defensible Space	\$18,450	10	7	1	\$18,450/LS		Open Space Fuel Reduction- Somerset
464 - Defensible Space	\$18,450	10	7	1	\$18,450/LS		Open Space Fuel Reduction- The Strand
468 - Defensible Space	\$18,450	10	8	1	\$18,450/LS		Open Space Fuel Reduction- Icknield Way
472 - Defensible Space	\$18,450	10	8	1	\$18,450/LS		Open Space Fuel Reduction- Huntsman Leap
476 - Defensible Space	\$18,450	10	8	1	\$18,450/LS		Open Space Fuel Reduction- Tudor Lane
480 - Defensible Space	\$18,450	10	9	1	\$18,450/LS		Open Space Fuel Reduction- Kent Drive
484 - Defensible Space	\$18,450	10	8	1	\$18,450/LS		Open Space Fuel Reduction- Kent Drive
488 - Defensible Space	\$18,450	10	9	1	\$18,450/LS		Open Space Fuel Reduction- Dorchester

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
2021			
12000 - Pool			
114 - Resurface 51 lf Wading Pool	10	8,415	
716 - Equipment: Replacement Lap Pool Sondex Heat Exchanger	5	4,000	
732 - Filter Lap Pool- Sand Replacement	5	4,500	
748 - Pumps Wading Pool Sta Rite 2 HP Pump	8	1,875	
Total 12000 - Pool:		18,790	18,790
18500 - Lakes / Ponds			
990 - Miscellaneous Pond Hlth Maintenance	30	3,960	
22000 - Office Equipment			
200 - Computers, Misc. Pass Office Laptop	5	828	
222 - Computers, Misc. 2 Office Laptops	5	1,370	
Total 22000 - Office Equipment:		2,198	2,198
26000 - Outdoor Equipment			
786 - Umbrellas 11 Pool (20%)	1	1,100	
Total 2021:		26,048	
2022			
02000 - Concrete			
220 - Walkways 4,130 sf Clubhouse Perimeter (50%)	20	28,910	29,633
04000 - Structural Repairs			
550 - Bridge Maintenance 830 sf Lake & School Boardwalk Decking (50%)	8	10,375	10,634
554 - Bridge Maintenance 830 sf Lake & School Bdwk Structural (10%)	3	3,735	3,828
800 - Wood: Gazebo Repairs 900 sf BBQ Area Shade Structure	10	1,530	1,568
912 - Doors 4 Clubhouse Storefront Type Doors 4 Of 9	30	17,600	18,040
Total 04000 - Structural Repairs:		33,240	34,070
04500 - Decking/Balconies			
140 - Wood 445 sf CH Southwest Structural Mod	40	40,050	41,051
150 - Composite 184 sf CH Southwest Decking/Railings	40	8,280	8,487
160 - Wood 890 sf CH Northwest Structural Mod	40	72,980	74,805

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2022			
04500 - Decking/Balconies			
170 - Composite 456 sf CH Northwest Decking/Railings	40	20,520	21,033
Total 04500 - Decking/Balconies:		141,830	145,376
08000 - Rehab			
100 - General Clubhouse	25	4,525	4,638
230 - Kitchen Clubhouse	25	25,000	25,625
Total 08000 - Rehab:		29,525	30,263
12000 - Pool			
702 - Chemical System 2 Lap Pool Acu-Trol AK110 Chemical Sensors	1	600	615
706 - Chemical System 2 Wading Pool Acu-Trol AK110 Chemical Sensors	1	600	615
760 - Lane Ropes 225 lf Lap Pool	5	2,542	2,606
Total 12000 - Pool:		3,742	3,836
19000 - Fencing			
340 - Wood: 6' 40 lf Trash Enclosure	18	6,000	6,150
360 - Wood: Split Rail 281 lf Clubhouse North Perimeter	25	4,777	4,896
Total 19000 - Fencing:		10,777	11,046
21000 - Signage			
718 - Wood Monument Clubhouse Tri-Post Monument	15	6,000	6,150
22000 - Office Equipment			
100 - Miscellaneous Canon Fax Machine	6	280	287
210 - Computers, Misc. Administration Office Desktop	5	1,545	1,584
218 - Computers, Misc. Clerical Office Desktop	5	1,545	1,584
220 - Computers, Misc. GM Office Desktop	5	1,545	1,584
230 - Computers, Misc. Pool System- Printer, Scanner, Software	4	3,000	3,075
300 - Copier Office Copier	10	10,180	10,435
Total 22000 - Office Equipment:		18,095	18,549
23000 - Mechanical Equipment			
600 - Water Heater Clubhouse	12	3,395	3,480
26000 - Outdoor Equipment			
100 - Tot Lot: Play Equipment Playground- Little Tikes Structure	18	11,315	11,598
140 - Tot Lot: Safety Surface Tot Lot	10	905	928

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2022			
26000 - Outdoor Equipment			
376 - Pet Stations 4 Various Areas	5	1,100	1,128
786 - Umbrellas 11 Pool (20%)	1	1,100	1,128
Total 26000 - Outdoor Equipment:		14,420	14,782
Total 2022:		289,934	297,185
2023			
01000 - Paving			
200 - Asphalt: Ongoing Repairs 28,150 sf Parking Lot (3%)	5	3,108	3,265
04000 - Structural Repairs			
948 - Windows Southwest Replacements	30	16,155	16,973
12000 - Pool			
702 - Chemical System 2 Lap Pool Acu-Trol AK110 Chemical Sensors	1	600	630
706 - Chemical System 2 Wading Pool Acu-Trol AK110 Chemical Sensors	1	600	630
750 - Cover Lap Pool	8	7,015	7,370
754 - Cover Wading Pool	8	1,355	1,424
Total 12000 - Pool:		9,570	10,054
17000 - Tennis Court			
501 - Repair Asphalt Repairs (2023 Only)[nr:1]	4	3,807	4,000
21000 - Signage			
714 - Wood Monument Cobble Base Monument W/Trellis/Signage-West Entry	15	10,000	10,506
722 - Wood Monument All Wood Monument- East Entrance	15	6,000	6,304
Total 21000 - Signage:		16,000	16,810
23000 - Mechanical Equipment			
200 - Furnace 2 Clubhouse- Furnaces #4 & #2	15	11,314	11,887
210 - HVAC Clubhouse Office Air Conditioner	10	2,490	2,616
Total 23000 - Mechanical Equipment:		13,804	14,503
24000 - Furnishings			
200 - Chairs 66 Clubhouse- Padded Folding Chairs	5	2,244	2,358
330 - Tables 23 Folding Tables	20	4,600	4,833
680 - Lockers Clubhouse Lower Floor	18	2,260	2,374
Total 24000 - Furnishings:		9,104	9,565

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2023			
24500 - Audio / Visual			
120 - Television Clubhouse	10	1,355	1,424
25000 - Flooring			
200 - Carpeting 39 Sq. Yds. Clubhouse Office	15	2,730	2,868
700 - Vinyl 1,895 sf Clubhouse	18	12,886	13,538
Total 25000 - Flooring:		15,616	16,406
26000 - Outdoor Equipment			
280 - Picnic Tables 11 Clubhouse Deck & BBQ Area- Plastic Type	18	3,740	3,929
480 - Drinking Fountain Tennis Court	20	4,415	4,639
786 - Umbrellas 11 Pool (20%)	1	1,100	1,156
Total 26000 - Outdoor Equipment:		9,255	9,724
27000 - Appliances			
200 - Refrigerator Clubhouse Kitchen	12	1,700	1,786
274 - Oven: Wall Clubhouse Kitchen	12	2,830	2,973
284 - Microwave Oven Clubhouse Kitchen	10	675	709
Total 27000 - Appliances:		5,205	5,468
30000 - Miscellaneous			
818 - Maintenance Equipment Snow Blower- Honda HS828	15	2,830	2,973
Total 2023:		105,809	111,165
2024			
04000 - Structural Repairs			
936 - Windows Northwest Replacements	30	31,520	33,944
940 - Windows Northeast Replacements	30	16,155	17,397
944 - Windows Office Interior To Greatroom Windows	30	10,000	10,769
952 - Windows Front Replacements	30	16,155	17,397
Total 04000 - Structural Repairs:		73,830	79,507
04500 - Decking/Balconies			
960 - CA Mandated Inspections 2 Clubhouse Decks	9	1,500	1,615
12000 - Pool			
702 - Chemical System 2 Lap Pool Acu-Trol AK110 Chemical Sensors	1	600	646
706 - Chemical System 2 Wading Pool Acu-Trol AK110 Chemical Sensors	1	600	646

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2024			
12000 - Pool			
740 - Pumps Pool Grundfos Heater Pump	8	2,035	2,191
744 - Pumps Lap Pool Pentair 7.5 HP Pump	8	6,315	6,801
Total 12000 - Pool:		9,550	10,284
20000 - Lighting			
100 - Exterior: Misc. Fixtures 10 Clubhouse	15	900	969
26000 - Outdoor Equipment			
144 - Tot Lot: Safety Surface 175 lf Tot Lot Safety Surface Border	20	3,325	3,581
306 - Benches 11 Various Area Benches	15	7,425	7,996
786 - Umbrellas 11 Pool (20%)	1	1,100	1,185
Total 26000 - Outdoor Equipment:		11,850	12,762
30000 - Miscellaneous			
810 - Maintenance Equipment Aerator- Husqvarna	10	9,382	10,103
Total 2024:		107,012	115,240
2025			
04000 - Structural Repairs			
554 - Bridge Maintenance 830 sf Lake & School Bdwk Structural (10%)	3	3,735	4,123
914 - Doors 5 Clubhouse Storefront Type Doors 5 Of 9	30	22,000	24,284
Total 04000 - Structural Repairs:		25,735	28,407
05000 - Roofing			
444 - Pitched: Dimensional Composition 9 Squares- BBQ Shade Structure	25	4,050	4,470
12000 - Pool			
400 - ADA Chair Lift Wading Pool	10	9,050	9,990
702 - Chemical System 2 Lap Pool Acu-Trol AK110 Chemical Sensors	1	600	662
706 - Chemical System 2 Wading Pool Acu-Trol AK110 Chemical Sensors	1	600	662
714 - Drain Covers Pool Drain & Skimmer Covers	5	2,265	2,500
950 - Furniture: Lifeguard Chair 3 Pool	10	2,025	2,235
990 - Storage Reel Lap Pool Cover Reel	10	2,940	3,245
994 - Miscellaneous 3 Pool Sunshades	10	15,375	16,971
Total 12000 - Pool:		32,855	36,265

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2025			
17000 - Tennis Court			
100 - Reseal 13,200 sf [2] Tennis Courts	7	32,208	35,552
26000 - Outdoor Equipment			
330 - Chairs 5 Pool Sand Chairs	10	1,700	1,876
786 - Umbrellas 11 Pool (20%)	1	1,100	1,214
Total 26000 - Outdoor Equipment:		2,800	3,090
Total 2025:		97,648	107,784
2026			
05000 - Roofing			
780 - Heat Tape 110 lf Pool Building Roof	10	1,760	1,991
12000 - Pool			
110 - Resurface 252 lf Lap Pool	10	39,060	44,193
700 - Chemical System Lap Pool Acu-Trol AK110 Chemical Controller	10	4,200	4,752
702 - Chemical System 2 Lap Pool Acu-Trol AK110 Chemical Sensors	1	600	679
704 - Chemical System Wading Pool Acu-Trol AK110 Chemical Controller	10	4,200	4,752
706 - Chemical System 2 Wading Pool Acu-Trol AK110 Chemical Sensors	1	600	679
708 - Chemical System 2 Lap Pool Stenner Pumps	5	1,350	1,527
712 - Chemical System 2 Wading Pool Stenner Pumps	5	1,350	1,527
716 - Equipment: Replacement Lap Pool Sondex Heat Exchanger	5	4,000	4,526
724 - Heater Lap Pool Boiler	10	27,150	30,718
728 - Heater Wading Pool	10	7,920	8,961
732 - Filter Lap Pool- Sand Replacement	5	4,500	5,091
Total 12000 - Pool:		94,930	107,405
17500 - Basketball / Sport Court			
300 - Basketball Standard Tennis Court	15	1,700	1,923
18000 - Landscaping			
300 - Irrigation: Backflow Preventors Clubhouse South Buried Backflow	20	2,260	2,557
22000 - Office Equipment			
200 - Computers, Misc. Pass Office Laptop	5	828	937
222 - Computers, Misc. 2 Office Laptops	5	1,370	1,550

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2026			
22000 - Office Equipment			
230 - Computers, Misc. Pool System- Printer, Scanner, Software	4	3,000	3,394
Total 22000 - Office Equipment:		5,198	5,881
24000 - Furnishings			
204 - Chairs 65 Clubhouse- Non Padded Folding Chairs	18	1,495	1,691
620 - Office Desk, Chair 2 Office Sets	10	2,200	2,489
Total 24000 - Furnishings:		3,695	4,180
25000 - Flooring			
920 - Coatings 734 sf CH Downstairs Pool Bathroom Epoxy	12	8,074	9,135
26000 - Outdoor Equipment			
786 - Umbrellas 11 Pool (20%)	1	1,100	1,245
30000 - Miscellaneous			
200 - BBQ BBQ Area	15	900	1,018
814 - Maintenance Equipment Snow Blower- Honda HSS1332A	10	4,165	4,712
Total 30000 - Miscellaneous:		5,065	5,730
Total 2026:		123,782	140,047
2027			
12000 - Pool			
702 - Chemical System 2 Lap Pool Acu-Trol AK110 Chemical Sensors	1	600	696
706 - Chemical System 2 Wading Pool Acu-Trol AK110 Chemical Sensors	1	600	696
760 - Lane Ropes 225 lf Lap Pool	5	2,542	2,949
Total 12000 - Pool:		3,742	4,341
22000 - Office Equipment			
210 - Computers, Misc. Administration Office Desktop	5	1,545	1,792
218 - Computers, Misc. Clerical Office Desktop	5	1,545	1,792
220 - Computers, Misc. GM Office Desktop	5	1,545	1,792
Total 22000 - Office Equipment:		4,635	5,376
26000 - Outdoor Equipment			
376 - Pet Stations 4 Various Areas	5	1,100	1,276
786 - Umbrellas 11 Pool (20%)	1	1,100	1,276
Total 26000 - Outdoor Equipment:		2,200	2,552
Total 2027:		10,577	12,269

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2028			
01000 - Paving			
200 - Asphalt: Ongoing Repairs 28,150 sf Parking Lot (3%)	5	3,108	3,694
04000 - Structural Repairs			
554 - Bridge Maintenance 830 sf Lake & School Bdwk Structural (10%)	3	3,735	4,440
12000 - Pool			
702 - Chemical System 2 Lap Pool Acu-Trol AK110 Chemical Sensors	1	600	713
706 - Chemical System 2 Wading Pool Acu-Trol AK110 Chemical Sensors	1	600	713
Total 12000 - Pool:		1,200	1,426
22000 - Office Equipment			
100 - Miscellaneous Canon Fax Machine	6	280	333
24000 - Furnishings			
200 - Chairs 66 Clubhouse- Padded Folding Chairs	5	2,244	2,667
334 - Tables 7 Square Folding Tables	20	490	582
622 - Office Desk, Chair Office Set	10	660	785
900 - Miscellaneous 4 Chair & Table Dollies	20	1,360	1,617
Total 24000 - Furnishings:		4,754	5,651
25000 - Flooring			
924 - Coatings 314 sf Pool Pass Building Office Epoxy Floor	12	2,198	2,613
26000 - Outdoor Equipment			
284 - Picnic Tables BBQ Area- Composite Type	18	1,020	1,212
288 - Picnic Tables 3 Various Areas- 8' Wood	20	2,715	3,227
786 - Umbrellas 11 Pool (20%)	1	1,100	1,308
Total 26000 - Outdoor Equipment:		4,835	5,747
27000 - Appliances			
204 - Refrigerator Pool Pass Office	12	1,100	1,308
2029			
04000 - Structural Repairs			
916 - Doors 3 Clubhouse Slider Doors	30	6,788	8,271
920 - Doors 10 Clubhouse Interior Doors	30	9,100	11,087
Total 04000 - Structural Repairs:		15,888	19,358
12000 - Pool			
702 - Chemical System 2 Lap Pool Acu-Trol AK110 Chemical Sensors	1	600	731

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2029			
12000 - Pool			
706 - Chemical System 2 Wading Pool Acu-Trol AK110 Chemical Sensors	1	600	731
748 - Pumps Wading Pool Sta Rite 2 HP Pump	8	1,875	2,285
Total 12000 - Pool:		3,075	3,747
26000 - Outdoor Equipment			
334 - Chairs 40 Pool Vinyl Strap Chairs	12	6,200	7,554
340 - Chaise Lounges 56 Pool Lounges	12	14,000	17,058
786 - Umbrellas 11 Pool (20%)	1	1,100	1,340
Total 26000 - Outdoor Equipment:		21,300	25,952
27000 - Appliances			
260 - Cook Top Stove Clubhouse Kitchen- Stove Top	12	2,586	3,151
Total 2029:		42,849	52,208
2030			
04000 - Structural Repairs			
550 - Bridge Maintenance 830 sf Lake & School Boardwalk Decking (50%)	8	10,375	12,957
08000 - Rehab			
220 - Restrooms Clubhouse Upstairs	15	3,090	3,859
12000 - Pool			
702 - Chemical System 2 Lap Pool Acu-Trol AK110 Chemical Sensors	1	600	749
706 - Chemical System 2 Wading Pool Acu-Trol AK110 Chemical Sensors	1	600	749
714 - Drain Covers Pool Drain & Skimmer Covers	5	2,265	2,829
734 - Filter Wading Pool	14	1,700	2,123
736 - Filter Wading Pool- Sand Replacement	14	500	624
Total 12000 - Pool:		5,665	7,074
22000 - Office Equipment			
230 - Computers, Misc. Pool System- Printer, Scanner, Software	4	3,000	3,747
25000 - Flooring			
204 - Carpeting 65 Sq. Yds. Clubhouse Lower Floor	15	5,200	6,494
26000 - Outdoor Equipment			
786 - Umbrellas 11 Pool (20%)	1	1,100	1,374
Total 2030:		28,430	35,505

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 2021 fiscal year. This was done to help determine the Association's reserve contribution for the next fiscal year (2022) 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/ Site Visit Review. An **Update With Site-Visit Review** is a reserve study update in which the following tasks are performed:

- development of a reserve component inventory (verification only, not quantification);
- condition assessment based upon on-site visual observation;
- life and valuation estimates;
- fund status;
- and a funding plan. Please note, in order to complete these study tasks, one or more visits were conducted by BRG to 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 2021 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, 2020. You will notice in Section III, Reserve Fund Balance Forecast, a Beginning Reserve Balance of \$435,069 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 2021, and estimates an ending reserve fund balance. Again, see Section III and the 2021 ending reserve balance estimate of \$511,952.

"Re-building" the first year of the study as mentioned above simply means using the 2021 adopted budget for the 2021 reserve contribution. Finally, the 2021 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:

$$\begin{aligned}\text{FFB} &= \text{Year Cost} \times \text{Year Effective Age} / \text{Useful Life} \\ \% \text{ Funded} &= \text{Year Estimated Ending Reserve Balance} / \text{Year FFB}\end{aligned}$$

Please see Section V - Reserve Fund Balance Forecast.

Browning Reserve Group

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
01000 - Paving						
200 - Asphalt: Ongoing Repairs 28,150 sf Parking Lot (3%)	3,108	5	2	1,865	2,548	631
340 - Asphalt: Major Repairs 28,150 sf Parking Major Repairs	133,480	25	24	5,339	10,945	9,329
02000 - Concrete						
220 - Walkways 4,130 sf Clubhouse Perimeter (50%)	28,910	20	1	27,465	29,633	1,431
400 - Pavers 8,240 sf Pool Deck	80,752	30	25	13,459	16,554	4,821
04000 - Structural Repairs						
204 - Siding 2,242 sf Clubhouse Exterior (50%)	15,694	25	10	9,416	10,295	776
208 - Siding 2,471 sf Pool Building	74,130	30	25	12,355	15,197	4,426
550 - Bridge Maintenance 830 sf Lake & School Boardwalk Decking (50%)	10,375	8	1	9,078	10,634	1,284
554 - Bridge Maintenance 830 sf Lake & School Bdwk Structural (10%)	3,735	3	1	2,490	3,828	1,233
800 - Wood: Gazebo Repairs 900 sf BBQ Area Shade Structure	1,530	10	1	1,377	1,568	152
912 - Doors 4 Clubhouse Storefront Type Doors 4 Of 9	17,600	30	1	17,013	18,040	581
914 - Doors 5 Clubhouse Storefront Type Doors 5 Of 9	22,000	30	4	19,067	20,295	782
916 - Doors 3 Clubhouse Slider Doors	6,788	30	8	4,978	5,335	266
920 - Doors 10 Clubhouse Interior Doors	9,100	30	8	6,673	7,151	357
924 - Doors 7 Pool Building	13,860	30	25	2,310	2,841	827
928 - Doors Pool Building Overhead Roll-Up Door	1,130	30	25	188	232	67
936 - Windows Northwest Replacements	31,520	30	3	28,368	30,154	1,093
940 - Windows Northeast Replacements	16,155	30	3	14,540	15,455	560
944 - Windows Office Interior To Greatroom Windows	10,000	30	3	9,000	9,567	347
948 - Windows Southwest Replacements	16,155	30	2	15,078	16,007	547
952 - Windows Front Replacements	16,155	30	3	14,540	15,455	560
04500 - Decking/Balconies						
100 - Composite 445 sf CH Front Entry- Structural Mod	62,300	40	32	12,460	14,368	0
110 - Composite 445 sf CH Front Entry-Decking/Railing Repair	20,025	40	12	14,018	14,881	650
120 - Wood 445 sf CH- Northeast Structural Mod	40,050	40	36	4,005	5,131	0
130 - Composite 200 sf CH Northeast Decking/Railing Only	9,000	40	36	900	1,153	0
140 - Wood 445 sf CH Southwest Structural Mod	40,050	40	1	39,049	41,051	991

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
04500 - Decking/Balconies						
150 - Composite 184 sf CH Southwest Decking/Railings	8,280	40	1	8,073	8,487	205
160 - Wood 890 sf CH Northwest Structural Mod	72,980	40	1	71,156	74,805	1,807
170 - Composite 456 sf CH Northwest Decking/Railings	20,520	40	1	20,007	21,033	508
960 - CA Mandated Inspections 2 Clubhouse Decks	1,500	9	3	1,000	1,196	173
05000 - Roofing						
440 - Pitched: Dimensional Composition 28 Squares- Pool Building	12,600	25	20	2,520	3,100	798
444 - Pitched: Dimensional Composition 9 Squares- BBQ Shade Structure	4,050	25	4	3,402	3,653	173
680 - Pitched: Metal 55 Squares- Clubhouse	68,475	40	12	47,933	50,885	2,224
780 - Heat Tape 110 lf Pool Building Roof	1,760	10	5	880	1,082	192
08000 - Rehab						
100 - General Clubhouse	4,525	25	1	4,344	4,638	179
104 - General Pool Building Office	5,090	25	20	1,018	1,252	322
220 - Restrooms Clubhouse Upstairs	3,090	15	9	1,236	1,478	249
224 - Bathrooms 2 Clubhouse Downstairs Pool Bathrooms	14,000	20	13	4,900	5,740	932
230 - Kitchen Clubhouse	25,000	25	1	24,000	25,625	990
12000 - Pool						
110 - Resurface 252 lf Lap Pool	39,060	10	5	19,530	24,022	4,269
114 - Resurface 51 lf Wading Pool	8,415	10	0	8,415	863	813
200 - Edge: Tile, Coping, Mastic 252 lf Lap Pool	12,600	24	19	2,625	3,229	811
204 - Edge: Tile, Coping, Mastic 51 lf Wading Pool	2,550	24	19	531	653	164
400 - ADA Chair Lift Wading Pool	9,050	10	4	5,430	6,493	965
640 - Deck: Replace Lap & Wading Pool Deck Pavers	33,770	40	35	4,221	5,192	0
700 - Chemical System Lap Pool Acu-Trol AK110 Chemical Controller	4,200	10	5	2,100	2,583	459
702 - Chemical System 2 Lap Pool Acu-Trol AK110 Chemical Sensors	600	1	1	300	615	297
704 - Chemical System Wading Pool Acu-Trol AK110 Chemical Controller	4,200	10	5	2,100	2,583	459
706 - Chemical System 2 Wading Pool Acu-Trol AK110 Chemical Sensors	600	1	1	300	615	297
708 - Chemical System 2 Lap Pool Stenner Pumps	1,350	5	5	225	277	246
712 - Chemical System 2 Wading Pool Stenner Pumps	1,350	5	5	225	277	246
714 - Drain Covers Pool Drain & Skimmer Covers	2,265	5	4	453	929	483
716 - Equipment: Replacement Lap Pool Sondex Heat Exchanger	4,000	5	0	4,000	820	773
720 - Equipment: Replacement 2 Lap Pool Pressure Tanks	1,350	20	15	338	415	94
724 - Heater Lap Pool Boiler	27,150	10	5	13,575	16,697	2,968
728 - Heater	7,920	10	5	3,960	4,871	866

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
12000 - Pool						
Wading Pool						
730 - Filter Lap Pool	13,575	15	10	4,525	5,566	1,119
732 - Filter Lap Pool- Sand Replacement	4,500	5	0	4,500	923	869
734 - Filter Wading Pool	1,700	14	9	607	747	147
736 - Filter Wading Pool- Sand Replacement	500	14	9	179	220	43
740 - Pumps Pool Grundfos Heater Pump	2,035	8	3	1,272	1,564	265
744 - Pumps Lap Pool Pentair 7.5 HP Pump	6,315	8	3	3,947	4,855	821
748 - Pumps Wading Pool Sta Rite 2 HP Pump	1,875	8	0	1,875	240	226
750 - Cover Lap Pool	7,015	8	2	5,261	6,292	890
754 - Cover Wading Pool	1,355	8	2	1,016	1,215	172
760 - Lane Ropes 225 lf Lap Pool	2,543	5	1	2,034	2,606	504
950 - Furniture: Lifeguard Chair 3 Pool	2,025	10	4	1,215	1,453	216
990 - Storage Reel Lap Pool Cover Reel	2,940	10	4	1,764	2,109	314
994 - Miscellaneous 3 Pool Sunshades	15,375	10	4	9,225	11,032	1,640
17000 - Tennis Court						
100 - Reseal 13,200 sf [2] Tennis Courts	32,208	7	4	13,803	18,865	4,906
500 - Resurface 13,200 sf [2] Tennis Courts	74,642	21	18	10,663	14,573	5,355
501 - Repair Asphalt Repairs (2023 Only)[nr:1]	3,807	4	2	1,904	2,927	966
17500 - Basketball / Sport Court						
300 - Basketball Standard Tennis Court	1,700	15	5	1,133	1,278	124
18000 - Landscaping						
100 - Irrigation: Misc. Sprinkler System	14,482	20	18	1,448	2,227	1,091
104 - Irrigation: Misc. Pool Area Landscaping/Irrigation	11,550	15	13	1,540	2,368	1,025
300 - Irrigation: Backflow Preventors Clubhouse South Buried Backflow	2,260	20	5	1,695	1,853	124
400 - Turf Renovation Flag Pole Lawn	16,810	20	18	1,681	2,585	1,266
18500 - Lakes / Ponds						
990 - Miscellaneous Pond Hlth Maintenance	3,960	30	0	3,960	135	128
19000 - Fencing						
100 - Chain Link: 10' 76 lf Mesh at Tennis Court Divider	3,040	30	27	304	415	191
130 - Chain Link: 10' 500 lf Tennis Court Perimeter	40,000	30	26	5,333	6,833	2,448
224 - Wrought Iron 684 lf Pool Perimeter (10%)	2,736	30	25	456	561	163
228 - Tubular Steel: 6' 165 lf Tot Lot Perimeter	4,785	30	27	479	654	300
234 - Wrought Iron 684 lf Pool Perimeter (90%)	24,624	30	10	16,416	17,668	1,015
340 - Wood: 6' 40 lf Trash Enclosure	6,000	18	1	5,667	6,150	330

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
19000 - Fencing						
360 - Wood: Split Rail 281 If Clubhouse North Perimeter	4,777	25	1	4,586	4,896	189
20000 - Lighting						
100 - Exterior: Misc. Fixtures 10 Clubhouse	900	15	3	720	800	62
104 - Exterior: Misc. Fixtures 7 Pool Pass Building	980	15	10	327	402	81
21000 - Signage						
714 - Wood Monument Cobble Base Monument W/Trellis/Signage-West Entry	10,000	15	2	8,667	9,567	677
718 - Wood Monument Clubhouse Tri-Post Monument	6,000	15	1	5,600	6,150	396
722 - Wood Monument All Wood Monument- East Entrance	6,000	15	2	5,200	5,740	406
22000 - Office Equipment						
100 - Miscellaneous Canon Fax Machine	280	6	1	233	287	46
200 - Computers, Misc. Pass Office Laptop	828	5	0	828	170	160
210 - Computers, Misc. Administration Office Desktop	1,545	5	1	1,236	1,584	306
218 - Computers, Misc. Clerical Office Desktop	1,545	5	1	1,236	1,584	306
220 - Computers, Misc. GM Office Desktop	1,545	5	1	1,236	1,584	306
222 - Computers, Misc. 2 Office Laptops	1,370	5	0	1,370	281	265
230 - Computers, Misc. Pool System- Printer, Scanner, Software	3,000	4	1	2,250	3,075	743
300 - Copier Office Copier	10,180	10	1	9,162	10,435	1,008
23000 - Mechanical Equipment						
200 - Furnace 2 Clubhouse- Furnaces #4 & #2	11,314	15	2	9,805	10,824	766
210 - HVAC Clubhouse Office Air Conditioner	2,490	10	2	1,992	2,297	253
600 - Water Heater Clubhouse	3,395	12	1	3,112	3,480	280
24000 - Furnishings						
200 - Chairs 66 Clubhouse- Padded Folding Chairs	2,244	5	2	1,346	1,840	456
204 - Chairs 65 Clubhouse- Non Padded Folding Chairs	1,495	18	5	1,080	1,192	91
330 - Tables 23 Folding Tables	4,600	20	2	4,140	4,479	233
334 - Tables 7 Square Folding Tables	490	20	7	319	352	28
620 - Office Desk, Chair 2 Office Sets	2,200	10	5	1,100	1,353	240
622 - Office Desk, Chair Office Set	660	10	7	198	271	76
680 - Lockers Clubhouse Lower Floor	2,260	18	2	2,009	2,188	127
900 - Miscellaneous 4 Chair & Table Dollies	1,360	20	7	884	976	78
910 - Window Coverings CH Upstairs- Roller Sun Shades	2,425	20	15	606	746	170
24500 - Audio / Visual						
120 - Television Clubhouse	1,355	10	2	1,084	1,250	138

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
25000 - Flooring						
200 - Carpeting 39 Sq. Yds. Clubhouse Office	2,730	15	2	2,366	2,612	185
204 - Carpeting 65 Sq. Yds. Clubhouse Lower Floor	5,200	15	9	2,080	2,487	418
400 - Tile 1,048 sf Downstairs Pool Bathroom Wall Tile	14,200	22	15	4,518	5,293	903
700 - Vinyl 1,895 sf Clubhouse	12,886	18	2	11,454	12,474	727
920 - Coatings 734 sf CH Downstairs Pool Bathroom Epoxy	8,074	12	5	4,710	5,517	735
924 - Coatings 314 sf Pool Pass Building Office Epoxy Floor	2,198	12	7	916	1,126	210
25500 - Wallcoverings						
300 - FRP 392 sf Pool Equipment Room	1,552	25	20	310	382	98
26000 - Outdoor Equipment						
100 - Tot Lot: Play Equipment Playground- Little Tikes Structure	11,315	18	1	10,686	11,598	622
104 - Tot Lot: Play Equipment 2 Swing Sets	3,400	25	15	1,360	1,533	190
140 - Tot Lot: Safety Surface Tot Lot	905	10	1	815	928	90
144 - Tot Lot: Safety Surface 175 lf Tot Lot Safety Surface Border	3,325	20	3	2,826	3,067	173
280 - Picnic Tables 11 Clubhouse Deck & BBQ Area- Plastic Type	3,740	18	2	3,324	3,621	211
284 - Picnic Tables BBQ Area- Composite Type	1,020	18	7	623	697	65
288 - Picnic Tables 3 Various Areas- 8' Wood	2,715	20	7	1,765	1,948	156
306 - Benches 11 Various Area Benches	7,425	15	3	5,940	6,596	515
330 - Chairs 5 Pool Sand Chairs	1,700	10	4	1,020	1,220	181
334 - Chairs 40 Pool Vinyl Strap Chairs	6,200	12	8	2,067	2,648	608
340 - Chaise Lounges 56 Pool Lounges	14,000	12	8	4,667	5,979	1,373
342 - Chairs 15 Adirondack Chairs	5,100	15	11	1,360	1,743	431
360 - Bear Boxes Clubhouse & Gazebo	2,700	20	10	1,350	1,522	167
376 - Pet Stations 4 Various Areas	1,100	5	1	880	1,128	218
380 - Garbage Receptacles 12 Grounds	8,100	18	12	2,700	3,229	585
480 - Drinking Fountain Tennis Court	4,415	20	2	3,974	4,299	224
786 - Umbrellas 11 Pool (20%)	1,100	1	0	1,100	1,128	1,063
27000 - Appliances						
200 - Refrigerator Clubhouse Kitchen	1,700	12	2	1,417	1,597	144
204 - Refrigerator Pool Pass Office	1,100	12	7	458	564	105
260 - Cook Top Stove Clubhouse Kitchen- Stove Top	2,586	12	8	862	1,104	254
274 - Oven: Wall Clubhouse Kitchen	2,830	12	2	2,358	2,659	239
284 - Microwave Oven Clubhouse Kitchen	675	10	2	540	623	69

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
29000 - Infrastructure						
964 - Utilities Clubhouse	5,655	30	24	1,131	1,352	329
30000 - Miscellaneous						
200 - BBQ BBQ Area	900	15	5	600	677	66
810 - Maintenance Equipment Aerator- Husqvarna	9,382	10	3	6,567	7,693	976
814 - Maintenance Equipment Snow Blower- Honda HSS1332A	4,165	10	5	2,083	2,561	455
818 - Maintenance Equipment Snow Blower- Honda HS828	2,830	15	2	2,453	2,707	191
				[A]	[B]	
Totals	1,632,420			809,334	892,450	102,196
				[EndBal]	[EndBal]	
				[A]	[B]	
Percent Funded				63.26%	35.87%	

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

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

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/ Site Visit Review

Final

Published - November 02, 2021

Prepared for the 2022 Fiscal Year

Section	Report	Page
California:	Member Summary	1
	Assessment and Reserve Funding Disclosure Summary	3
Section III:	30 Year Reserve Funding Plan	6
	Cash Flow Method {c}	

November 02, 2021

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/ Site Visit Review for the January 1, 2022 - December 31, 2022 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.

Glenshire Devonshire Residents Association
California Member Summary
Final
Prepared for the 2022 Fiscal Year

Reserve Component	Current Replacement Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
01000 - Paving	136,588	5-25	2-24	7,204	13,494	9,960
02000 - Concrete	109,662	20-30	1-25	40,923	46,187	6,252
04000 - Structural Repairs	265,927	3-30	1-25	166,471	182,054	13,859
04500 - Decking/Balconies	274,705	9-40	1-36	170,667	182,105	4,335
05000 - Roofing	86,885	10-40	4-20	54,735	58,721	3,387
08000 - Rehab	51,705	15-25	1-20	35,498	38,733	2,672
12000 - Pool	222,182	1-40	0-35	105,748	109,954	21,435
17000 - Tennis Court	110,657	4-21	2-18	26,370	36,364	11,228
17500 - Basketball / Sport Court	1,700	15-15	5-5	1,133	1,278	124
18000 - Landscaping	45,102	15-20	5-18	6,364	9,032	3,506
18500 - Lakes / Ponds	3,960	30-30	0-0	3,960	135	128
19000 - Fencing	85,962	18-30	1-27	33,240	37,178	4,636
20000 - Lighting	1,880	15-15	3-10	1,047	1,201	143
21000 - Signage	22,000	15-15	1-2	19,467	21,457	1,479
22000 - Office Equipment	20,293	4-10	0-1	17,551	18,998	3,139
23000 - Mechanical Equipment	17,199	10-15	1-2	14,910	16,601	1,298
24000 - Furnishings	17,734	5-20	2-15	11,682	13,396	1,499
24500 - Audio / Visual	1,355	10-10	2-2	1,084	1,250	138
25000 - Flooring	45,288	12-22	2-15	26,044	29,510	3,178
25500 - Wallcoverings	1,552	25-25	20-20	310	382	98
26000 - Outdoor Equipment	78,260	1-25	0-15	46,457	52,882	6,872
27000 - Appliances	8,891	10-12	2-8	5,635	6,547	811
29000 - Infrastructure	5,655	30-30	24-24	1,131	1,352	329
30000 - Miscellaneous	17,277	10-15	2-5	11,703	13,639	1,688
Totals	\$1,632,420			\$809,334	\$892,450	\$102,196
Estimated Ending Balance				\$511,952	\$320,104	\$75.31
Percent Funded				63.3%	35.9%	/Unit/year @ 1357

November 2, 2021

- (1) The regular assessment per ownership interest is \$483.00 per year for the fiscal year beginning January 1, 2022.

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 \$809,334, based in whole or in part on the last reserve study or update prepared by Browning Reserve Group as of November, 2021. The projected reserve fund cash balance at the end of the current fiscal year is \$511,952 resulting in reserves being 63.3% 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)
2022	\$892,450	\$320,104	35.9%
2023	\$703,073	\$317,373	45.1%
2024	\$700,928	\$313,692	44.8%
2025	\$696,908	\$320,736	46.0%
2026	\$702,844	\$298,794	42.5%

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, 2022 is \$422 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.

Deficiency =
$$\frac{2022 \text{ Fully Funded Balance} - 2022 \text{ Reserve Ending Balance}}{\text{Ownership Interest Quantity}}$$

§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

Final

Prepared for the 2022 Fiscal Year

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Beginning Balance	435,069	511,952	320,104	317,373	313,692	320,736	298,794	408,520	509,906	588,853
Inflated Expenditures @ 2.5%	26,048	297,183	111,165	115,240	107,785	140,048	12,267	25,212	52,208	35,505
Reserve Contribution	99,219	102,196	105,262	108,420	111,673	115,023	118,474	122,028	125,689	129,460
<i>Units/year @ 1357</i>	73.12	75.31	77.57	79.90	82.29	84.76	87.31	89.92	92.62	95.40
<i>Percentage Increase</i>		3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Special Assessments / Other¹	-1,000	-1,000	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.00%	4,712	4,140	3,172	3,140	3,156	3,082	3,519	4,569	5,466	6,358
Ending Balance	511,952	320,104	317,373	313,692	320,736	298,794	408,520	509,906	588,853	689,166

1) \$1,000 represents a negative offset for overstated short-term interest projections.

	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Beginning Balance	689,166	709,408	763,743	764,507	852,586	954,877	933,866	1,070,116	1,149,850	1,084,802
Inflated Expenditures @ 2.5%	120,060	90,338	148,303	65,675	56,780	184,989	32,937	95,306	245,080	84,238
Reserve Contribution	133,344	137,344	141,464	145,708	150,079	154,581	159,218	163,995	168,915	173,982
<i>Units/year @ 1357</i>	98.26	101.21	104.25	107.38	110.60	113.91	117.33	120.85	124.48	128.21
<i>Percentage Increase</i>	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.00%	6,958	7,329	7,603	8,045	8,992	9,397	9,970	11,045	11,118	11,297
Ending Balance	709,408	763,743	764,507	852,586	954,877	933,866	1,070,116	1,149,850	1,084,802	1,185,843

	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Beginning Balance	1,185,843	1,233,494	1,335,785	1,497,088	1,674,733	1,556,013	1,125,597	1,151,274	1,322,088	1,521,600
Inflated Expenditures @ 2.5%	143,587	95,069	42,905	33,002	334,533	648,489	195,501	56,587	35,108	40,292
Reserve Contribution	179,201	184,577	190,114	194,867	199,739	204,732	209,850	215,096	220,473	225,985
<i>Units/year @ 1357</i>	132.06	136.02	140.10	143.60	147.19	150.87	154.64	158.51	162.47	166.53
<i>Percentage Increase</i>	3.0%	3.0%	3.0%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.00%	12,037	12,782	14,094	15,780	16,073	13,341	11,328	12,305	14,148	16,144
Ending Balance	1,233,494	1,335,785	1,497,088	1,674,733	1,556,013	1,125,597	1,151,274	1,322,088	1,521,600	1,723,438