

Reserve Study Transmittal Letter

Date: November 09, 2023
To: Lori Kelley, Glenshire Devonshire Residents Association
From: Browning Reserve Group, LLC (BRG)

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

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

1. Where do I find the recommended reserve contribution for the 2024 budget?

This is found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* **\$108,946** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **\$80.28 /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, 2024, the Association is **35.7%** funded.

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

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

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

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

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

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

5. What are the next steps?

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

Please read the two helpful sections entitled "Glossary" and "Notes to the Auditor." The glossary explains common reserve study terms as well as BRG specific terminology. The Notes to the Auditor while intended to assist the auditor, has useful information for the casual reader on how year zero, (2023) the current fiscal year is dealt with in the study.

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



RESERVE STUDY

Update w/o Site Visit Review

Glenshire Devonshire Residents Association

2023 Update- 3

Published - November 09, 2023

Prepared for the 2024 Fiscal Year

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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.

<i>Section</i>	<i>Report</i>	
<i>California:</i>	Member Summary	101
	Assessment and Reserve Funding [Civil Code §5570]	103
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Published - November 09, 2023

Prepared for the 2024 Fiscal Year

Reserve Study Summary

A Reserve Study was conducted of Glenshire Devonshire Residents Association (the "**Association**") which is a Planned Development with a total of 1,357 Units. An **Update Without Site-Visit Review** is an update with no on-site visual observation upon where the following tasks are performed:

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

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 \$1,112,741.**
 - [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, 2024 is estimated to be \$397,042, constituting 35.7% 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 \$108,946 [*\$80.28 per Unit per year (average)*] for the fiscal year ending December 31, 2024 (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.

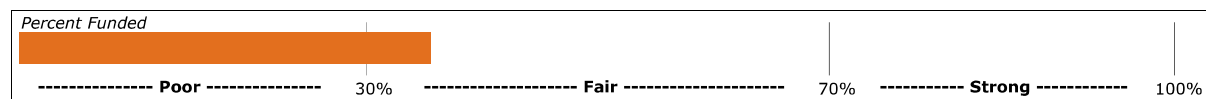
Funding Assessment

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 35.7% 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 California licensed general building contractor (CSLB #768851), and the owner, Robert W Browning, holds the Reserve Specialist (RS #46) and Professional Community Association Manager (PCAM #723) designations from the Community Associations Institute (CAI).

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, LLC

[See Section VI-b for Excluded Components](#)

Reserve Component	Current Replacement		Life Useful /		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Cost	Remaining																	
01000 – Paving																			
340 - Asphalt: Major Repairs	147,148	25	22																
28,150 sf Parking Major Repairs																			
Total 01000 - Paving	147,148																		
02000 – Concrete																			
220 - Walkways	31,870	20	1	32,667															
4,130 sf Clubhouse Perimeter (50%)																			
400 - Pavers	89,021	30	23																
8,240 sf Pool Deck																			
Total 02000 - Concrete	120,891			32,667															
04000 – Structural Repairs																			
204 - Siding	17,301	25	8									21,080							
2,242 sf Clubhouse Exterior (50%)																			
208 - Siding	81,721	30	23																
2,471 sf Pool Building																			
550 - Bridge Maintenance	11,437	8	1	11,723										14,284					
830 sf Lake & School Boardwalk Decking (50%)																			
554 - Bridge Maintenance	4,117	3	1		4,220			4,545			4,894			5,271				5,676	
830 sf Lake & School Bdwk Structural (10%)																			
800 - Wood: Gazebo Repairs	1,687	10	1	1,729												2,213			
900 sf BBQ Area Shade Structure																			
912 - Doors	19,402	30	3			20,894													
4 Clubhouse Storefront Type Doors 4 Of 9																			
914 - Doors	24,253	30	2		25,481														
5 Clubhouse Storefront Type Doors 5 Of 9																			
916 - Doors	7,484	30	6								8,679								
3 Clubhouse Slider Doors																			
920 - Doors	10,032	30	6								11,634								
10 Clubhouse Interior Doors																			
924 - Doors	15,279	30	23																
7 Pool Building																			
928 - Doors	1,246	30	23																
Pool Building Overhead Roll-Up Door																			
936 - Windows	34,748	30	1	35,616															
Northwest Replacements																			
940 - Windows	17,809	30	1	18,255															
Northeast Replacements																			
944 - Windows	11,024	30	1	11,300															
Office Interior To Greatroom Windows																			
948 - Windows	17,809	30	1	18,255															
Southwest Replacements																			

Reserve Component	Current Replacement		Life Useful /		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Cost	Remaining																	
952 - Windows	17,809	30	1		18,255														
Front Replacements																			
Total 04000 - Structural Repairs	293,158				119,352	25,481	20,894	4,545			20,313	4,894	21,080	14,284	5,271	2,213		5,676	
04500 - Decking/Balconies																			
100 - Composite	68,680	40	30																
445 sf CH Front Entry- Structural Mod																			
110 - Composite	22,076	40	10															28,259	
445 sf CH Front Entry-Decking/Railing Repair																			
120 - Wood	44,151	40	34																
445 sf CH- Northeast Structural Mod																			
130 - Composite	9,922	40	34																
200 sf CH Northeast Decking/Railing Only																			
140 - Wood	44,151	40	1		45,255														
445 sf CH Southwest Structural Mod																			
150 - Composite	9,128	40	1		9,356														
184 sf CH Southwest Decking/Railings																			
160 - Wood	80,453	40	1		82,464														
890 sf CH Northwest Structural Mod																			
170 - Composite	22,621	40	1		23,187														
456 sf CH Northwest Decking/Railings																			
960 - CA Mandated Inspections	1,654	9	1		1,695										2,117				
2 Clubhouse Decks																			
Total 04500 - Decking/Balconies	302,835				161,957										30,375				
05000 - Roofing																			
440 - Pitched: Dimensional Composition	13,890	25	18																
28 Squares- Pool Building																			
444 - Pitched: Dimensional Composition	4,465	25	2		4,691														
9 Squares- BBQ Shade Structure																			
680 - Pitched: Metal	75,487	40	10															96,630	
55 Squares- Clubhouse																			
780 - Heat Tape	1,940	10	3				2,089											2,675	
110 If Pool Building Roof																			
Total 05000 - Roofing	95,782				4,691		2,089								96,630			2,675	
08000 - Rehab																			
100 - General Clubhouse	9,854	25	0		9,854														
102 - General	5,300	15	3				5,708												
12 Clubhouse - Floor Mats																			
103 - General	277	1	0		277														
2023 Only[nr:1]																			
104 - General	5,611	25	18																
Pool Building Office																			
106 - Doors	10,600	15	1		10,865														
40 Clubhouse - Rekey																			
220 - Restrooms	3,406	15	7									4,049							
Clubhouse Upstairs																			
224 - Bathrooms	15,434	20	11															20,250	
2 Clubhouse Downstairs Pool Bathrooms																			
230 - Kitchen Clubhouse	27,560	25	2		28,955														

See Section VI-b for Excluded Components

Reserve Component	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Total	08000 - Rehab	78,042	10,131	10,865	28,955	5,708		4,049				20,250			

12000 - Pool

110 - Resurface		43,060	10	3		46,371								59,358	
252 If Lap Pool															
114 - Resurface		15,941	10	0	15,941						20,406				
51 If Wading Pool															
200 - Edge: Tile, Coping, Mastic		13,890	24	18											
252 If Lap Pool															
204 - Edge: Tile, Coping, Mastic		3,280	24	0	3,280										
51 If Wading Pool															
400 - ADA Chair Lift		9,977	10	2	10,482						13,418				
Wading Pool															
640 - Deck: Replace		37,228	40	33											
Lap & Wading Pool Deck Pavers															
700 - Chemical System		17,200	10	9						21,480					
Lap Pool Saline System															
702 - Chemical System		652	1	1	668	685	702	720	738	756	775	814	834	855	877
2 Lap Pool Acu-Trol AK110 Chemical															899
Sensors															921
704 - Chemical System		5,100	10	9						6,369					
Wading Pool Salt Water System															
706 - Chemical System		661	1	1	678	695	712	730	748	767	786	826	847	868	890
2 Wading Pool Acu-Trol AK110 Chemical															912
Sensors															935
708 - Chemical System		1,488	5	3		1,603				1,813					2,052
2 Lap Pool Stenner Pumps															
712 - Chemical System		1,488	5	3		1,603				1,813					2,052
2 Wading Pool Stenner Pumps															
714 - Drain Covers		2,497	5	2	2,623					2,968				3,358	
Pool Drain & Skimmer Covers															
716 - Equipment: Replacement		4,410	10	2	4,633									5,930	
Lap Pool Sondex Heat Exchanger															
718 - Equipment: Replacement		1,516	10	9						1,893					
Pool Wave Vacuum															
720 - Equipment: Replacement		1,488	20	13										2,052	
2 Lap Pool Pressure Tanks															
724 - Heater		33,920	15	3	36,528										
Lap Pool Boiler															
728 - Heater		8,731	10	3	9,402									12,036	
Wading Pool															
730 - Filter		14,965	15	8						18,233					
Lap Pool															
732 - Filter		5,209	5	4	5,750						6,505				7,360
Lap Pool- Sand Replacement															
734 - Filter		1,874	14	7						2,228					
Wading Pool															
736 - Filter		551	14	7						655					
Wading Pool- Sand Replacement															
738 - Pumps		2,650	25	24											
Pool Pump VSD															
740 - Pumps		2,243	8	1	2,299						2,802				
Pool Grundfos Heater Pump															
744 - Pumps		6,998	6	5						7,918				9,182	
Lap Pool Pentair 7.5 HP Pump															

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Cost	Remaining																	
748 - Pumps	3,030	8	0		3,030								3,692						
Wading Pool Sta Rite 2 HP Pump																			
750 - Cover	9,787	15	1			10,032													
Lap Pool Cover (3 in 1)																			
754 - Cover	10,845	15	12															14,585	
Lap Pool Safety Cover																			
754 - Cover	1,494	8	3				1,609									1,960			
Wading Pool																			
760 - Lane Ropes	2,803	5	3				3,018						3,415					3,864	
225 If Lap Pool																			
950 - Furniture: Lifeguard Chair	2,232	10	2			2,345											3,002		
3 Pool																			
990 - Storage Reel	3,241	10	2			3,405											4,359		
Lap Pool Cover Reel																			
994 - Miscellaneous	16,949	10	3				18,253											23,365	
3 Pool Sunshades																			
Total 12000 - Pool	287,399				22,251	13,677	24,868	119,800	7,199	9,404	1,523	7,412	30,567	40,690	22,087	12,865	46,419	106,588	9,216
17000 - Tennis Court																			
100 - Reseal	35,506	7	3				38,236								45,451				
13,200 sf [2] Tennis Courts																			
500 - Resurface	82,285	21	16																
13,200 sf [2] Tennis Courts																			
700 - Screen	1,064	15	14																1,503
Fence Screen - North Side																			
Total 17000 - Tennis Court	118,855						38,236								45,451				1,503
17500 - Basketball / Sport Court																			
300 - Basketball Standard	1,874	15	3				2,018												
Tennis Court																			
Total 17500 - Basketball / Sport Court	1,874						2,018												
18000 - Landscaping																			
100 - Irrigation: Misc.	15,965	20	16																
Sprinkler System																			
104 - Irrigation: Misc.	12,733	15	11													16,706			
Pool Area Landscaping/Irrigation																			
300 - Irrigation: Backflow Preventors	2,491	20	3				2,683												
Clubhouse South Buried Backflow																			
400 - Turf Renovation	18,531	20	16																
Flag Pole Lawn																			
Total 18000 - Landscaping	49,720						2,683									16,706			
19000 - Fencing																			
100 - Chain Link: 10'	3,351	30	25																
76 If Mesh at Tennis Court Divider																			
130 - Chain Link: 10'	44,096	30	24																
500 If Tennis Court Perimeter																			
224 - Wrought Iron	3,016	30	23																
684 If Pool Perimeter (10%)																			
228 - Tubular Steel: 6'	5,275	30	25																
165 If Tot Lot Perimeter																			
234 - Wrought Iron	27,145	30	8										33,074						
684 If Pool Perimeter (90%)																			

Reserve Component	Current Replacement		Life Useful /		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Cost	Remaining																	
340 - Wood: 6' 40 If Trash Enclosure	6,614	18	1		6,780														
360 - Wood: Split Rail 281 If Clubhouse North Perimeter	5,266	25	9											6,577					
Total 19000 - Fencing	94,764				6,780								33,074	6,577					
20000 - Lighting																			
100 - Exterior: Misc. Fixtures 10 Clubhouse	992	15	3				1,068												
104 - Exterior: Misc. Fixtures 7 Pool Pass Building	1,080	15	8										1,316						
Total 20000 - Lighting	2,073						1,068						1,316						
21000 - Signage																			
714 - Wood Monument Cobble Base Monument W/Trellis/Signage-West Entry	11,024	15	3				11,872												
718 - Wood Monument Clubhouse Tri-Post Monument	6,614	15	3				7,123												
722 - Wood Monument All Wood Monument- East Entrance	6,614	15	3				7,123												
Total 21000 - Signage	24,253						26,118												
22000 - Office Equipment																			
200 - Computers, Misc. 2 Pass Office Laptop	1,180	5	4				1,302							1,474				1,667	
210 - Computers, Misc. Administration Office Desktop	1,389	5	3				1,495						1,692					1,914	
218 - Computers, Misc. Clerical Office Desktop	1,389	5	3				1,495						1,692					1,914	
220 - Computers, Misc. GM Office Desktop	1,389	5	3				1,495						1,692					1,914	
222 - Computers, Misc. 2 Office Laptops	1,510	5	4				1,667							1,886				2,134	
224 - Computers, Misc. Office Laptops- Manager	1,656	5	0			1,656			1,874					2,120					
230 - Computers, Misc. Pool System- Printer, Scanner, Software	3,307	4	1		3,390				3,742					4,130				4,559	
260 - iPad Office iPad	943	5	4						1,041					1,178				1,333	
300 - Copier Office Copier	11,222	10	2		11,791												15,093		
Total 22000 - Office Equipment	23,985				1,656	3,390	11,791	4,486	4,011	5,615		5,076	8,668	2,120		15,093	10,302	5,134	
23000 - Mechanical Equipment																			
200 - Furnace 2 Clubhouse- Furnaces #4 & #2	12,473	15	3				13,432												
210 - HVAC Clubhouse Office Air Conditioner	7,127	12	0		7,127												9,585		
220 - HVAC UV Air Scrubber	1,760	12	11													2,309			
600 - Water Heater Clubhouse	3,743	12	3				4,030												
Total 23000 - Mechanical Equipment	25,102				7,127		17,462									2,309			

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Cost	Remaining																	
24000 - Furnishings																			
200 - Chairs 66 Clubhouse- Padded Folding Chairs	2,474	5	1			2,536					2,869						3,246		
204 - Chairs 65 Clubhouse- Non Padded Folding Chairs	1,648	18	3			1,775													
330 - Tables 23 Folding Tables	5,071	20	1			5,198													
334 - Tables 7 Square Folding Tables	540	20	5							611									
620 - Office Desk, Chair 2 Office Sets	2,425	10	3			2,612												3,343	
622 - Office Desk, Chair Office Set	728	10	5							823									
680 - Lockers Clubhouse Lower Floor	2,491	18	7									2,962							
900 - Miscellaneous 4 Chair & Table Dollies	1,499	20	5							1,696									
910 - Window Coverings CH Upstairs- Roller Sun Shades	2,673	20	13															3,685	
Total 24000 - Furnishings	19,550					7,733		4,387		3,131	2,869	2,962				3,246		7,028	
24500 - Audio / Visual																			
120 - Television Clubhouse	1,060	10	9										1,324						
Total 24500 - Audio / Visual	1,060												1,324						
24600 - Safety / Access																			
560 - Cameras 8 Security Cameras	918	6	5							1,039							1,204		
Total 24600 - Safety / Access	918								1,039								1,204		
25000 - Flooring																			
200 - Carpeting 39 Sq. Yds. Clubhouse Office	3,010	15	2			3,162													
204 - Carpeting 65 Sq. Yds. Clubhouse Lower Floor	5,732	15	7								6,814								
400 - Tile 1,048 sf Downstairs Pool Bathroom Wall Tile	15,655	22	13															21,580	
700 - Vinyl 1,895 sf Clubhouse	14,206	18	2			14,925													
920 - Coatings 734 sf CH Downstairs Pool Bathroom Epoxy	8,901	12	3			9,585													
924 - Coatings 314 sf Pool Pass Building Office Epoxy Floor	2,423	12	5							2,741									
Total 25000 - Flooring	49,926					18,087	9,585			2,741		6,814						21,580	
25500 - Wallcoverings																			
300 - FRP 392 sf Pool Equipment Room	1,711	25	18																
Total 25500 - Wallcoverings	1,711																		
26000 - Outdoor Equipment																			

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
	Cost	Remaining																	

100 - Tot Lot: Play Equipment Playground- Little Tikes Structure	12,474	18	1		12,785														
104 - Tot Lot: Play Equipment 2 Swing Sets	3,748	25	13																
140 - Tot Lot: Safety Surface Tot Lot	5,300	10	1		5,432											6,954		5,167	
144 - Tot Lot: Safety Surface 175 If Tot Lot Safety Surface Border	3,665	20	1		3,757														
280 - Picnic Tables 11 Clubhouse Deck & BBQ Area- Plastic	4,123	18	2		4,332														
Type																			
284 - Picnic Tables BBQ Area- Composite Type	1,124	18	5			1,272													
288 - Picnic Tables 3 Various Areas- 8' Wood	2,993	20	5			3,386													
306 - Benches 11 Various Area Benches	8,185	15	4		9,035														
330 - Chairs 5 Pool Sand Chairs	1,874	10	2		1,969												2,520		
334 - Chairs 40 Pool Vinyl Strap Chairs	6,835	12	6			7,926													
340 - Chaise Lounges 56 Pool Lounges	15,434	12	6			17,898													
342 - Chairs 15 Adirondack Chairs	5,622	15	9			7,021													
360 - Bear Boxes Clubhouse & Gazebo	2,976	20	8			3,627													
376 - Pet Stations 4 Various Areas	1,213	5	1		1,243					1,406							1,591		
380 - Garbage Receptacles 12 Grounds	8,929	18	10												11,430				
480 - Drinking Fountain Tennis Court	4,867	20	1		4,989														
786 - Umbrellas 11 Pool (20%)	1,213	1	1		1,243					1,372				1,514	1,552	1,591	1,631	1,672	1,713
787 - Umbrellas 2023 Only[Inr:1]	424	1	0		424														
Total 26000 - Outdoor Equipment	91,000				424	29,450	7,575	1,306	10,374	6,031	28,637	1,441	5,104	8,536	12,983	10,136	4,151	6,839	1,713
27000 - Appliances																			
200 - Refrigerator Clubhouse Kitchen	1,874	12	2		1,969														2,648
204 - Refrigerator Pool Pass Office	1,213	12	5			1,372													
260 - Cook Top Stove Clubhouse Kitchen- Stove Top	2,851	12	2		2,995														4,028
274 - Oven: Wall Clubhouse Kitchen	3,120	12	2		3,278														4,408
284 - Microwave Oven Clubhouse Kitchen	744	10	2		782												1,001		
Total 27000 - Appliances	9,801				9,024	1,372											1,001		11,084
29000 - Infrastructure																			
964 - Utilities Clubhouse	6,234	30	22																

See Section VI-b for Excluded Components

Reserve Component	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
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Total	29000 - Infrastructure	6,234													
200 - BBQ															
BBQ Area		992	15	3	1,068										
810 - Maintenance Equipment		10,343	10	3	11,138									14,258	
Aerator- Husqvarna															
814 - Maintenance Equipment		4,591	10	3	4,945									6,329	
Snow Blower- Honda HSS1332A															
818 - Maintenance Equipment		3,120	15	3	3,360										
Snow Blower- Honda HS828															
Total	30000 - Miscellaneous	19,046			20,511									20,587	
Total Expenditures	Inflated @ 2.50%	41,589	385,872	130,470	276,351	26,129	29,332	53,342	27,573	96,217	80,078	214,916	68,931	76,249	181,274
															28,651

Total Current Replacement Cost 1,865,131

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
01000 - Paving															
340 - Asphalt: Major Repairs								253,326							
28,150 sf Parking Major Repairs								253,326							
Total 01000 - Paving								253,326							
02000 - Concrete															
220 - Walkways							53,529								
4,130 sf Clubhouse Perimeter (50%)															
400 - Pavers									157,087						
8,240 sf Pool Deck															
Total 02000 - Concrete							53,529		157,087						
04000 - Structural Repairs															
204 - Siding															
2,242 sf Clubhouse Exterior (50%)															
208 - Siding									144,206						
2,471 sf Pool Building															
550 - Bridge Maintenance			17,403								21,204				
830 sf Lake & School Boardwalk Decking (50%)															
554 - Bridge Maintenance															
830 sf Lake & School Bdwk Structural (10%)		6,112			6,582			7,089			7,634			8,220	
800 - Wood: Gazebo Repairs															
900 sf BBQ Area Shade Structure															
912 - Doors															
4 Clubhouse Storefront Type Doors 4 Of 9								2,833							
914 - Doors															
5 Clubhouse Storefront Type Doors 5 Of 9															
916 - Doors															
3 Clubhouse Slider Doors															
920 - Doors															
10 Clubhouse Interior Doors															
924 - Doors									26,962						
7 Pool Building															
928 - Doors									2,198						
Pool Building Overhead Roll-Up Door															
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		6,112	17,403		6,582		2,833	7,089	173,366		28,838			8,220	
04500 - Decking/Balconies															
100 - Composite															
445 sf CH Front Entry- Structural Mod															

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
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					2,644									3,301	
Total 04500 - Decking/Balconies					2,644									3,301	
05000 - Roofing															
440 - Pitched: Dimensional Composition 28 Squares- Pool Building					21,664										
444 - Pitched: Dimensional Composition 9 Squares- BBQ Shade Structure														8,696	
680 - Pitched: Metal 55 Squares- Clubhouse															
780 - Heat Tape 110 If Pool Building Roof									3,424						
Total 05000 - Roofing				21,664					3,424					8,696	
08000 - Rehab															
100 - General Clubhouse													18,269		
102 - General 12 Clubhouse - Floor Mats									8,266						
103 - General 2023 Only[nr:1]															
104 - General Pool Building Office							8,752								
106 - Doors 40 Clubhouse - Rekey										15,736					
220 - Restrooms Clubhouse Upstairs									5,864						
224 - Bathrooms 2 Clubhouse Downstairs Pool Bathrooms														53,681	
230 - Kitchen Clubhouse															
Total 08000 - Rehab		15,736		17,018				5,864		18,269				53,681	
12000 - Pool															
110 - Resurface 252 If Lap Pool										75,984					
114 - Resurface 51 If Wading Pool						26,121									

See Section VI-b for Excluded Components

Prepared for the 2024 Fiscal Year

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
200 - Edge: Tile, Coping, Mastic 252 If Lap Pool				21,664											
204 - Edge: Tile, Coping, Mastic 51 If Wading Pool										5,933					
400 - ADA Chair Lift Wading Pool								17,176							
640 - Deck: Replace Lap & Wading Pool Deck Pavers															
700 - Chemical System Lap Pool Saline System				27,497											35,198
702 - Chemical System 2 Lap Pool Acu-Trol AK110 Chemical Sensors	944	968	992	1,017	1,042	1,068	1,095	1,122	1,150	1,179	1,209	1,239	1,270	1,302	1,334
704 - Chemical System Wading Pool Salt Water System					8,153										10,437
706 - Chemical System 2 Wading Pool Acu-Trol AK110 Chemical Sensors	958	982	1,006	1,032	1,057	1,084	1,111	1,139	1,167	1,196	1,226	1,257	1,288	1,321	1,354
708 - Chemical System 2 Lap Pool Stenner Pumps				2,321					2,626					2,971	
712 - Chemical System 2 Wading Pool Stenner Pumps				2,321					2,626					2,971	
714 - Drain Covers Pool Drain & Skimmer Covers			3,799					4,299						4,864	
716 - Equipment: Replacement Lap Pool Sondex Heat Exchanger								7,591							
718 - Equipment: Replacement Pool Wave Vacuum				2,424											3,102
720 - Equipment: Replacement 2 Lap Pool Pressure Tanks															
724 - Heater Lap Pool Boiler				52,904											
728 - Heater Wading Pool									15,407						
730 - Filter Lap Pool									26,408						
732 - Filter Lap Pool- Sand Replacement				8,327						9,421					10,659
734 - Filter Wading Pool							3,148								
736 - Filter Wading Pool- Sand Replacement							926								
738 - Pumps Pool Pump VSD										4,793					
740 - Pumps Pool Grundfos Heater Pump			3,414								4,159				
744 - Pumps Lap Pool Pentair 7.5 HP Pump			10,648						12,349						14,321
748 - Pumps Wading Pool Sta Rite 2 HP Pump				4,498						5,480					
750 - Cover Lap Pool Cover (3 in 1)				14,529											
754 - Cover Lap Pool Safety Cover														21,124	

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
754 - Cover Wading Pool					2,388								2,910		
760 - Lane Ropes 225 lf Lap Pool				4,371					4,946					5,596	
950 - Furniture: Lifeguard Chair 3 Pool								3,843							
990 - Storage Reel Lap Pool Cover Reel								5,580							
994 - Miscellaneous 3 Pool Sunshades									29,909						
Total 12000 - Pool	1,902	20,977	19,860	85,630	50,888	28,273	6,279	40,750	172,572	28,003	6,594	2,496	31,455	14,160	76,405
17000 - Tennis Court															
100 - Reseal 13,200 sf [2] Tennis Courts			54,027							64,221					
500 - Resurface 13,200 sf [2] Tennis Courts		122,153													
700 - Screen Fence Screen - North Side														2,177	
Total 17000 - Tennis Court		122,153	54,027							64,221					2,177
17500 - Basketball / Sport Court															
300 - Basketball Standard Tennis Court				2,923											
Total 17500 - Basketball / Sport Court				2,923											
18000 - Landscaping															
100 - Irrigation: Misc. Sprinkler System		23,700													
104 - Irrigation: Misc. Pool Area Landscaping/Irrigation												24,196			
300 - Irrigation: Backflow Preventors Clubhouse South Buried Backflow								4,396							
400 - Turf Renovation Flag Pole Lawn		27,510													
Total 18000 - Landscaping		51,210						4,396				24,196			
19000 - Fencing															
100 - Chain Link: 10' 76 lf Mesh at Tennis Court Divider										6,213					
130 - Chain Link: 10' 500 lf Tennis Court Perimeter										79,758					
224 - Wrought Iron 684 lf Pool Perimeter (10%)									5,322						
228 - Tubular Steel: 6' 165 lf Tot Lot Perimeter													9,780		
234 - Wrought Iron 684 lf Pool Perimeter (90%)															
340 - Wood: 6' 40 lf Trash Enclosure					10,574										
360 - Wood: Split Rail 281 lf Clubhouse North Perimeter															
Total 19000 - Fencing					10,574				5,322	79,758		15,993			
20000 - Lighting															

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
100 - Exterior: Misc. Fixtures 10 Clubhouse				1,547											
104 - Exterior: Misc. Fixtures 7 Pool Pass Building									1,906						
Total 20000 - Lighting				1,547					1,906						
21000 - Signage															
714 - Wood Monument Cobble Base Monument W/Trellis/Signage-West Entry				17,194											
718 - Wood Monument Clubhouse Tri-Post Monument				10,316											
722 - Wood Monument All Wood Monument- East Entrance				10,316											
Total 21000 - Signage				37,826											
22000 - Office Equipment															
200 - Computers, Misc. 2 Pass Office Laptop					1,886					2,134					2,415
210 - Computers, Misc. Administration Office Desktop				2,166					2,450					2,772	
218 - Computers, Misc. Clerical Office Desktop				2,166					2,450					2,772	
220 - Computers, Misc. GM Office Desktop				2,166					2,450					2,772	
222 - Computers, Misc. 2 Office Laptops					2,414					2,732					3,091
224 - Computers, Misc. Office Laptops- Manager	2,398					2,714				3,070					
230 - Computers, Misc. Pool System- Printer, Scanner, Software			5,032			5,555				6,131				6,768	
260 - iPad Office iPad					1,508					1,706				1,931	
300 - Copier Office Copier								19,320							
Total 22000 - Office Equipment	2,398		5,032	6,497	5,809	2,714	5,555	19,320	7,351	6,572	9,201		8,317		14,204
23000 - Mechanical Equipment															
200 - Furnace 2 Clubhouse- Furnaces #4 & #2				19,453											
210 - HVAC Clubhouse Office Air Conditioner										12,891					
220 - HVAC UV Air Scrubber									3,106						
600 - Water Heater Clubhouse		5,420											7,290		
Total 23000 - Mechanical Equipment		5,420		19,453					3,106	12,891			7,290		
24000 - Furnishings															
200 - Chairs 66 Clubhouse- Padded Folding Chairs		3,672				4,155							4,701		
204 - Chairs 65 Clubhouse- Non Padded Folding Chairs						2,768									

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
330 - Tables 23 Folding Tables							8,517								
334 - Tables 7 Square Folding Tables										1,001					
620 - Office Desk, Chair 2 Office Sets									4,280						
622 - Office Desk, Chair Office Set	1,054									1,349					
680 - Lockers Clubhouse Lower Floor										4,619					
900 - Miscellaneous 4 Chair & Table Dollies										2,780					
910 - Window Coverings CH Upstairs- Roller Sun Shades															
Total 24000 - Furnishings	1,054	3,672				15,440			4,280		9,749	4,701			
24500 - Audio / Visual															
120 - Television Clubhouse					1,695									2,169	
Total 24500 - Audio / Visual					1,695									2,169	
24600 - Safety / Access															
560 - Cameras 8 Security Cameras			1,397						1,620					1,879	
Total 24600 - Safety / Access		1,397							1,620					1,879	
25000 - Flooring															
200 - Carpeting 39 Sq. Yds. Clubhouse Office			4,579												
204 - Carpeting 65 Sq. Yds. Clubhouse Lower Floor								9,869							
400 - Tile 1,048 sf Downstairs Pool Bathroom Wall															
Total 25000 - Flooring						23,277									
920 - Coatings 734 sf CH Downstairs Pool Bathroom Epoxy	12,891											17,337			
924 - Coatings 314 sf Pool Pass Building Office Epoxy Floor		3,687												4,959	
Total 25000 - Flooring	12,891	8,266				23,277		9,869				17,337		4,959	
25500 - Wallcoverings															
300 - FRP 392 sf Pool Equipment Room				2,669											
Total 25500 - Wallcoverings				2,669											
26000 - Outdoor Equipment															
100 - Tot Lot: Play Equipment Playground- Little Tikes Structure					19,941										
104 - Tot Lot: Play Equipment 2 Swing Sets															
140 - Tot Lot: Safety Surface Tot Lot											8,902				

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
144 - Tot Lot: Safety Surface 175 If Tot Lot Safety Surface Border						6,156									
280 - Picnic Tables 11 Clubhouse Deck & BBQ Area- Plastic Type					6,756										
284 - Picnic Tables BBQ Area- Composite Type									1,984						
288 - Picnic Tables 3 Various Areas- 8' Wood											5,549				
306 - Benches 11 Various Area Benches					13,085										
330 - Chairs 5 Pool Sand Chairs								3,226							
334 - Chairs 40 Pool Vinyl Strap Chairs					10,660										
340 - Chaise Lounges 56 Pool Lounges					24,071										
342 - Chairs 15 Adirondack Chairs										10,169					
360 - Bear Boxes Clubhouse & Gazebo												5,943			
376 - Pet Stations 4 Various Areas		1,800					2,037					2,304			
380 - Garbage Receptacles 12 Grounds														17,828	
480 - Drinking Fountain Tennis Court							8,175								
786 - Umbrellas 11 Pool (20%)	1,756	1,800	1,845	1,891	1,939	1,987	2,037	2,088	2,140	2,193	2,248	2,304	2,362	2,421	2,482
787 - Umbrellas 2023 Only[nr:1]															
Total 26000 - Outdoor Equipment	1,756	3,600	1,845	36,623	34,965	8,743	27,306	5,314	4,124	12,362	7,797	4,609	2,362	26,191	2,482
27000 - Appliances															
200 - Refrigerator Clubhouse Kitchen												3,561			
204 - Refrigerator Pool Pass Office			1,845												2,482
260 - Cook Top Stove Clubhouse Kitchen- Stove Top												5,417			
274 - Oven: Wall Clubhouse Kitchen												5,929			
284 - Microwave Oven Clubhouse Kitchen								1,281							
Total 27000 - Appliances			1,845					1,281				14,907			2,482
29000 - Infrastructure															
964 - Utilities Clubhouse								10,732							
Total 29000 - Infrastructure								10,732							
30000 - Miscellaneous															
200 - BBQ BBQ Area				1,547											
810 - Maintenance Equipment Aerator- Husqvarna													18,251		

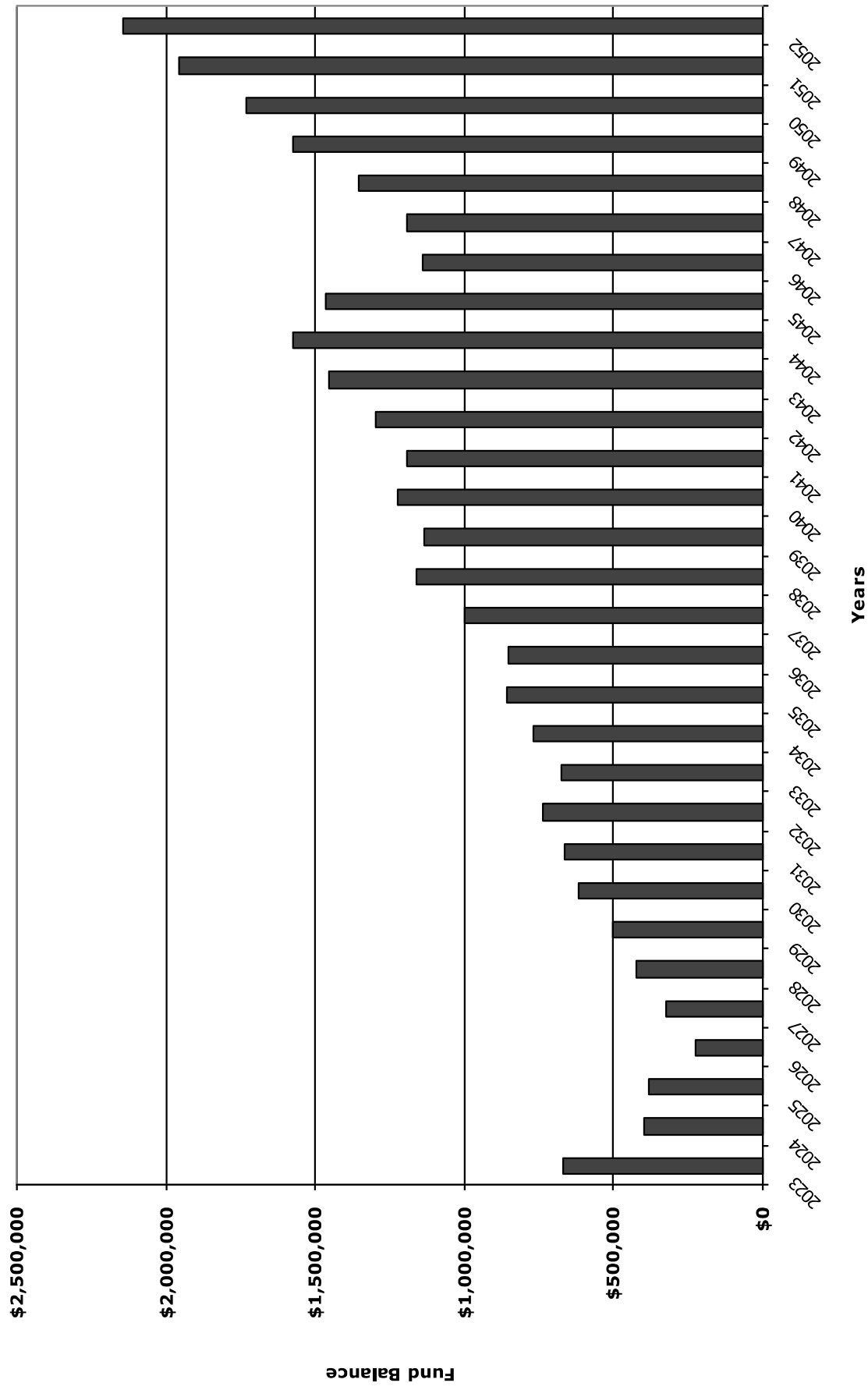
[See Section VI-b for Excluded Components](#)

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
814 - Maintenance Equipment Snow Blower- Honda HSS1332A									8,102						
818 - Maintenance Equipment Snow Blower- Honda HS828				4,866											
Total 30000 - Miscellaneous				6,413					26,353						
Total Expenditures Inflated @ 2.50%	25,422	223,460	109,676	238,263	113,157	63,007	110,942	353,545	564,907	203,807	96,441	50,908	120,822	60,191	106,756

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Beginning Balance	598,687	668,665	397,042	383,212	226,601	324,003	423,408	504,076	615,999	664,766
Inflated Expenditures @ 2.5%	41,589	385,872	130,470	276,351	26,129	29,332	53,342	27,573	96,217	80,078
Reserve Contribution	105,262	108,946	112,759	116,706	120,791	125,019	129,395	133,924	138,611	143,462
<i>Units/year @ 1357</i>	77.57	80.28	83.09	86.00	89.01	92.13	95.35	98.69	102.15	105.72
<i>Percentage Increase</i>	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.00%	6,305	5,302	3,882	3,034	2,739	3,718	4,614	5,573	6,372	6,965
Ending Balance	668,665	397,042	383,212	226,601	324,003	423,408	504,076	615,999	664,766	735,114

	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Beginning Balance	735,114	675,700	767,630	858,530	850,384	1,001,334	1,163,032	1,133,521	1,224,489	1,193,781
Inflated Expenditures @ 2.5%	214,916	68,931	76,249	181,274	28,651	25,422	223,460	109,676	238,263	113,157
Reserve Contribution	148,483	153,680	159,059	164,626	170,388	176,352	182,524	188,912	195,524	202,367
<i>Units/year @ 1357</i>	109.42	113.25	117.21	121.32	125.56	129.96	134.51	139.21	144.09	149.13
<i>Percentage Increase</i>	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.00%	7,019	7,181	8,090	8,502	9,213	10,768	11,426	11,731	12,031	12,384
Ending Balance	675,700	767,630	858,530	850,384	1,001,334	1,163,032	1,133,521	1,224,489	1,193,781	1,295,375

	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Beginning Balance	1,295,375	1,455,504	1,576,427	1,462,368	1,142,642	1,190,793	1,355,783	1,574,432	1,731,412	1,957,462
Inflated Expenditures @ 2.5%	63,007	110,942	353,545	564,907	203,807	96,441	50,908	120,822	60,191	106,756
Reserve Contribution	209,450	216,781	224,368	232,221	240,349	248,761	254,980	261,354	267,888	274,585
<i>Units/year @ 1357</i>	154.35	159.75	165.34	171.13	177.12	183.32	187.90	192.60	197.41	202.35
<i>Percentage Increase</i>	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	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%	13,686	15,084	15,118	12,960	11,609	12,670	14,578	16,447	18,353	20,414
Ending Balance	1,455,504	1,576,427	1,462,368	1,142,642	1,190,793	1,355,783	1,574,432	1,731,412	1,957,462	2,145,705





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

2023 Update- 3

Prepared for the 2024 Fiscal Year

Year	Beginning Balance	Fully Funded Balance	Percent Funded	Inflated Expenditures @ 2.50%	Reserve Contribution	Special Assessments & Other Contributions	Interest	Ending Balance
2023	598,687	1,028,224	65.0%	41,589	105,262	0	6,305	668,665
2024	668,665	1,112,741	35.7%	385,872	108,946	0	5,302	397,042
2025	397,042	850,344	45.1%	130,470	112,759	0	3,882	383,212
2026	383,212	845,806	26.8%	276,351	116,706	0	3,034	226,601
2027	226,601	694,325	46.7%	26,129	120,791	0	2,739	324,003
2028	324,003	798,301	53.0%	29,332	125,019	0	3,718	423,408
2029	423,408	904,428	55.7%	53,342	129,395	0	4,614	504,076
2030	504,076	991,504	62.1%	27,573	133,924	0	5,573	615,999
2031	615,999	1,110,148	59.9%	96,217	138,611	0	6,372	664,766
2032	664,766	1,164,452	63.1%	80,078	143,462	0	6,965	735,114
2033	735,114	1,239,784	54.5%	214,916	148,483	0	7,019	675,700
2034	675,700	1,181,999	64.9%	68,931	153,680	0	7,181	767,630
2035	767,630	1,275,692	67.3%	76,249	159,059	0	8,090	858,530
2036	858,530	1,367,595	62.2%	181,274	164,626	0	8,502	850,384
2037	850,384	1,357,600	73.8%	28,651	170,388	0	9,213	1,001,334
2038	1,001,334	1,507,334	77.2%	25,422	176,352	0	10,768	1,163,032
2039	1,163,032	1,667,750	68.0%	223,460	182,524	0	11,426	1,133,521
2040	1,133,521	1,632,907	75.0%	109,676	188,912	0	11,731	1,224,489
2041	1,224,489	1,717,635	69.5%	238,263	195,524	0	12,031	1,193,781
2042	1,193,781	1,676,587	77.3%	113,157	202,367	0	12,384	1,295,375
2043	1,295,375	1,766,752	82.4%	63,007	209,450	0	13,686	1,455,504
2044	1,455,504	1,914,681	82.3%	110,942	216,781	0	15,084	1,576,427
2045	1,576,427	2,021,383	72.3%	353,545	224,368	0	15,118	1,462,368
2046	1,462,368	1,886,399	60.6%	564,907	232,221	0	12,960	1,142,642
2047	1,142,642	1,535,815	77.5%	203,807	240,349	0	11,609	1,190,793
2048	1,190,793	1,551,127	87.4%	96,441	248,761	0	12,670	1,355,783
2049	1,355,783	1,681,518	93.6%	50,908	254,980	0	14,578	1,574,432
2050	1,574,432	1,866,600	92.8%	120,822	261,354	0	16,447	1,731,412
2051	1,731,412	1,989,529	98.4%	60,191	267,888	0	18,353	1,957,462
2052	1,957,462	2,182,681	98.3%	106,756	274,585	0	20,414	2,145,705



Browning
RESERVE GROUP

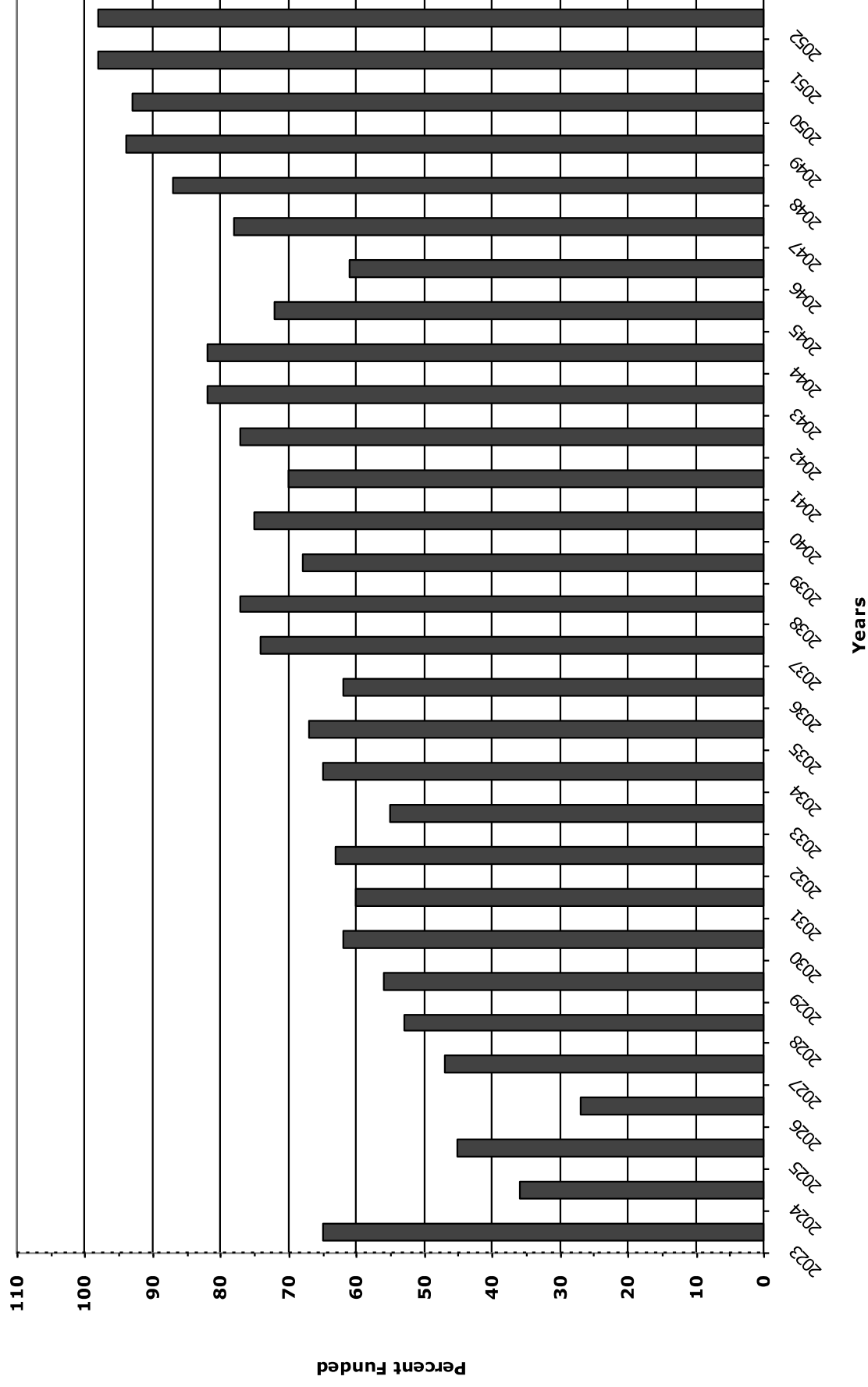
Section IV-a

Glenshire Devonshire Residents Association

30 Year Reserve Funding Plan Cash Flow Method - Percent Funded

2023 Update - 3

Prepared for the 2024 Fiscal Year



Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
01000 - Paving									
340 - Asphalt: Major Repairs 28,150 sf Parking Major Repairs	147,148	25	22	253,326	10,133	17,658	24,132	8.70%	9,481
02000 - Concrete									
220 - Walkways 4,130 sf Clubhouse Perimeter (50%)	31,870	20	1	32,667	1,633	30,277	32,667	1.40%	1,528
400 - Pavers 8,240 sf Pool Deck	89,021	30	23	157,087	5,236	20,772	24,332	4.50%	4,899
Sub-total [02000 - Concrete]	120,891			189,755	6,870	51,048	57,000	5.90%	6,427

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024
									Line Item Contribution based on Cash Flow Method
04000 - Structural Repairs									
204 - Siding	17,301	25	8	21,080	843	11,765	12,768	0.72%	789
2,242 sf Clubhouse Exterior (50%)									
208 - Siding	81,721	30	23	144,206	4,807	19,068	22,337	4.13%	4,497
2,471 sf Pool Building									
550 - Bridge Maintenance	11,437	8	1	11,723	1,465	10,008	11,723	1.26%	1,371
830 sf Lake & School Boardwalk Decking (50%)									
554 - Bridge Maintenance	4,117	3	1	4,220	1,407	2,745	4,220	1.21%	1,316
830 sf Lake & School Bdlwk Structural (10%)									
800 - Wood: Gazebo Repairs	1,687	10	1	1,729	173	1,518	1,729	0.15%	162
900 sf BBQ Area Shade Structure									
912 - Doors	19,402	30	3	20,894	696	17,462	18,561	0.60%	652
4 Clubhouse Storefront Type Doors 4 Of 9									
914 - Doors	24,253	30	2	25,481	849	22,636	24,030	0.73%	795
5 Clubhouse Storefront Type Doors 5 Of 9									
916 - Doors	7,484	30	6	8,679	289	5,987	6,392	0.25%	271
3 Clubhouse Slider Doors									
920 - Doors	10,032	30	6	11,634	388	8,025	8,569	0.33%	363
10 Clubhouse Interior Doors									
924 - Doors	15,279	30	23	26,962	899	3,565	4,176	0.77%	841
7 Pool Building									
928 - Doors	1,246	30	23	2,198	73	291	340	0.06%	69
Pool Building Overhead Roll-Up Door									
936 - Windows	34,748	30	1	35,616	1,187	33,589	35,616	1.02%	1,111
Northwest Replacements									
940 - Windows	17,809	30	1	18,255	608	17,216	18,255	0.52%	569
Northeast Replacements									
944 - Windows	11,024	30	1	11,300	377	10,657	11,300	0.32%	352
Office Interior To Greatroom Windows									
948 - Windows	17,809	30	1	18,255	608	17,216	18,255	0.52%	569
Southwest Replacements									
952 - Windows	17,809	30	1	18,255	608	17,216	18,255	0.52%	569
Front Replacements									
Sub-total [04000 - Structural Repairs]	293,158			380,485	15,279	198,963	216,527	13.12%	14,296

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
04500 - Decking/Balconies									
100 - Composite	68,680	40	30	0	0	17,170	19,359	0.00%	0
445 sf CH Front Entry- Structural Mod									
110 - Composite	22,076	40	10	28,259	706	16,557	17,536	0.61%	661
445 sf CH Front Entry-Decking/Railing Repair									
120 - Wood	44,151	40	34	0	0	6,623	7,920	0.00%	0
445 sf CH- Northeast Structural Mod									
130 - Composite	9,922	40	34	0	0	1,488	1,780	0.00%	0
200 sf CH Northeast Decking/Railing Only									
140 - Wood	44,151	40	1	45,255	1,131	43,047	45,255	0.97%	1,059
445 sf CH Southwest Structural Mod									
150 - Composite	9,128	40	1	9,356	234	8,900	9,356	0.20%	219
184 sf CH Southwest Decking/Railings									
160 - Wood	80,453	40	1	82,464	2,062	78,442	82,464	1.77%	1,929
890 sf CH Northwest Structural Mod									
170 - Composite	22,621	40	1	23,187	580	22,056	23,187	0.50%	542
456 sf CH Northwest Decking/Railings									
960 - CA Mandated Inspections	1,654	9	1	1,695	188	1,470	1,695	0.16%	176
2 Clubhouse Decks									
Sub-total [04500 - Decking/Balconies]	302,835			190,216	4,901	195,752	208,552	4.21%	4,586
05000 - Roofing									
440 - Pitched: Dimensional Composition									
28 Squares- Pool Building	13,890	25	18	21,664	867	3,889	4,556	0.74%	811
444 - Pitched: Dimensional Composition									
9 Squares- BBQ Shade Structure	4,465	25	2	4,691	188	4,108	4,393	0.16%	176
680 - Pitched: Metal									
55 Squares- Clubhouse	75,487	40	10	96,630	2,416	56,615	59,965	2.07%	2,260
780 - Heat Tape									
110 lf Pool Building Roof	1,940	10	3	2,089	209	1,358	1,591	0.18%	195
Sub-total [05000 - Roofing]	95,782			125,074	3,679	65,970	70,505	3.16%	3,442

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
08000 - Rehab									
100 - General Clubhouse	9,854	25	0	9,854	394	9,854	404	0.34%	369
102 - General 12 Clubhouse - Floor Mats	5,300	15	3	5,708	381	4,240	4,708	0.33%	356
103 - General 2023 Only[nr:1]	277	1	0	0	0	277	0	0.00%	0
104 - General Pool Building Office	5,611	25	18	8,752	350	1,571	1,840	0.30%	328
106 - Doors 40 Clubhouse - Rekey	10,600	15	1	10,865	724	9,893	10,865	0.62%	678
220 - Restrooms Clubhouse Upstairs	3,406	15	7	4,049	270	1,817	2,095	0.23%	253
224 - Bathrooms	15,434	20	11	20,250	1,013	6,945	7,910	0.87%	947
2 Clubhouse Downstairs Pool Bathrooms	27,560	25	2	28,955	1,158	25,355	27,119	0.99%	1,084
230 - Kitchen Clubhouse									
Sub-total [08000 - Rehab]	78,042			88,433	4,290	59,953	54,941	3.68%	4,014

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
12000 - Pool									
110 - Resurface 252 If Lap Pool	43,060	10	3	46,371	4,637	30,142	35,309	3.98%	4,339
114 - Resurface 51 If Wading Pool	15,941	10	0	15,941	1,594	15,941	1,634	1.37%	1,491
200 - Edge: Tile, Coping, Mastic 252 If Lap Pool	13,890	24	18	21,664	903	3,473	4,153	0.78%	845
204 - Edge: Tile, Coping, Mastic 51 If Wading Pool	3,280	24	0	3,280	137	3,280	140	0.12%	128
400 - ADA Chair Lift Wading Pool	9,977	10	2	10,482	1,048	7,981	9,204	0.90%	981
640 - Deck: Replace Lap & Wading Pool Deck Pavers	37,228	40	33	0	0	6,515	7,632	0.00%	0
700 - Chemical System Lap Pool Saline System	17,200	10	9	21,480	2,148	1,720	3,526	1.84%	2,010
702 - Chemical System 2 Lap Pool Acu-Trol AK110 Chemical Sensors	652	1	1	668	334	326	668	0.29%	313
704 - Chemical System Wading Pool Salt Water System	5,100	10	9	6,369	637	510	1,046	0.55%	596
706 - Chemical System 2 Wading Pool Acu-Trol AK110 Chemical Sensors	661	1	1	678	339	331	678	0.29%	317
708 - Chemical System 2 Lap Pool Stenner Pumps	1,488	5	3	1,603	321	595	915	0.28%	300
712 - Chemical System 2 Wading Pool Stenner Pumps	1,488	5	3	1,603	321	595	915	0.28%	300
714 - Drain Covers Pool Drain & Skimmer Covers	2,497	5	2	2,623	525	1,498	2,047	0.45%	491
716 - Equipment: Replacement Lap Pool Sondex Heat Exchanger	4,410	10	2	4,633	463	3,528	4,068	0.40%	433
718 - Equipment: Replacement Pool Wave Vacuum	1,516	10	9	1,893	189	152	311	0.16%	177
720 - Equipment: Replacement 2 Lap Pool Pressure Tanks	1,488	20	13	2,052	103	521	610	0.09%	96
724 - Heater Lap Pool Boiler	33,920	15	3	36,528	2,435	27,136	30,132	2.09%	2,278
728 - Heater Wading Pool	8,731	10	3	9,402	940	6,112	7,159	0.81%	880
730 - Filter Lap Pool	14,965	15	8	18,233	1,216	6,984	8,181	1.04%	1,137
732 - Filter Lap Pool- Sand Replacement	5,209	5	4	5,750	1,150	1,042	2,136	0.99%	1,076
734 - Filter Wading Pool	1,874	14	7	2,228	159	937	1,098	0.14%	149

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
12000 - Pool									
736 - Filter Wading Pool- Sand Replacement	551	14	7	655	47	276	323	0.04%	44
738 - Pumps Pool Pump VSD	2,650	25	24	4,793	192	106	217	0.16%	179
740 - Pumps Pool Grundfos Heater Pump	2,243	8	1	2,299	287	1,963	2,299	0.25%	269
744 - Pumps Lap Pool Pentair 7.5 HP Pump	6,998	6	5	7,918	1,320	1,166	2,391	1.13%	1,235
748 - Pumps Wading Pool Sta Rite 2 HP Pump	3,030	8	0	3,030	379	3,030	388	0.33%	354
750 - Cover Lap Pool Cover (3 in 1)	9,787	15	1	10,032	669	9,135	10,032	0.57%	626
754 - Cover Lap Pool Safety Cover	10,845	15	12	14,585	972	2,169	2,964	0.84%	910
754 - Cover Wading Pool	1,494	8	3	1,609	201	934	1,148	0.17%	188
760 - Lane Ropes 225 lf Lap Pool	2,803	5	3	3,018	604	1,121	1,724	0.52%	565
950 - Furniture: Lifeguard Chair 3 Pool	2,232	10	2	2,345	235	1,786	2,059	0.20%	219
990 - Storage Reel Lap Pool Cover Reel	3,241	10	2	3,405	341	2,593	2,990	0.29%	319
994 - Miscellaneous 3 Pool Sunshades	16,949	10	3	18,253	1,825	11,865	13,899	1.57%	1,708
Sub-total [12000 - Pool]	287,399			285,424	26,668	155,460	161,996	22.90%	24,952
17000 - Tennis Court									
100 - Reseal 13,200 sf [2] Tennis Courts	35,506	7	3	38,236	5,462	20,289	25,996	4.69%	5,111
500 - Resurface 13,200 sf [2] Tennis Courts	82,285	21	16	122,153	5,817	19,592	24,098	5.00%	5,442
700 - Screen Fence Screen - North Side	1,064	15	14	1,503	100	71	145	0.09%	94
Sub-total [17000 - Tennis Court]	118,855			161,893	11,379	39,952	50,239	9.77%	10,647
17500 - Basketball / Sport Court									
300 - Basketball Standard Tennis Court	1,874	15	3	2,018	135	1,499	1,665	0.12%	126

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
18000 - Landscaping									
100 - Irrigation: Misc. Sprinkler System	15,965	20	16	23,700	1,185	3,193	4,091	1.02%	1,109
104 - Irrigation: Misc. Pool Area Landscaping/Irrigation	12,733	15	11	16,706	1,114	3,395	4,350	0.96%	1,042
300 - Irrigation: Backflow Preventors Clubhouse South Buried Backflow	2,491	20	3	2,683	134	2,118	2,298	0.12%	126
400 - Turf Renovation Flag Pole Lawn	18,531	20	16	27,510	1,375	3,706	4,749	1.18%	1,287
Sub-total [18000 - Landscaping]	49,720			70,599	3,808	12,412	15,488	3.27%	3,563
19000 - Fencing									
100 - Chain Link: 10' 76 lf Mesh at Tennis Court Divider	3,351	30	25	6,213	207	559	687	0.18%	194
130 - Chain Link: 10' 500 lf Tennis Court Perimeter	44,096	30	24	79,758	2,659	8,819	10,546	2.28%	2,487
224 - Wrought Iron 684 lf Pool Perimeter (10%)	3,016	30	23	5,322	177	704	824	0.15%	166
228 - Tubular Steel: 6' 165 lf Tot Lot Perimeter	5,275	30	25	9,780	326	879	1,081	0.28%	305
234 - Wrought Iron 684 lf Pool Perimeter (90%)	27,145	30	8	33,074	1,102	19,907	21,332	0.95%	1,032
340 - Wood: 6' 40 lf Trash Enclosure	6,614	18	1	6,780	377	6,247	6,780	0.32%	352
360 - Wood: Split Rail 281 lf Clubhouse North Perimeter	5,266	25	9	6,577	263	3,370	3,671	0.23%	246
Sub-total [19000 - Fencing]	94,764			147,503	5,111	40,485	44,921	4.39%	4,782
20000 - Lighting									
100 - Exterior: Misc. Fixtures 10 Clubhouse	992	15	3	1,068	71	794	881	0.06%	67
104 - Exterior: Misc. Fixtures 7 Pool Pass Building	1,080	15	8	1,316	88	504	591	0.08%	82
Sub-total [20000 - Lighting]	2,073			2,385	159	1,298	1,472	0.14%	149

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024
									Line Item Contribution based on Cash Flow Method
21000 - Signage									
714 - Wood Monument	11,024	15	3	11,872	791	8,819	9,793	0.68%	740
Cobble Base Monument W/Trellis/Signage-West Entry									
718 - Wood Monument	6,614	15	3	7,123	475	5,292	5,876	0.41%	444
Clubhouse Tri-Post Monument									
722 - Wood Monument	6,614	15	3	7,123	475	5,292	5,876	0.41%	444
All Wood Monument- East Entrance									
Sub-total [21000 - Signage]	24,253			26,118	1,741	19,402	21,545	1.50%	1,629
22000 - Office Equipment									
200 - Computers, Misc.	1,180	5	4	1,302	260	236	484	0.22%	244
2 Pass Office Laptop									
210 - Computers, Misc.	1,389	5	3	1,495	299	555	854	0.26%	280
Administration Office Desktop									
218 - Computers, Misc.	1,389	5	3	1,495	299	555	854	0.26%	280
Clerical Office Desktop									
220 - Computers, Misc.	1,389	5	3	1,495	299	555	854	0.26%	280
GM Office Desktop									
222 - Computers, Misc.	1,510	5	4	1,667	333	302	619	0.29%	312
2 Office Laptops									
224 - Computers, Misc.	1,656	5	0	1,656	331	1,656	339	0.28%	310
Office Laptops- Manager									
230 - Computers, Misc.	3,307	4	1	3,390	847	2,480	3,390	0.73%	793
Pool System- Printer, Scanner, Software									
260 - iPad	943	5	4	1,041	208	189	387	0.18%	195
Office iPad									
300 - Copier	11,222	10	2	11,791	1,179	8,978	10,353	1.01%	1,103
Office Copier									
Sub-total [22000 - Office Equipment]	23,985			25,333	4,057	15,507	18,134	3.48%	3,796
23000 - Mechanical Equipment									
200 - Furnace	12,473	15	3	13,432	895	9,978	11,080	0.77%	838
2 Clubhouse- Furnaces #4 & #2									
210 - HVAC	7,127	12	0	7,127	594	7,127	609	0.51%	556
Clubhouse Office Air Conditioner									
220 - HVAC	1,760	12	11	2,309	192	147	301	0.17%	180
UV Air Scrubber									
600 - Water Heater	3,743	12	3	4,030	336	2,807	3,197	0.29%	314
Clubhouse									
Sub-total [23000 - Mechanical Equipment]	25,102			26,898	2,018	20,059	15,186	1.73%	1,888

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024
									Line Item Contribution based on Cash Flow Method
24000 - Furnishings									
200 - Chairs	2,474	5	1	2,536	507	1,979	2,536	0.44%	474
66 Clubhouse- Padded Folding Chairs									
204 - Chairs	1,648	18	3	1,775	99	1,373	1,502	0.08%	92
65 Clubhouse- Non Padded Folding Chairs									
330 - Tables	5,071	20	1	5,198	260	4,817	5,198	0.22%	243
23 Folding Tables									
334 - Tables	540	20	5	611	31	405	443	0.03%	29
7 Square Folding Tables									
620 - Office Desk, Chair	2,425	10	3	2,612	261	1,698	1,989	0.22%	244
2 Office Sets									
622 - Office Desk, Chair	728	10	5	823	82	364	447	0.07%	77
Office Set									
680 - Lockers	2,491	18	7	2,962	165	1,523	1,702	0.14%	154
Clubhouse Lower Floor									
900 - Miscellaneous	1,499	20	5	1,696	85	1,124	1,229	0.07%	79
4 Chair & Table Dollies									
910 - Window Coverings	2,673	20	13	3,685	184	936	1,096	0.16%	172
CH Upstairs- Roller Sun Shades									
Sub-total [24000 - Furnishings]	19,550			21,897	1,673	14,219	16,142	1.44%	1,566
24500 - Audio / Visual									
120 - Television	1,060	10	9	1,324	132	106	217	0.11%	124
Clubhouse									
24600 - Safety / Access									
560 - Cameras	918	6	5	1,039	173	153	314	0.15%	162
8 Security Cameras									
25000 - Flooring									
200 - Carpeting	3,010	15	2	3,162	211	2,608	2,879	0.18%	197
39 Sq. Yds. Clubhouse Office									
204 - Carpeting	5,732	15	7	6,814	454	3,057	3,525	0.39%	425
65 Sq. Yds. Clubhouse Lower Floor									
400 - Tile	15,655	22	13	21,580	981	6,404	7,294	0.84%	918
1,048 sf Downstairs Pool Bathroom Wall Tile									
700 - Vinyl	14,206	18	2	14,925	829	12,627	13,752	0.71%	776
1,895 sf Clubhouse									
920 - Coatings	8,901	12	3	9,585	799	6,676	7,603	0.69%	747
734 sf CH Downstairs Pool Bathroom Epoxy									
924 - Coatings	2,423	12	5	2,741	228	1,413	1,656	0.20%	214
314 sf Pool Pass Building Office Epoxy Floor									
Sub-total [25000 - Flooring]	49,926			58,807	3,502	32,786	36,708	3.01%	3,277

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
25500 - Wallcoverings									
300 - FRP 392 sf Pool Equipment Room	1,711	25	18	2,669	107	479	561	0.09%	100
26000 - Outdoor Equipment									
100 - Tot Lot: Play Equipment Playground- Little Tikes Structure	12,474	18	1	12,785	710	11,781	12,785	0.61%	665
104 - Tot Lot: Play Equipment 2 Swing Sets	3,748	25	13	5,167	207	1,799	1,998	0.18%	193
140 - Tot Lot: Safety Surface Tot Lot	5,300	10	1	5,432	543	4,770	5,433	0.47%	508
144 - Tot Lot: Safety Surface 175 lf Tot Lot Safety Surface Border	3,665	20	1	3,757	188	3,482	3,757	0.16%	176
280 - Picnic Tables 11 Clubhouse Deck & BBQ Area- Plastic Type	4,123	18	2	4,332	241	3,665	3,991	0.21%	225
284 - Picnic Tables BBQ Area- Composite Type	1,124	18	5	1,272	71	812	896	0.06%	66
288 - Picnic Tables 3 Various Areas- 8' Wood	2,993	20	5	3,386	169	2,245	2,454	0.15%	158
306 - Benches 11 Various Area Benches	8,185	15	4	9,035	602	6,003	6,712	0.52%	564
330 - Chairs 5 Pool Sand Chairs	1,874	10	2	1,969	197	1,499	1,729	0.17%	184
334 - Chairs 40 Pool Vinyl Strap Chairs	6,835	12	6	7,926	661	3,417	4,087	0.57%	618
340 - Chaise Lounges 56 Pool Lounges	15,434	12	6	17,898	1,492	7,717	9,228	1.28%	1,396
342 - Chairs 15 Adirondack Chairs	5,622	15	9	7,021	468	2,249	2,689	0.40%	438
360 - Bear Boxes Clubhouse & Gazebo	2,976	20	8	3,627	181	1,786	1,983	0.16%	170
376 - Pet Stations 4 Various Areas	1,213	5	1	1,243	249	970	1,243	0.21%	233
380 - Garbage Receptacles 12 Grounds	8,929	18	10	11,430	635	3,969	4,576	0.55%	594
480 - Drinking Fountain Tennis Court	4,867	20	1	4,989	249	4,624	4,989	0.21%	233
786 - Umbrellas 11 Pool (20%)	1,213	1	1	1,243	621	606	1,243	0.53%	581
787 - Umbrellas 2023 Only[nr:1]	424	1	0	0	0	424	0	0.00%	0
Sub-total [26000 - Outdoor Equipment]	91,000			102,514	7,484	61,817	69,794	6.43%	7,002

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
27000 - Appliances									
200 - Refrigerator Clubhouse Kitchen	1,874	12	2	1,969	164	1,562	1,761	0.14%	154
204 - Refrigerator Pool Pass Office	1,213	12	5	1,372	114	707	829	0.10%	107
260 - Cook Top Stove Clubhouse Kitchen- Stove Top	2,851	12	2	2,995	250	2,376	2,679	0.21%	234
274 - Oven: Wall Clubhouse Kitchen	3,120	12	2	3,278	273	2,600	2,931	0.23%	256
284 - Microwave Oven Clubhouse Kitchen	744	10	2	782	78	595	686	0.07%	73
Sub-total [27000 - Appliances]	9,801			10,396	879	7,840	8,886	0.76%	823
29000 - Infrastructure									
964 - Utilities Clubhouse	6,234	30	22	10,732	358	1,662	1,917	0.31%	335
30000 - Miscellaneous									
200 - BBQ BBQ Area	992	15	3	1,068	71	794	881	0.06%	67
810 - Maintenance Equipment Aerator- Husqvarna	10,343	10	3	11,138	1,114	7,240	8,481	0.96%	1,042
814 - Maintenance Equipment Snow Blower- Honda HSS1332A	4,591	10	3	4,945	494	3,214	3,765	0.42%	463
818 - Maintenance Equipment Snow Blower- Honda HS828	3,120	15	3	3,360	224	2,496	2,771	0.19%	210
Sub-total [30000 - Miscellaneous]	19,046			20,511	1,903	13,744	15,899	1.63%	1,781
Totals	1,865,131			2,205,347	116,441	1,028,224	1,112,741	100.00%	108,946
						<div>[A]</div> <div>[EndBal]</div>	<div>[B]</div> <div>[EndBal]</div>		
Percent Funded						65.03%	35.68%		

01000 - Paving

340 - Asphalt: Major Repairs	Useful Life 25	Remaining Life 22
28,150 sf Parking Major Repairs	Quantity 28,150	Unit of Measure Square Feet
	Cost /SqFt \$5.23	
	% Included 100.00%	Total Cost/Study \$147,148
Summary	Replacement Year 2045	Future Cost \$253,326

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 \$15.43	Qty * \$/SqFt \$63,741
	% Included 50.00%	Total Cost/Study \$31,870
Summary	Replacement Year 2024	Future Cost \$32,667

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

2023- No work indicated, increased remaining life from 2023 to 2024.
2022- Per client 9/23/2022, change remaining life from 2022 to 2023.
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 23
8,240 sf Pool Deck	Quantity 8,240	Unit of Measure Square Feet
	Cost /SqFt \$10.80	
	% Included 100.00%	Total Cost/Study \$89,021
Summary	Replacement Year 2046	Future Cost \$157,087

This is to repair and replace the concrete pavers.

2016- \$71,700 was expended.

04000 - Structural Repairs

204 - Siding	Useful Life 25	Remaining Life 8
2,242 sf Clubhouse Exterior (50%)	Quantity 2,242	Unit of Measure Square Feet
	Cost /SqFt \$15.43	Qty * \$/SqFt \$34,602
	% Included 50.00%	Total Cost/Study \$17,301
Summary	Replacement Year 2031	Future Cost \$21,080

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 23
2,471 sf Pool Building	Quantity 2,471	Unit of Measure Square Feet
	Cost /SqFt \$33.07	
	% Included 100.00%	Total Cost/Study \$81,721
Summary	Replacement Year 2046	Future Cost \$144,206

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.

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 \$27.56	Qty * \$/SqFt \$22,875
	% Included 50.00%	Total Cost/Study \$11,437
Summary	Replacement Year 2024	Future Cost \$11,723

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)

2023- No work indicated, increased remaining life from 2023 to 2024.
2022- Per client 9/23/2022, change remaining life from 2022 to 2023.
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 \$49.61	Qty * \$/SqFt \$41,175
	% Included 10.00%	Total Cost/Study \$4,117
Summary	Replacement Year 2024	Future Cost \$4,220

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)

2022- Per client 9/23/2022, change remaining life from 2022 to 2023.
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.

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 \$1.87	
	% Included 100.00%	Total Cost/Study \$1,687
Summary	Replacement Year 2024	Future Cost \$1,729

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.

2023- No work indicated, increased remaining life from 2023 to 2024.
2022- Per client 9/23/2022, change remaining life from 2022 to 2023.
2021- Remaining life extended from 2021 to 2022 per client.
2000- Placed in service.

912 - Doors	Useful Life 30	Remaining Life 3
4 Clubhouse Storefront Type Doors 4 Of 9	Quantity 4	Unit of Measure Items
	Cost /Itm \$4,851	
	% Included 100.00%	Total Cost/Study \$19,402
Summary	Replacement Year 2026	Future Cost \$20,894

This is to repair, replace and maintain the doors.

2- double sets store front type

2022- Per client 9/23/2022, change remaining life from 2022 to 2023. Per client, 10/27/22, extend remaining life from 2023 to 2026.
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 2
5 Clubhouse Storefront Type Doors 5 Of 9	Quantity 5	Unit of Measure Items
	Cost /Itm \$4,851	
	% Included 100.00%	Total Cost/Study \$24,253
Summary	Replacement Year 2025	Future Cost \$25,481

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 6
3 Clubhouse Slider Doors	Quantity 3	Unit of Measure Items
	Cost /Itm \$2,495	
	% Included 100.00%	Total Cost/Study \$7,484
Summary	Replacement Year 2029	Future Cost \$8,679

This is to replace the sliding glass doors.

1999- Placed in service.

920 - Doors	Useful Life 30	Remaining Life 6
10 Clubhouse Interior Doors	Quantity 10	Unit of Measure Items
	Cost /Itm \$1,003	
	% Included 100.00%	Total Cost/Study \$10,032
Summary	Replacement Year 2029	Future Cost \$11,634

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 23
7 Pool Building	Quantity 7	Unit of Measure Items
	Cost /Itm \$2,183	
	% Included 100.00%	Total Cost/Study \$15,279
Summary	Replacement Year 2046	Future Cost \$26,962

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 23
Pool Building Overhead Roll-Up Door	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,246	
	% Included 100.00%	Total Cost/Study \$1,246
Summary	Replacement Year 2046	Future Cost \$2,198
This is to replace the pool pass building maintenance 10'x10' overhead door.		

936 - Windows	Useful Life 30	Remaining Life 1
Northwest Replacements	Quantity 1	Unit of Measure Items
	Cost /Itm \$34,748	
	% Included 100.00%	Total Cost/Study \$34,748
Summary	Replacement Year 2024	Future Cost \$35,616
This is to replace the windows.		
2021- Per client 9/15/2021, remaining life extended from 2022 to 2024.		

940 - Windows	Useful Life 30	Remaining Life 1
Northeast Replacements	Quantity 1	Unit of Measure Items
	Cost /Itm \$17,809	
	% Included 100.00%	Total Cost/Study \$17,809
Summary	Replacement Year 2024	Future Cost \$18,255
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 1
Office Interior To Greatroom Windows	Quantity 1	Unit of Measure Items
	Cost /Itm \$11,024	
	% Included 100.00%	Total Cost/Study \$11,024
Summary	Replacement Year 2024	Future Cost \$11,300
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.		

948 - Windows	Useful Life 30	Remaining Life 1
Southwest Replacements	Quantity 1	Unit of Measure Items
	Cost /Itm \$17,809	
	% Included 100.00%	Total Cost/Study \$17,809
Summary	Replacement Year 2024	Future Cost \$18,255
This is to replace the windows.		
Per client, 10/27/22, extend remaining life from 2023 to 2024.		
2021- Remaining life extended from 2021 to 2023 per client.		

04000 - Structural Repairs

952 - Windows	Useful Life 30	Remaining Life 1
Front Replacements	Quantity 1	Unit of Measure Items
	Cost /Itm \$17,809	
	% Included 100.00%	Total Cost/Study \$17,809
Summary	Replacement Year 2024	Future Cost \$18,255

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 30
445 sf CH Front Entry- Structural Mod	Quantity 445	Unit of Measure Square Feet
	Cost /SqFt \$154	
	% Included 100.00%	Total Cost/Study \$68,680
Summary	Replacement Year 2053	Future Cost \$144,060

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 10
445 sf CH Front Entry-Decking/Railing Repair	Quantity 445	Unit of Measure Square Feet
	Cost /SqFt \$49.61	
	% Included 100.00%	Total Cost/Study \$22,076
Summary	Replacement Year 2033	Future Cost \$28,259

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.

120 - Wood	Useful Life 40	Remaining Life 34
445 sf CH- Northeast Structural Mod	Quantity 445	Unit of Measure Square Feet
	Cost /SqFt \$99.22	
	% Included 100.00%	Total Cost/Study \$44,151
Summary	Replacement Year 2057	Future Cost \$102,224

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 34
200 sf CH Northeast Decking/Railing Only	Quantity 200	Unit of Measure Square Feet
	Cost /SqFt \$49.61	
	% Included 100.00%	Total Cost/Study \$9,922
Summary	Replacement Year 2057	Future Cost \$22,972

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.

140 - Wood	Useful Life 40	Remaining Life 1
445 sf CH Southwest Structural Mod	Quantity 445	Unit of Measure Square Feet
	Cost /SqFt \$99.22	
	% Included 100.00%	Total Cost/Study \$44,151
Summary	Replacement Year 2024	Future Cost \$45,255

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

2023- No work indicated, increased remaining life from 2023 to 2024.
2022- Per client 9/23/2022, change remaining life from 2022 to 2023.
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 \$49.61	
	% Included 100.00%	Total Cost/Study \$9,128
Summary	Replacement Year 2024	Future Cost \$9,356

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

2023- No work indicated, increased remaining life from 2023 to 2024.
2022- Per client 9/23/2022, change remaining life from 2022 to 2023.
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 \$90.40	
	% Included 100.00%	Total Cost/Study \$80,453
Summary	Replacement Year 2024	Future Cost \$82,464

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

2022- Per client 9/23/2022, change remaining life from 2022 to 2023. Per client, 10/27/22, extend remaining life from 2023 to 2024.

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 \$49.61	
	% Included 100.00%	Total Cost/Study \$22,621
Summary	Replacement Year 2024	Future Cost \$23,187

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

2022- Per client 9/23/2022, change remaining life from 2022 to 2023. Per client, 10/27/22, extend remaining life from 2023 to 2024.

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

960 - CA Mandated Inspections	Useful Life 9	Remaining Life 1
2 Clubhouse Decks	Quantity 2	Unit of Measure Items
	Cost /Itm \$827	
	% Included 100.00%	Total Cost/Study \$1,654
Summary	Replacement Year 2024	Future Cost \$1,695

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.

05000 - Roofing

440 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 18
28 Squares- Pool Building	Quantity 28	Unit of Measure Squares
	Cost /Sqrs \$496	
	% Included 100.00%	Total Cost/Study \$13,890
Summary	Replacement Year 2041	Future Cost \$21,664

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.

444 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 2
9 Squares- BBQ Shade Structure	Quantity 9	Unit of Measure Squares
	Cost /Sqrs \$496	
	% Included 100.00%	Total Cost/Study \$4,465
Summary	Replacement Year 2025	Future Cost \$4,691

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 10
55 Squares- Clubhouse	Quantity 55	Unit of Measure Squares
	Cost /Sqrs \$1,372	
	% Included 100.00%	Total Cost/Study \$75,487
Summary	Replacement Year 2033	Future Cost \$96,630

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.

780 - Heat Tape	Useful Life 10	Remaining Life 3
110 lf Pool Building Roof	Quantity 110	Unit of Measure Linear Feet
	Cost /l.f. \$17.64	
	% Included 100.00%	Total Cost/Study \$1,940
Summary	Replacement Year 2026	Future Cost \$2,089

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 0	
Clubhouse	Quantity 1	Unit of Measure Building	
	Cost /Bldg \$9,854		
	% Included 100.00%	Total Cost/Study \$9,854	
Summary	Replacement Year 2023	Future Cost \$9,854	

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

2023- \$9,854 was expended for drywall, paint, doors, windows, finish & electrical.
2022- Per client 9/23/2022, change remaining life from 2022 to 2023.
2021- Reduced remaining life from 2023 to 2022 per client.

102 - General	Useful Life 15	Remaining Life 3	
12 Clubhouse - Floor Mats	Quantity 12	Unit of Measure Items	
	Cost /Itm \$442		
	% Included 100.00%	Total Cost/Study \$5,300	
Summary	Replacement Year 2026	Future Cost \$5,708	

This is to replace the floor mats.

2023- \$277 was expended.
2022- Per client 10/28/22, add floor mats, may need replacement in near future. Added as a reserve study component, client input will further define this component.

103 - General	Useful Life 1	Remaining Life 0	Treatment [nr:1]
2023 Only	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$277		
	% Included 100.00%	Total Cost/Study \$277	
Summary	Replacement Year 2023	Future Cost \$277	

This is for the \$277 expended.

104 - General	Useful Life 25	Remaining Life 18	
Pool Building Office	Quantity 1	Unit of Measure Room	
	Cost /Rm \$5,611		
	% Included 100.00%	Total Cost/Study \$5,611	
Summary	Replacement Year 2041	Future Cost \$8,752	

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

lower cabinet/counters- 37 If

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.

08000 - Rehab

106 - Doors	Useful Life 15	Remaining Life 1
40 Clubhouse - Rekey	Quantity 40	Unit of Measure Items
	Cost /Itm \$265	
	% Included 100.00%	Total Cost/Study \$10,600
Summary	Replacement Year 2024	Future Cost \$10,865

This is for rekeying 40 door handle locks.

2022- Per client 10/28/22, add rekeying door handle locks, anticipated in near future. Added as a reserve study component.

220 - Restrooms	Useful Life 15	Remaining Life 7
Clubhouse Upstairs	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$3,406	
	% Included 100.00%	Total Cost/Study \$3,406
Summary	Replacement Year 2030	Future Cost \$4,049

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 was expended.

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

224 - Bathrooms	Useful Life 20	Remaining Life 11
2 Clubhouse Downstairs Pool Bathrooms	Quantity 2	Unit of Measure Room
	Cost /Rm \$7,717	
	% Included 100.00%	Total Cost/Study \$15,434
Summary	Replacement Year 2034	Future Cost \$20,250

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 2
Clubhouse	Quantity 1	Unit of Measure Room
	Cost /Rm \$27,560	
	% Included 100.00%	Total Cost/Study \$27,560
Summary	Replacement Year 2025	Future Cost \$28,955

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

2022- Per client 9/23/2022, change remaining life from 2022 to 2023. Per client, 10/27/22, extend remaining life from 2023 to 2025.
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 3
252 lf Lap Pool	Quantity 252	Unit of Measure Linear Feet
	Cost /l.f. \$171	
	% Included 100.00%	Total Cost/Study \$43,060
Summary	Replacement Year 2026	Future Cost \$46,371

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. \$313	
	% Included 100.00%	Total Cost/Study \$15,941
Summary	Replacement Year 2023	Future Cost \$15,941

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

2023- \$15,941 was expended.
2022- \$15,392 is anticipated in 2023, per client 9/23/2022. Increased cost from \$8,752 to \$15,392.
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 18
252 If Lap Pool	Quantity 252	Unit of Measure Linear Feet
	Cost /l.f. \$55.12	
	% Included 100.00%	Total Cost/Study \$13,890
Summary	Replacement Year 2041	Future Cost \$21,664
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 0
51 If Wading Pool	Quantity 51	Unit of Measure Linear Feet
	Cost /l.f. \$64.31	
	% Included 100.00%	Total Cost/Study \$3,280
Summary	Replacement Year 2023	Future Cost \$3,280
This is to replace the tile, coping and mastic in conjunction with every other resurfacing cycle.		
2023- \$3,280 was expended.		
2022- \$3,200 is anticipated in 2023, per client 9/23/2022. Increased cost from \$2,652 to \$3,200.		
2016- Placed in service.		

400 - ADA Chair Lift	Useful Life 10	Remaining Life 2
Wading Pool	Quantity 1	Unit of Measure Items
	Cost /Itm \$9,977	
	% Included 100.00%	Total Cost/Study \$9,977
Summary	Replacement Year 2025	Future Cost \$10,482
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 33
Lap & Wading Pool Deck Pavers	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$37,228	
	% Included 100.00%	Total Cost/Study \$37,228
Summary	Replacement Year 2056	Future Cost \$84,093
This is to replace the pool area pavers.		
2016- Placed in service.		

12000 - Pool

700 - Chemical System	Useful Life 10	Remaining Life 9
Lap Pool Saline System	Quantity 1	Unit of Measure System
	Cost /Sys \$17,200	
	% Included 100.00%	Total Cost/Study \$17,200
Summary	Replacement Year 2032	Future Cost \$21,480

This is to replace the Hayward PPD Saline System saline system.

2023- Per client 9/19/2023, \$17,200 was expended in 2022 to install 1 Hayward PPD Saline System
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 \$326	
	% Included 100.00%	Total Cost/Study \$652
Summary	Replacement Year 2024	Future Cost \$668

This is to replace the chemical sensors.

2022- \$615 is anticipated.
2021- Per client, add an additional component for 2 sensors at \$300/each per year (\$600/year).

704 - Chemical System	Useful Life 10	Remaining Life 9
Wading Pool Salt Water System	Quantity 1	Unit of Measure Items
	Cost /Itm \$5,100	
	% Included 100.00%	Total Cost/Study \$5,100
Summary	Replacement Year 2032	Future Cost \$6,369

This is to replace the Hayward Awuarire 940 Salt Water System.

2023- Per client 9/19/2023, \$5,100 was expended in 2022 to install 1 Hayward Awuarire 940 Salt Water System.
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 \$331	
	% Included 100.00%	Total Cost/Study \$661
Summary	Replacement Year 2024	Future Cost \$678

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).

12000 - Pool

708 - Chemical System	Useful Life 5	Remaining Life 3
2 Lap Pool Stenner Pumps	Quantity 2	Unit of Measure Items
	Cost /Itm \$744	
	% Included 100.00%	Total Cost/Study \$1,488
Summary	Replacement Year 2026	Future Cost \$1,603

This is to replace the lap pool Stenner pumps.

2021- Extend remaining life from 2021 to 2026 per client.
2016- Placed in service.

712 - Chemical System	Useful Life 5	Remaining Life 3
2 Wading Pool Stenner Pumps	Quantity 2	Unit of Measure Items
	Cost /Itm \$744	
	% Included 100.00%	Total Cost/Study \$1,488
Summary	Replacement Year 2026	Future Cost \$1,603

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 2
Pool Drain & Skimmer Covers	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$2,497	
	% Included 100.00%	Total Cost/Study \$2,497
Summary	Replacement Year 2025	Future Cost \$2,623

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.

716 - Equipment: Replacement	Useful Life 10	Remaining Life 2
Lap Pool Sondex Heat Exchanger	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,410	
	% Included 100.00%	Total Cost/Study \$4,410
Summary	Replacement Year 2025	Future Cost \$4,633

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

2022- Per client 9/23/2022, change useful life from 5 to 10 years and remaining life from 2021 to 2025.
2021- \$4,000 is anticipated per client.
2016- Placed in service.

12000 - Pool

718 - Equipment: Replacement	Useful Life 10	Remaining Life 9
Pool Wave Vacuum	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,516	
	% Included 100.00%	Total Cost/Study \$1,516
Summary	Replacement Year 2032	Future Cost \$1,893

This is to replace the lap pool dolphin wave vacuum.

2023- Per client 9/19/2023, \$1,516 was expended in 2022 for a pool dolphin wave vacuum.
2021- \$4,000 is anticipated per client.
2016- Placed in service.

720 - Equipment: Replacement	Useful Life 20	Remaining Life 13
2 Lap Pool Pressure Tanks	Quantity 2	Unit of Measure Items
	Cost /Itm \$744	
	% Included 100.00%	Total Cost/Study \$1,488
Summary	Replacement Year 2036	Future Cost \$2,052

This is to replace the lap pool pressure tanks.

2016- Placed in service.

724 - Heater	Useful Life 15	Remaining Life 3
Lap Pool Boiler	Quantity 1	Unit of Measure Items
	Cost /Itm \$33,920	
	% Included 100.00%	Total Cost/Study \$33,920
Summary	Replacement Year 2026	Future Cost \$36,528

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

2022- Per client 9/23/2022, change useful life from 10 to 15 years and increase cost from \$28,000 to \$30,000.
2016- Placed in service.

728 - Heater	Useful Life 10	Remaining Life 3
Wading Pool	Quantity 1	Unit of Measure Items
	Cost /Itm \$8,731	
	% Included 100.00%	Total Cost/Study \$8,731
Summary	Replacement Year 2026	Future Cost \$9,402

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

2016- Placed in service.

730 - Filter	Useful Life 15	Remaining Life 8
Lap Pool	Quantity 1	Unit of Measure Items
	Cost /Itm \$14,965	
	% Included 100.00%	Total Cost/Study \$14,965
Summary	Replacement Year 2031	Future Cost \$18,233

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

2016- Placed in service.

12000 - Pool

732 - Filter	Useful Life 5	Remaining Life 4
Lap Pool- Sand Replacement	Quantity 1	Unit of Measure Items
	Cost /Itm \$5,209	
	% Included 100.00%	Total Cost/Study \$5,209
Summary	Replacement Year 2027	Future Cost \$5,750

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

2022- \$4,914 was expended.

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.

734 - Filter	Useful Life 14	Remaining Life 7
Wading Pool	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,874	
	% Included 100.00%	Total Cost/Study \$1,874
Summary	Replacement Year 2030	Future Cost \$2,228

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

2016- Placed in service.

736 - Filter	Useful Life 14	Remaining Life 7
Wading Pool- Sand Replacement	Quantity 1	Unit of Measure Items
	Cost /Itm \$551	
	% Included 100.00%	Total Cost/Study \$551
Summary	Replacement Year 2030	Future Cost \$655

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.

738 - Pumps	Useful Life 25	Remaining Life 24
Pool Pump VSD	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,650	
	% Included 100.00%	Total Cost/Study \$2,650
Summary	Replacement Year 2047	Future Cost \$4,793

This is to replace the pool pump VSD.

2022- \$2,500 was expended. Added as a reserve study component, cost and schedule per client direction.

740 - Pumps	Useful Life 8	Remaining Life 1
Pool Grundfos Heater Pump	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,243	
	% Included 100.00%	Total Cost/Study \$2,243
Summary	Replacement Year 2024	Future Cost \$2,299

This is to replace the Grundfos pool heater circulation pump.

2016- Placed in service.

12000 - Pool

744 - Pumps	Useful Life 6	Remaining Life 5	
Lap Pool Pentair 7.5 HP Pump	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,998		
	% Included 100.00%	Total Cost/Study	\$6,998
Summary	Replacement Year 2028	Future Cost	\$7,918

This is to replace the Pentair 7.5 hp pump.

2022- \$6,602 was expended. Per client 9/23/2022, change useful life from 8 to 6 years.
2020- Per client 10/14/2020, \$6,800 is anticipated in 2024.
2016- Placed in service.

748 - Pumps	Useful Life 8	Remaining Life 0	
Wading Pool Sta Rite 2 HP Pump	Quantity 1	Unit of Measure	Items
	Cost /Itm \$3,030		
	% Included 100.00%	Total Cost/Study	\$3,030
Summary	Replacement Year 2023	Future Cost	\$3,030

This is to replace the Hayward 2.7hp vs950 Speed Pump,

2023- \$3,030 was expended to replace the Sta Rite 2 hp pump with a Hayward 2.7hp vs950 Speed 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	Useful Life 15	Remaining Life 1	
Lap Pool Cover (3 in 1)	Quantity 1	Unit of Measure	Items
	Cost /Itm \$9,787		
	% Included 100.00%	Total Cost/Study	\$9,787
Summary	Replacement Year 2024	Future Cost	\$10,032

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

2023- Per client 10/20/2023, \$9,787 is anticipated in 2024 for a replacement cover.
2015- \$6,201 was expended to replace cover.

754 - Cover	Useful Life 8	Remaining Life 3	
Wading Pool	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,494		
	% Included 100.00%	Total Cost/Study	\$1,494
Summary	Replacement Year 2026	Future Cost	\$1,609

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

2023- Per client 11/3/2023, increase remaining life from 2024 to 2026.
2015- \$1,200 anticipated to replace.

12000 - Pool

754 - Cover	Useful Life 15	Remaining Life 12
Lap Pool Safety Cover	Quantity 1	Unit of Measure Items
	Cost /Itm \$10,845	
	% Included 100.00%	Total Cost/Study \$10,845
Summary	Replacement Year 2035	Future Cost \$14,585
This is to replace the pool cover. The cover should be properly cleaned and stored during non-use to ensure maximum life.		
2023- Per client 9/19/2023, \$10,845 was expended in 2020 for a lap pool safety cover.		
2015- \$6,201 was expended to replace cover.		

760 - Lane Ropes	Useful Life 5	Remaining Life 3
225 If Lap Pool	Quantity 225	Unit of Measure Linear Feet
	Cost /l.f. \$12.46	
	% Included 100.00%	Total Cost/Study \$2,803
Summary	Replacement Year 2026	Future Cost \$3,018
This is to replace the three 75 feet each anti-wave racing lane ropes.		
2023- Per client 11/3/2023, increase remaining life from 2024 to 2026.		
2021- Remaining life extended from 2021 to 2022 per client.		

950 - Furniture: Lifeguard Chair	Useful Life 10	Remaining Life 2
3 Pool	Quantity 3	Unit of Measure Items
	Cost /Itm \$744	
	% Included 100.00%	Total Cost/Study \$2,232
Summary	Replacement Year 2025	Future Cost \$2,345
This is to replace the Tailwind lifeguard chair.		

990 - Storage Reel	Useful Life 10	Remaining Life 2
Lap Pool Cover Reel	Quantity 1	Unit of Measure Items
	Cost /Itm \$3,241	
	% Included 100.00%	Total Cost/Study \$3,241
Summary	Replacement Year 2025	Future Cost \$3,405
This is to replace the lap pool cover reel.		
2015- Placed in service.		

12000 - Pool

994 - Miscellaneous	Useful Life 10	Remaining Life 3
3 Pool Sunshades	Quantity 3	Unit of Measure Items
	Cost /Itm \$5,650	
	% Included 100.00%	Total Cost/Study \$16,949
Summary	Replacement Year 2026	Future Cost \$18,253

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

2023- Per client 11/3/2023, increase remaining life from 2025 to 2026.
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 3
13,200 sf [2] Tennis Courts	Quantity 13,200	Unit of Measure Square Feet
	Cost /SqFt \$2.69	
	% Included 100.00%	Total Cost/Study \$35,506
Summary	Replacement Year 2026	Future Cost \$38,236

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

2022- Per client, 10/27/22, extend remaining life from 2025 to 2026.
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.

500 - Resurface	Useful Life 21	Remaining Life 16
13,200 sf [2] Tennis Courts	Quantity 13,200	Unit of Measure Square Feet
	Cost /SqFt \$6.23	
	% Included 100.00%	Total Cost/Study \$82,285
Summary	Replacement Year 2039	Future Cost \$122,153

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.

700 - Screen	Useful Life 15	Remaining Life 14
Fence Screen - North Side	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,064	
	% Included 100.00%	Total Cost/Study \$1,064
Summary	Replacement Year 2037	Future Cost \$1,503

This is to replace the court perimeter windscreen.

2023- Per client 9/19/2023, \$1,064 was expended in 2022 to install a tennis court fence screen, north side.

17000 - Tennis Court

17500 - Basketball / Sport Court

300 - Basketball Standard	Useful Life 15	Remaining Life 3
Tennis Court	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,874	
	% Included 100.00%	Total Cost/Study \$1,874
Summary	Replacement Year 2026	Future Cost \$2,018

This is to replace the basketball standard.

18000 - Landscaping

100 - Irrigation: Misc.	Useful Life 20	Remaining Life 16
Sprinkler System	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$15,965	
	% Included 100.00%	Total Cost/Study \$15,965
Summary	Replacement Year 2039	Future Cost \$23,700

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 11
Pool Area Landscaping/Irrigation	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$12,733	
	% Included 100.00%	Total Cost/Study \$12,733
Summary	Replacement Year 2034	Future Cost \$16,706

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.

300 - Irrigation: Backflow Preventors	Useful Life 20	Remaining Life 3
Clubhouse South Buried Backflow	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,491	
	% Included 100.00%	Total Cost/Study \$2,491
Summary	Replacement Year 2026	Future Cost \$2,683

This is to replace the backflow prevention valve.

400 - Turf Renovation	Useful Life 20	Remaining Life 16
Flag Pole Lawn	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$18,531	
	% Included 100.00%	Total Cost/Study \$18,531
Summary	Replacement Year 2039	Future Cost \$27,510

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.

19000 - Fencing

100 - Chain Link: 10'	Useful Life 30	Remaining Life 25
76 If Mesh at Tennis Court Divider	Quantity 76	Unit of Measure Linear Feet
	Cost /l.f. \$44.10	
	% Included 100.00%	Total Cost/Study \$3,351
Summary	Replacement Year 2048	Future Cost \$6,213

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.

130 - Chain Link: 10'	Useful Life 30	Remaining Life 24
500 If Tennis Court Perimeter	Quantity 500	Unit of Measure Linear Feet
	Cost /l.f. \$88.19	
	% Included 100.00%	Total Cost/Study \$44,096
Summary	Replacement Year 2047	Future Cost \$79,758

This is to replace the 10' chain link fencing.

perimeter- 460 If
center fencing- 40 If

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.

224 - Wrought Iron	Useful Life 30	Remaining Life 23
684 If Pool Perimeter (10%)	Quantity 684	Unit of Measure Linear Feet
	Cost /l.f. \$44.10	Qty * \$/l.f. \$30,162
	% Included 10.00%	Total Cost/Study \$3,016
Summary	Replacement Year 2046	Future Cost \$5,322

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 If
4' pool ADA ramp- 64 If (new in 2016)

19000 - Fencing

228 - Tubular Steel: 6'	Useful Life 30	Remaining Life 25
165 lf Tot Lot Perimeter	Quantity 165	Unit of Measure Linear Feet
	Cost /l.f. \$31.97	
	% Included 100.00%	Total Cost/Study \$5,275
Summary	Replacement Year 2048	Future Cost \$9,780

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.

234 - Wrought Iron	Useful Life 30	Remaining Life 8
684 lf Pool Perimeter (90%)	Quantity 684	Unit of Measure Linear Feet
	Cost /l.f. \$44.10	Qty * \$/l.f. \$30,162
	% Included 90.00%	Total Cost/Study \$27,145
Summary	Replacement Year 2031	Future Cost \$33,074

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. \$165	
	% Included 100.00%	Total Cost/Study \$6,614
Summary	Replacement Year 2024	Future Cost \$6,780

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.

360 - Wood: Split Rail	Useful Life 25	Remaining Life 9
281 lf Clubhouse North Perimeter	Quantity 281	Unit of Measure Linear Feet
	Cost /l.f. \$18.74	
	% Included 100.00%	Total Cost/Study \$5,266
Summary	Replacement Year 2032	Future Cost \$6,577

This is to replace the split rail fencing.

2022- Per client 9/23/2022, remaining life from 2028 to 2032.

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 \$99.22	
	% Included 100.00%	Total Cost/Study \$992
Summary	Replacement Year 2026	Future Cost \$1,068

This is to replace the building exterior lighting fixtures.

2023- Per client 11/3/2023, increase remaining life from 2024 to 2026.

104 - Exterior: Misc. Fixtures	Useful Life 15	Remaining Life 8
7 Pool Pass Building	Quantity 7	Unit of Measure Items
	Cost /Itm \$154	
	% Included 100.00%	Total Cost/Study \$1,080
Summary	Replacement Year 2031	Future Cost \$1,316

This is to replace the building exterior lighting fixtures.

21000 - Signage

714 - Wood Monument	Useful Life 15	Remaining Life 3
Cobble Base Monument W/Trellis/Signage- West Entry	Quantity 1	Unit of Measure Items
	Cost /Itm \$11,024	
	% Included 100.00%	Total Cost/Study \$11,024
Summary	Replacement Year 2026	Future Cost \$11,872

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.

Per client, 10/27/22, extend remaining life from 2023 to 2026.

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 3
Clubhouse Tri-Post Monument	Quantity 1	Unit of Measure Items
	Cost /Itm \$6,614	
	% Included 100.00%	Total Cost/Study \$6,614
Summary	Replacement Year 2026	Future Cost \$7,123

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

2023- Per client 11/3/2023, increase remaining life from 2024 to 2026.

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 3
All Wood Monument- East Entrance	Quantity 1	Unit of Measure Items
	Cost /Itm \$6,614	
	% Included 100.00%	Total Cost/Study \$6,614
Summary	Replacement Year 2026	Future Cost \$7,123

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.

Per client, 10/27/22, extend remaining life from 2023 to 2026.

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

200 - Computers, Misc.	Useful Life 5	Remaining Life 4
2 Pass Office Laptop	Quantity 2	Unit of Measure Items
	Cost /Itm \$590	
	% Included 100.00%	Total Cost/Study \$1,180
Summary	Replacement Year 2027	Future Cost \$1,302

This is to replace the Pass office laptops.

2023- Per client 9/19/2023, there are 2 laptops, changed quantity from 1 to 2.

2022- \$1,113 was expended for 2 pass office laptops.

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 3
Administration Office Desktop	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,389	
	% Included 100.00%	Total Cost/Study \$1,389
Summary	Replacement Year 2026	Future Cost \$1,495

This is to replace the administration office desktop computer.

2022- Per client 9/23/2022, \$1,310 was expended in 2021 to replace.

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.

218 - Computers, Misc.	Useful Life 5	Remaining Life 3
Clerical Office Desktop	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,389	
	% Included 100.00%	Total Cost/Study \$1,389
Summary	Replacement Year 2026	Future Cost \$1,495

This is to replace the GM office desktop computer.

2022- Per client 9/23/2022, \$1,310 was expended in 2021 to replace.

2017- This was added to the study per client.

22000 - Office Equipment

220 - Computers, Misc.	Useful Life 5	Remaining Life 3
GM Office Desktop	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,389	
	% Included 100.00%	Total Cost/Study \$1,389
Summary	Replacement Year 2026	Future Cost \$1,495

This is to replace the GM office desktop computer.

2022- Per client 9/23/2022, \$1,310 was expended in 2021 to replace.
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 4
2 Office Laptops	Quantity 2	Unit of Measure Items
	Cost /Itm \$755	
	% Included 100.00%	Total Cost/Study \$1,510
Summary	Replacement Year 2027	Future Cost \$1,667

This is to replace the office laptop.

1-Maintenance, 1-Operations

2022- Per client 10/27/2022, one laptop was replaced in 2021 for \$665, one laptop in 2022 for \$1,071. Extend remaining life from 2023 to 2027.
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.

224 - Computers, Misc.	Useful Life 5	Remaining Life 0
Office Laptops- Manager	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,656	
	% Included 100.00%	Total Cost/Study \$1,656
Summary	Replacement Year 2023	Future Cost \$1,656

This is to replace the office laptop.

2023- \$1,656 was expended for Manager.

230 - Computers, Misc.	Useful Life 4	Remaining Life 1
Pool System- Printer, Scanner, Software	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$3,307	
	% Included 100.00%	Total Cost/Study \$3,307
Summary	Replacement Year 2024	Future Cost \$3,390

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.

22000 - Office Equipment

260 - iPad	Useful Life 5	Remaining Life 4
Office iPad	Quantity 1	Unit of Measure Items
	Cost /Itm \$943	
	% Included 100.00%	Total Cost/Study \$943
Summary	Replacement Year 2027	Future Cost \$1,041
This is to replace the iPads.		
2022- \$890 expended for office ipad. Placed in service.		

300 - Copier	Useful Life 10	Remaining Life 2
Office Copier	Quantity 1	Unit of Measure Items
	Cost /Itm \$11,222	
	% Included 100.00%	Total Cost/Study \$11,222
Summary	Replacement Year 2025	Future Cost \$11,791
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 3
2 Clubhouse- Furnaces #4 & #2	Quantity 2	Unit of Measure Items
	Cost /Itm \$6,236	
	% Included 100.00%	Total Cost/Study \$12,473
Summary	Replacement Year 2026	Future Cost \$13,432
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		
2023- Per client 11/3/2023, increase remaining life from 2025 to 2026.		
2022-Per client, 10/27/22, extend remaining life from 2023 to 2025.		
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 12	Remaining Life 0
Clubhouse Office Air Conditioner	Quantity 1	Unit of Measure Items
	Cost /Itm \$7,127	
	% Included 100.00%	Total Cost/Study \$7,127
Summary	Replacement Year 2023	Future Cost \$7,127
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.		
2023- \$7,127 was expended for upgraded HVAC, replaced as part of rehab.		
2021- Per client 9/15/2021, remaining life extended from 2022 to 2023.		

23000 - Mechanical Equipment

220 - HVAC	Useful Life 12	Remaining Life 11
UV Air Scrubber	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,760	
	% Included 100.00%	Total Cost/Study \$1,760
Summary	Replacement Year 2034	Future Cost \$2,309

This is to replace the HVAC UV Air scrubber.

2023- Per client 9/19/2023, \$1,760 was expended in 2022 to purchase a HVAC UV air scrubber, upgrade.

600 - Water Heater	Useful Life 12	Remaining Life 3
Clubhouse	Quantity 1	Unit of Measure Items
	Cost /Itm \$3,743	
	% Included 100.00%	Total Cost/Study \$3,743
Summary	Replacement Year 2026	Future Cost \$4,030

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

2023- Per client 11/3/2023, increase remaining life from 2024 to 2026.

24000 - Furnishings

200 - Chairs	Useful Life 5	Remaining Life 1
66 Clubhouse- Padded Folding Chairs	Quantity 66	Unit of Measure Items
	Cost /Itm \$37.48	
	% Included 100.00%	Total Cost/Study \$2,474
Summary	Replacement Year 2024	Future Cost \$2,536

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 3
65 Clubhouse- Non Padded Folding Chairs	Quantity 65	Unit of Measure Items
	Cost /Itm \$25.36	
	% Included 100.00%	Total Cost/Study \$1,648
Summary	Replacement Year 2026	Future Cost \$1,775

This is to replace the non padded folding chairs.

330 - Tables	Useful Life 20	Remaining Life 1
23 Folding Tables	Quantity 23	Unit of Measure Items
	Cost /Itm \$220	
	% Included 100.00%	Total Cost/Study \$5,071
Summary	Replacement Year 2024	Future Cost \$5,198

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.

24000 - Furnishings

334 - Tables	Useful Life 20	Remaining Life 5
7 Square Folding Tables	Quantity 7	Unit of Measure Items
	Cost /Itm \$77.17	
	% Included 100.00%	Total Cost/Study \$540
Summary	Replacement Year 2028	Future Cost \$611
This is to replace the 3'x3' tables.		

620 - Office Desk, Chair	Useful Life 10	Remaining Life 3
2 Office Sets	Quantity 2	Unit of Measure Items
	Cost /Itm \$1,213	
	% Included 100.00%	Total Cost/Study \$2,425
Summary	Replacement Year 2026	Future Cost \$2,612
This is to replace two of the three wood office desks and executive chairs.		
2018- \$614 was expended for one which is now provided for within a separate component.		
2016- \$2,000 was expended for 2 only.		

622 - Office Desk, Chair	Useful Life 10	Remaining Life 5
Office Set	Quantity 1	Unit of Measure Items
	Cost /Itm \$728	
	% Included 100.00%	Total Cost/Study \$728
Summary	Replacement Year 2028	Future Cost \$823
This is to replace the one of three wood office desks and executive chairs.		
2018- \$614 was expended for one set.		

680 - Lockers	Useful Life 18	Remaining Life 7
Clubhouse Lower Floor	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,491	
	% Included 100.00%	Total Cost/Study \$2,491
Summary	Replacement Year 2030	Future Cost \$2,962
This is to replace the custom wood lockers.		
8' lockers- 10 lf		
5' lockers- 3 lf		
2022- Per client, 10/27/22, extend remaining life from 2023 to 2030.		
2020- Per client 10/14/2020, increase remaining life from 2021 to 2023.		
2003- Placed in service.		

900 - Miscellaneous	Useful Life 20	Remaining Life 5
4 Chair & Table Dollies	Quantity 4	Unit of Measure Items
	Cost /Itm \$375	
	% Included 100.00%	Total Cost/Study \$1,499
Summary	Replacement Year 2028	Future Cost \$1,696
This is to replace the table and chair dollies.		
2- chair dollies		
2- table dollies		

24000 - Furnishings

910 - Window Coverings	Useful Life 20	Remaining Life 13
CH Upstairs- Roller Sun Shades	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$2,673	
	% Included 100.00%	Total Cost/Study \$2,673
Summary	Replacement Year 2036	Future Cost \$3,685
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 9
Clubhouse	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,060	
	% Included 100.00%	Total Cost/Study \$1,060
Summary	Replacement Year 2032	Future Cost \$1,324
This is to replace the NEC 42" television.		
2022- \$1,000 was expended, included mics, spekaer and hardware.		
2020- Per client 10/14/2020, increase remaining life from 2021 to 2023.		

24600 - Safety / Access

560 - Cameras	Useful Life 6	Remaining Life 5
8 Security Cameras	Quantity 8	Unit of Measure Items
	Cost /Itm \$115	
	% Included 100.00%	Total Cost/Study \$918
Summary	Replacement Year 2028	Future Cost \$1,039
This is to replace the video cameras.		
2022- \$866 was expended. Added as a reserve study component, cost per client direction.		

25000 - Flooring

200 - Carpeting	Useful Life 15	Remaining Life 2
39 Sq. Yds. Clubhouse Office	Quantity 39	Unit of Measure Square Yard
	Cost /SqYd \$77.17	
	% Included 100.00%	Total Cost/Study \$3,010
Summary	Replacement Year 2025	Future Cost \$3,162
This is to replace the carpeting.		
office- 287 sf		
stairs to office- 65 sf		
2022- Per client, 10/27/22, extend remaining life from 2023 to 2025.		
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 7
65 Sq. Yds. Clubhouse Lower Floor	Quantity 65	Unit of Measure Square Yard
	Cost /SqYd \$88.19	
	% Included 100.00%	Total Cost/Study \$5,732
Summary	Replacement Year 2030	Future Cost \$6,814

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 13
1,048 sf Downstairs Pool Bathroom Wall Tile	Quantity 1,048	Unit of Measure Square Feet
	Cost /SqFt \$14.94	
	% Included 100.00%	Total Cost/Study \$15,655
Summary	Replacement Year 2036	Future Cost \$21,580

This is to replace the wall tile.

2014- Placed in service

700 - Vinyl	Useful Life 18	Remaining Life 2
1,895 sf Clubhouse	Quantity 1,895	Unit of Measure Square Feet
	Cost /SqFt \$7.50	
	% Included 100.00%	Total Cost/Study \$14,206
Summary	Replacement Year 2025	Future Cost \$14,925

This is to replace the vinyl plank flooring.

2022- Per client, 10/27/22, extend remaining life from 2023 to 2025.
2005- Placed in service.

920 - Coatings	Useful Life 12	Remaining Life 3
734 sf CH Downstairs Pool Bathroom Epoxy	Quantity 734	Unit of Measure Square Feet
	Cost /SqFt \$12.13	
	% Included 100.00%	Total Cost/Study \$8,901
Summary	Replacement Year 2026	Future Cost \$9,585

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

2014- Placed in service.

924 - Coatings	Useful Life 12	Remaining Life 5
314 sf Pool Pass Building Office Epoxy Floor	Quantity 314	Unit of Measure Square Feet
	Cost /SqFt \$7.72	
	% Included 100.00%	Total Cost/Study \$2,423
Summary	Replacement Year 2028	Future Cost \$2,741

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 18
392 sf Pool Equipment Room	Quantity 392	Unit of Measure Square Feet
	Cost /SqFt \$4.37	
	% Included 100.00%	Total Cost/Study \$1,711
Summary	Replacement Year 2041	Future Cost \$2,669
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 \$12,474	
	% Included 100.00%	Total Cost/Study \$12,474
Summary	Replacement Year 2024	Future Cost \$12,785
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 13
2 Swing Sets	Quantity 2	Unit of Measure Items
	Cost /Itm \$1,874	
	% Included 100.00%	Total Cost/Study \$3,748
Summary	Replacement Year 2036	Future Cost \$5,167
This is to replace the 2-seat swing sets.		
1- 2-seat infant		
1- 2-seat toddler		
2011- Placed in service.		

140 - Tot Lot: Safety Surface	Useful Life 10	Remaining Life 1
Tot Lot	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$5,300	
	% Included 100.00%	Total Cost/Study \$5,300
Summary	Replacement Year 2024	Future Cost \$5,432
This is to replenish the play area engineered wood fibre (EWF) impact absorbing safety surface.		
2022- Per client 9/23/2022, change cost from \$900 to \$5,000, change remaining life from 2022 to 2024.		
2021- Remaining life extended from 2021 to 2022 per client.		

144 - Tot Lot: Safety Surface	Useful Life 20	Remaining Life 1
175 lf Tot Lot Safety Surface Border	Quantity 175	Unit of Measure Linear Feet
	Cost /l.f. \$20.95	
	% Included 100.00%	Total Cost/Study \$3,665
Summary	Replacement Year 2024	Future Cost \$3,757
This is to replace the play area border.		
2004- Placed in service.		

26000 - Outdoor Equipment

280 - Picnic Tables	Useful Life 18	Remaining Life 2	
11 Clubhouse Deck & BBQ Area- Plastic Type	Quantity 11	Unit of Measure Items	
	Cost /Itm \$375		
	% Included 100.00%	Total Cost/Study	\$4,123
Summary	Replacement Year 2025	Future Cost	\$4,332

This is to replace the plastic type picnic tables.

5- BBQ area
6- clubhouse

2022- Per client, 10/27/22, extend remaining life from 2023 to 2025.
2021- Per client 9/15/2021, remaining life extended from 2022 to 2023.

284 - Picnic Tables	Useful Life 18	Remaining Life 5	
BBQ Area- Composite Type	Quantity 1	Unit of Measure Items	
	Cost /Itm \$1,124		
	% Included 100.00%	Total Cost/Study	\$1,124
Summary	Replacement Year 2028	Future Cost	\$1,272

This is to replace the composite type picnic table.

288 - Picnic Tables	Useful Life 20	Remaining Life 5	
3 Various Areas- 8' Wood	Quantity 3	Unit of Measure Items	
	Cost /Itm \$998		
	% Included 100.00%	Total Cost/Study	\$2,993
Summary	Replacement Year 2028	Future Cost	\$3,386

This is to replace the 8' wood plank picnic tables.

306 - Benches	Useful Life 15	Remaining Life 4	
11 Various Area Benches	Quantity 11	Unit of Measure Items	
	Cost /Itm \$744		
	% Included 100.00%	Total Cost/Study	\$8,185
Summary	Replacement Year 2027	Future Cost	\$9,035

This is to replace the composite and wood type benches.

5- wood type
6- composite type

330 - Chairs	Useful Life 10	Remaining Life 2	
5 Pool Sand Chairs	Quantity 5	Unit of Measure Items	
	Cost /Itm \$375		
	% Included 100.00%	Total Cost/Study	\$1,874
Summary	Replacement Year 2025	Future Cost	\$1,969

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

26000 - Outdoor Equipment

334 - Chairs	Useful Life 12	Remaining Life 6
40 Pool Vinyl Strap Chairs	Quantity 40	Unit of Measure Items
	Cost /Itm \$171	
	% Included 100.00%	Total Cost/Study \$6,835
Summary	Replacement Year 2029	Future Cost \$7,926

This is to replace the vinyl strap outdoor chairs.

2018- Revised to 40 chairs.
2016- Per client email 8/4/2016, \$4,500 anticipated for 2017.

340 - Chaise Lounges	Useful Life 12	Remaining Life 6
56 Pool Lounges	Quantity 56	Unit of Measure Items
	Cost /Itm \$276	
	% Included 100.00%	Total Cost/Study \$15,434
Summary	Replacement Year 2029	Future Cost \$17,898

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 9
15 Adirondack Chairs	Quantity 15	Unit of Measure Items
	Cost /Itm \$375	
	% Included 100.00%	Total Cost/Study \$5,622
Summary	Replacement Year 2032	Future Cost \$7,021

This is to replace the Adirondack chairs.

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

360 - Bear Boxes	Useful Life 20	Remaining Life 8
Clubhouse & Gazebo	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$2,976	
	% Included 100.00%	Total Cost/Study \$2,976
Summary	Replacement Year 2031	Future Cost \$3,627

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.

26000 - Outdoor Equipment

376 - Pet Stations	Useful Life 5	Remaining Life 1
4 Various Areas	Quantity 4	Unit of Measure Items
	Cost /Itm \$303	
	% Included 100.00%	Total Cost/Study \$1,213
Summary	Replacement Year 2024	Future Cost \$1,243

This is to replace the pet stations.

2022- Per client 9/23/2022, change remaining life from 2022 to 2024.

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

380 - Garbage Receptacles	Useful Life 18	Remaining Life 10
12 Grounds	Quantity 12	Unit of Measure Items
	Cost /Itm \$744	
	% Included 100.00%	Total Cost/Study \$8,929
Summary	Replacement Year 2033	Future Cost \$11,430

This is to replace the Barco Products garbage containers.

4- recycle
8- trash

480 - Drinking Fountain	Useful Life 20	Remaining Life 1
Tennis Court	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,867	
	% Included 100.00%	Total Cost/Study \$4,867
Summary	Replacement Year 2024	Future Cost \$4,989

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 1
11 Pool (20%)	Quantity 11	Unit of Measure Items
	Cost /Itm \$551	Qty * \$/Itm \$6,063
	% Included 20.00%	Total Cost/Study \$1,213
Summary	Replacement Year 2024	Future Cost \$1,243

This is to replace the umbrellas.

2023- \$424 was expended to replace one.

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

26000 - Outdoor Equipment

787 - Umbrellas	Useful Life 1	Remaining Life 0	Treatment [nr:1]
2023 Only	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$424		
	% Included 100.00%	Total Cost/Study	\$424
Summary	Replacement Year 2023	Future Cost	\$424
This is to replace the umbrellas.			
2023- \$424 was expended to replace one.			
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 \$1,874		
	% Included 100.00%	Total Cost/Study	\$1,874
Summary	Replacement Year 2025	Future Cost	\$1,969
This is to replace the Samsung refrigerator.			
2022- Per client, 10/27/22, extend remaining life from 2023 to 2025.			
2010- Placed in service.			

204 - Refrigerator	Useful Life 12	Remaining Life 5	
Pool Pass Office	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,213		
	% Included 100.00%	Total Cost/Study	\$1,213
Summary	Replacement Year 2028	Future Cost	\$1,372
This is to replace the Hot Point refrigerator.			
2016- Placed in service.			

260 - Cook Top Stove	Useful Life 12	Remaining Life 2	
Clubhouse Kitchen- Stove Top	Quantity 1	Unit of Measure	Items
	Cost /Itm \$2,851		
	% Included 100.00%	Total Cost/Study	\$2,851
Summary	Replacement Year 2025	Future Cost	\$2,995
This is to replace the induction stove top.			

2022- Per client 9/23/2022, change remaining life from 2029 to 2023. Per client, 10/27/22, extend remaining life from 2023 to 2025.
2021- Per client, \$1,543 was expended to purchase in 2016 and \$800 to install in 2017.

27000 - Appliances

274 - Oven: Wall	Useful Life 12	Remaining Life 2	
Clubhouse Kitchen	Quantity 1	Unit of Measure	Items
	Cost /Itm \$3,120		
	% Included 100.00%	Total Cost/Study	\$3,120
Summary	Replacement Year 2025	Future Cost	\$3,278

This is to replace the Whirlpool double wall oven.

2022- Per client, 10/27/22, extend remaining life from 2023 to 2025.
2008- Placed in service.

284 - Microwave Oven	Useful Life 10	Remaining Life 2	
Clubhouse Kitchen	Quantity 1	Unit of Measure	Items
	Cost /Itm \$744		
	% Included 100.00%	Total Cost/Study	\$744
Summary	Replacement Year 2025	Future Cost	\$782

This is to replace the Emerson microwave oven.

2022- Per client, 10/27/22, extend remaining life from 2023 to 2025.

29000 - Infrastructure

964 - Utilities	Useful Life 30	Remaining Life 22	
Clubhouse	Quantity 1	Unit of Measure	Building
	Cost /Bldg \$6,234		
	% Included 100.00%	Total Cost/Study	\$6,234
Summary	Replacement Year 2045	Future Cost	\$10,732

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 3	
BBQ Area	Quantity 1	Unit of Measure	Items
	Cost /Itm \$992		
	% Included 100.00%	Total Cost/Study	\$992
Summary	Replacement Year 2026	Future Cost	\$1,068

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.

30000 - Miscellaneous

810 - Maintenance Equipment	Useful Life 10	Remaining Life 3
Aerator- Husqvarna	Quantity 1	Unit of Measure Items
	Cost /Itm \$10,343	
	% Included 100.00%	Total Cost/Study \$10,343
Summary	Replacement Year 2026	Future Cost \$11,138

This is to replace the rototiller.

Husqvarna model 968981102

2023- Per client 11/3/2023, increase remaining life from 2024 to 2026.
2020- Per client 10/14/2020, increase remaining life from 2021 to 2024.

814 - Maintenance Equipment	Useful Life 10	Remaining Life 3
Snow Blower- Honda HSS1332A	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,591	
	% Included 100.00%	Total Cost/Study \$4,591
Summary	Replacement Year 2026	Future Cost \$4,945

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 3
Snow Blower- Honda HS828	Quantity 1	Unit of Measure Items
	Cost /Itm \$3,120	
	% Included 100.00%	Total Cost/Study \$3,120
Summary	Replacement Year 2026	Future Cost \$3,360

This is to replace the snow blower used for the decks.

Honda model HS828

2023- Per client 11/3/2023, increase remaining life from 2024 to 2026.
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 2
28,150 sf Parking Lot	Quantity 28,150	Unit of Measure Square Feet
	Cost /SqFt \$0.187	
	% Included 100.00%	Total Cost/Study \$5,267
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.

200 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 4
28,150 sf Parking Lot (3%)	Quantity 28,150	Unit of Measure Square Feet
	Cost /SqFt \$4.06	Qty * \$/SqFt \$114,200
	% Included 3.00%	Total Cost/Study \$3,426
Summary	Replacement Year N/A	Future Cost N/A

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

2022- Per client 10/27/2022, remove this component.

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.

03000 - Painting: Exterior

400 - Wrought Iron	Useful Life 5	Remaining Life 4
684 If Pool Perimeter & Tot Lot	Quantity 684	Unit of Measure Linear Feet
	Cost /l.f. \$11.02	
	% Included 100.00%	Total Cost/Study \$7,540
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 5
Open Space Fuel Reduction- Somerset	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$20,339	
	% Included 100.00%	Total Cost/Study \$20,339
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.

464 - Defensible Space	Useful Life 10	Remaining Life 5
Open Space Fuel Reduction- The Strand	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$20,339	
	% Included 100.00%	Total Cost/Study \$20,339
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 6
Open Space Fuel Reduction- Icknield Way	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$20,339	
	% Included 100.00%	Total Cost/Study \$20,339
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.

18000 - Landscaping

472 - Defensible Space	Useful Life 10	Remaining Life 6
Open Space Fuel Reduction- Huntsman Leap	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$20,339	
	% Included 100.00%	Total Cost/Study \$20,339
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.

476 - Defensible Space	Useful Life 10	Remaining Life 6
Open Space Fuel Reduction- Tudor Lane	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$20,339	
	% Included 100.00%	Total Cost/Study \$20,339
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 7
Open Space Fuel Reduction- Kent Drive	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$20,339	
	% Included 100.00%	Total Cost/Study \$20,339
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.

18000 - Landscaping

484 - Defensible Space	Useful Life 10	Remaining Life 6
Open Space Fuel Reduction- Kent Drive	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$20,339	
	% Included 100.00%	Total Cost/Study \$20,339
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.

488 - Defensible Space	Useful Life 10	Remaining Life 7
Open Space Fuel Reduction- Dorchester	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$20,339	
	% Included 100.00%	Total Cost/Study \$20,339
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.

18500 - Lakes / Ponds

990 - Miscellaneous	Useful Life 30	Remaining Life 15
Pond Hlth Maintenance	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$4,366	
	% Included 100.00%	Total Cost/Study \$4,366
Summary	Replacement Year N/A	Future Cost N/A

This is to repair the pond drain.

2022- Per client 10/27/2022, delete this component.

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.

22000 - Office Equipment

100 - Miscellaneous	Useful Life 6	Remaining Life 3
Canon Fax Machine	Quantity 1	Unit of Measure Items
	Cost /Itm \$309	
	% Included 100.00%	Total Cost/Study \$309
Summary	Replacement Year N/A	Future Cost N/A

This is to replace the Canon Image Class fax machine.

2022- Per client 9/23/2022, remove component.

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
01000 - Paving							
340 - Asphalt: Major Repairs	\$147,148	25	22	28,150	\$5.23/SqFt		Parking Major Repairs
02000 - Concrete							
220 - Walkways	\$31,870	20	1	4,130	\$15.43/SqFt (50%)		Clubhouse Perimeter
400 - Pavers	\$89,021	30	23	8,240	\$10.80/SqFt		Pool Deck
04000 - Structural Repairs							
204 - Siding	\$17,301	25	8	2,242	\$15.43/SqFt (50%)		Clubhouse Exterior
208 - Siding	\$81,721	30	23	2,471	\$33.07/SqFt		Pool Building
550 - Bridge Maintenance	\$11,437	8	1	830	\$27.56/SqFt (50%)		Lake & School Boardwalk Decking
554 - Bridge Maintenance	\$4,117	3	1	830	\$49.61/SqFt (10%)		Lake & School Bdwk Structural
800 - Wood: Gazebo Repairs	\$1,687	10	1	900	\$1.87/SqFt		BBQ Area Shade Structure
912 - Doors	\$19,402	30	3	4	\$4,851/Itm		Clubhouse Storefront Type Doors 4 Of 9
914 - Doors	\$24,253	30	2	5	\$4,851/Itm		Clubhouse Storefront Type Doors 5 Of 9
916 - Doors	\$7,484	30	6	3	\$2,495/Itm		Clubhouse Slider Doors
920 - Doors	\$10,032	30	6	10	\$1,003/Itm		Clubhouse Interior Doors
924 - Doors	\$15,279	30	23	7	\$2,183/Itm		Pool Building
928 - Doors	\$1,246	30	23	1	\$1,246/Itm		Pool Building Overhead Roll-Up Door
936 - Windows	\$34,748	30	1	1	\$34,748/Itm		Northwest Replacements
940 - Windows	\$17,809	30	1	1	\$17,809/Itm		Northeast Replacements
944 - Windows	\$11,024	30	1	1	\$11,024/Itm		Office Interior To Greatroom Windows
948 - Windows	\$17,809	30	1	1	\$17,809/Itm		Southwest Replacements
952 - Windows	\$17,809	30	1	1	\$17,809/Itm		Front Replacements
04500 - Decking/Balconies							
100 - Composite	\$68,680	40	30	445	\$154/SqFt		CH Front Entry- Structural Mod
110 - Composite	\$22,076	40	10	445	\$49.61/SqFt		CH Front Entry-Decking/Railing Repair
120 - Wood	\$44,151	40	34	445	\$99.22/SqFt		CH- Northeast Structural Mod
130 - Composite	\$9,922	40	34	200	\$49.61/SqFt		CH Northeast Decking/Railing Only
140 - Wood	\$44,151	40	1	445	\$99.22/SqFt		CH Southwest Structural Mod
150 - Composite	\$9,128	40	1	184	\$49.61/SqFt		CH Southwest Decking/Railings

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
04500 - Decking/Balconies							
160 - Wood	\$80,453	40	1	890	\$90.40/SqFt		CH Northwest Structural Mod
170 - Composite	\$22,621	40	1	456	\$49.61/SqFt		CH Northwest Decking/Railings
960 - CA Mandated Inspections	\$1,654	9	1	2	\$827/Itm		Clubhouse Decks
05000 - Roofing							
440 - Pitched: Dimensional Composition	\$13,890	25	18	28	\$496/Sqrs		Pool Building
444 - Pitched: Dimensional Composition	\$4,465	25	2	9	\$496/Sqrs		BBQ Shade Structure
680 - Pitched: Metal	\$75,487	40	10	55	\$1,372/Sqrs		Clubhouse
780 - Heat Tape	\$1,940	10	3	110	\$17.64/l.f.		Pool Building Roof
08000 - Rehab							
100 - General	\$9,854	25	0	1	\$9,854/Bldg		Clubhouse
102 - General	\$5,300	15	3	12	\$442/Itm		Clubhouse - Floor Mats
103 - General	\$277	1	0	1	\$277/LS [nr:1]		2023 Only
104 - General	\$5,611	25	18	1	\$5,611/Rm		Pool Building Office
106 - Doors	\$10,600	15	1	40	\$265/Itm		Clubhouse - Rekey
220 - Restrooms	\$3,406	15	7	1	\$3,406/LS		Clubhouse Upstairs
224 - Bathrooms	\$15,434	20	11	2	\$7,717/Rm		Clubhouse Downstairs Pool Bathrooms
230 - Kitchen	\$27,560	25	2	1	\$27,560/Rm		Clubhouse
12000 - Pool							
110 - Resurface	\$43,060	10	3	252	\$171/l.f.		Lap Pool
114 - Resurface	\$15,941	10	0	51	\$313/l.f.		Wading Pool
200 - Edge: Tile, Coping, Mastic	\$13,890	24	18	252	\$55.12/l.f.		Lap Pool
204 - Edge: Tile, Coping, Mastic	\$3,280	24	0	51	\$64.31/l.f.		Wading Pool
400 - ADA Chair Lift	\$9,977	10	2	1	\$9,977/Itm		Wading Pool
640 - Deck: Replace	\$37,228	40	33	1	\$37,228/LS		Lap & Wading Pool Deck Pavers
700 - Chemical System	\$17,200	10	9	1	\$17,200/Sys		Lap Pool Saline System
702 - Chemical System	\$652	1	1	2	\$326/Itm		Lap Pool Acu-Trol AK110 Chemical Sensors
704 - Chemical System	\$5,100	10	9	1	\$5,100/Itm		Wading Pool Salt Water System
706 - Chemical System	\$661	1	1	2	\$331/Itm		Wading Pool Acu-Trol AK110 Chemical Sensors
708 - Chemical System	\$1,488	5	3	2	\$744/Itm		Lap Pool Stenner Pumps
712 - Chemical System	\$1,488	5	3	2	\$744/Itm		Wading Pool Stenner Pumps
714 - Drain Covers	\$2,497	5	2	1	\$2,497/LS		Pool Drain & Skimmer Covers
716 - Equipment: Replacement	\$4,410	10	2	1	\$4,410/Itm		Lap Pool Sondex Heat Exchanger
718 - Equipment: Replacement	\$1,516	10	9	1	\$1,516/Itm		Pool Wave Vacuum

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
12000 - Pool							
720 - Equipment: Replacement	\$1,488	20	13	2	\$744/Itm		Lap Pool Pressure Tanks
724 - Heater	\$33,920	15	3	1	\$33,920/Itm		Lap Pool Boiler
728 - Heater	\$8,731	10	3	1	\$8,731/Itm		Wading Pool
730 - Filter	\$14,965	15	8	1	\$14,965/Itm		Lap Pool
732 - Filter	\$5,209	5	4	1	\$5,209/Itm		Lap Pool- Sand Replacement
734 - Filter	\$1,874	14	7	1	\$1,874/Itm		Wading Pool
736 - Filter	\$551	14	7	1	\$551/Itm		Wading Pool- Sand Replacement
738 - Pumps	\$2,650	25	24	1	\$2,650/Itm		Pool Pump VSD
740 - Pumps	\$2,243	8	1	1	\$2,243/Itm		Pool Grundfos Heater Pump
744 - Pumps	\$6,998	6	5	1	\$6,998/Itm		Lap Pool Pentair 7.5 HP Pump
748 - Pumps	\$3,030	8	0	1	\$3,030/Itm		Wading Pool Sta Rite 2 HP Pump
750 - Cover	\$9,787	15	1	1	\$9,787/Itm		Lap Pool Cover (3 in 1)
754 - Cover	\$10,845	15	12	1	\$10,845/Itm		Lap Pool Safety Cover
754 - Cover	\$1,494	8	3	1	\$1,494/Itm		Wading Pool
760 - Lane Ropes	\$2,803	5	3	225	\$12.46/l.f.		Lap Pool
950 - Furniture: Lifeguard Chair	\$2,232	10	2	3	\$744/Itm		Pool
990 - Storage Reel	\$3,241	10	2	1	\$3,241/Itm		Lap Pool Cover Reel
994 - Miscellaneous	\$16,949	10	3	3	\$5,650/Itm		Pool Sunshades
17000 - Tennis Court							
100 - Reseal	\$35,506	7	3	13,200	\$2.69/SqFt		[2] Tennis Courts
500 - Resurface	\$82,285	21	16	13,200	\$6.23/SqFt		[2] Tennis Courts
700 - Screen	\$1,064	15	14	1	\$1,064/Itm		Fence Screen - North Side
17500 - Basketball / Sport Court							
300 - Basketball Standard	\$1,874	15	3	1	\$1,874/Itm		Tennis Court
18000 - Landscaping							
100 - Irrigation: Misc.	\$15,965	20	16	1	\$15,965/LS		Sprinkler System
104 - Irrigation: Misc.	\$12,733	15	11	1	\$12,733/LS		Pool Area Landscaping/Irrigation
300 - Irrigation: Backflow Preventors	\$2,491	20	3	1	\$2,491/Itm		Clubhouse South Buried Backflow
400 - Turf Renovation	\$18,531	20	16	1	\$18,531/LS		Flag Pole Lawn
19000 - Fencing							
100 - Chain Link: 10'	\$3,351	30	25	76	\$44.10/l.f.		Mesh at Tennis Court Divider
130 - Chain Link: 10'	\$44,096	30	24	500	\$88.19/l.f.		Tennis Court Perimeter
224 - Wrought Iron	\$3,016	30	23	684	\$44.10/l.f. (10%)		Pool Perimeter
228 - Tubular Steel: 6'	\$5,275	30	25	165	\$31.97/l.f.		Tot Lot Perimeter

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
19000 - Fencing							
234 - Wrought Iron	\$27,145	30	8	684	\$44.10/l.f. (90%)		Pool Perimeter
340 - Wood: 6'	\$6,614	18	1	40	\$165/l.f.		Trash Enclosure
360 - Wood: Split Rail	\$5,266	25	9	281	\$18.74/l.f.		Clubhouse North Perimeter
20000 - Lighting							
100 - Exterior: Misc. Fixtures	\$992	15	3	10	\$99.22/Itm		Clubhouse
104 - Exterior: Misc. Fixtures	\$1,080	15	8	7	\$154/Itm		Pool Pass Building
21000 - Signage							
714 - Wood Monument	\$11,024	15	3	1	\$11,024/Itm		Cobble Base Monument W/Trellis/Signage-West Entry
718 - Wood Monument	\$6,614	15	3	1	\$6,614/Itm		Clubhouse Tri-Post Monument
722 - Wood Monument	\$6,614	15	3	1	\$6,614/Itm		All Wood Monument- East Entrance
22000 - Office Equipment							
200 - Computers, Misc.	\$1,180	5	4	2	\$590/Itm		Pass Office Laptop
210 - Computers, Misc.	\$1,389	5	3	1	\$1,389/Itm		Administration Office Desktop
218 - Computers, Misc.	\$1,389	5	3	1	\$1,389/Itm		Clerical Office Desktop
220 - Computers, Misc.	\$1,389	5	3	1	\$1,389/Itm		GM Office Desktop
222 - Computers, Misc.	\$1,510	5	4	2	\$755/Itm		Office Laptops
224 - Computers, Misc.	\$1,656	5	0	1	\$1,656/Itm		Office Laptops- Manager
230 - Computers, Misc.	\$3,307	4	1	1	\$3,307/LS		Pool System- Printer, Scanner, Software
260 - iPad	\$943	5	4	1	\$943/Itm		Office iPad
300 - Copier	\$11,222	10	2	1	\$11,222/Itm		Office Copier
23000 - Mechanical Equipment							
200 - Furnace	\$12,473	15	3	2	\$6,236/Itm		Clubhouse- Furnaces #4 & #2
210 - HVAC	\$7,127	12	0	1	\$7,127/Itm		Clubhouse Office Air Conditioner
220 - HVAC	\$1,760	12	11	1	\$1,760/Itm		UV Air Scrubber
600 - Water Heater	\$3,743	12	3	1	\$3,743/Itm		Clubhouse
24000 - Furnishings							
200 - Chairs	\$2,474	5	1	66	\$37.48/Itm		Clubhouse- Padded Folding Chairs
204 - Chairs	\$1,648	18	3	65	\$25.36/Itm		Clubhouse- Non Padded Folding Chairs
330 - Tables	\$5,071	20	1	23	\$220/Itm		Folding Tables
334 - Tables	\$540	20	5	7	\$77.17/Itm		Square Folding Tables
620 - Office Desk, Chair	\$2,425	10	3	2	\$1,213/Itm		Office Sets
622 - Office Desk, Chair	\$728	10	5	1	\$728/Itm		Office Set
680 - Lockers	\$2,491	18	7	1	\$2,491/Itm		Clubhouse Lower Floor

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
24000 - Furnishings							
900 - Miscellaneous	\$1,499	20	5	4	\$375/Itm		Chair & Table Dollies
910 - Window Coverings	\$2,673	20	13	1	\$2,673/LS		CH Upstairs- Roller Sun Shades
24500 - Audio / Visual							
120 - Television	\$1,060	10	9	1	\$1,060/Itm		Clubhouse
24600 - Safety / Access							
560 - Cameras	\$918	6	5	8	\$115/Itm		Security Cameras
25000 - Flooring							
200 - Carpeting	\$3,010	15	2	39	\$77.17/SqYd		Clubhouse Office
204 - Carpeting	\$5,732	15	7	65	\$88.19/SqYd		Clubhouse Lower Floor
400 - Tile	\$15,655	22	13	1,048	\$14.94/SqFt		Downstairs Pool Bathroom Wall Tile
700 - Vinyl	\$14,206	18	2	1,895	\$7.50/SqFt		Clubhouse
920 - Coatings	\$8,901	12	3	734	\$12.13/SqFt		CH Downstairs Pool Bathroom Epoxy
924 - Coatings	\$2,423	12	5	314	\$7.72/SqFt		Pool Pass Building Office Epoxy Floor
25500 - Wallcoverings							
300 - FRP	\$1,711	25	18	392	\$4.37/SqFt		Pool Equipment Room
26000 - Outdoor Equipment							
100 - Tot Lot: Play Equipment	\$12,474	18	1	1	\$12,474/Itm		Playground- Little Tikes Structure
104 - Tot Lot: Play Equipment	\$3,748	25	13	2	\$1,874/Itm		Swing Sets
140 - Tot Lot: Safety Surface	\$5,300	10	1	1	\$5,300/LS		Tot Lot
144 - Tot Lot: Safety Surface	\$3,665	20	1	175	\$20.95/l.f.		Tot Lot Safety Surface Border
280 - Picnic Tables	\$4,123	18	2	11	\$375/Itm		Clubhouse Deck & BBQ Area- Plastic Type
284 - Picnic Tables	\$1,124	18	5	1	\$1,124/Itm		BBQ Area- Composite Type
288 - Picnic Tables	\$2,993	20	5	3	\$998/Itm		Various Areas- 8' Wood
306 - Benches	\$8,185	15	4	11	\$744/Itm		Various Area Benches
330 - Chairs	\$1,874	10	2	5	\$375/Itm		Pool Sand Chairs
334 - Chairs	\$6,835	12	6	40	\$171/Itm		Pool Vinyl Strap Chairs
340 - Chaise Lounges	\$15,434	12	6	56	\$276/Itm		Pool Lounges
342 - Chairs	\$5,622	15	9	15	\$375/Itm		Adirondack Chairs
360 - Bear Boxes	\$2,976	20	8	1	\$2,976/LS		Clubhouse & Gazebo
376 - Pet Stations	\$1,213	5	1	4	\$303/Itm		Various Areas
380 - Garbage Receptacles	\$8,929	18	10	12	\$744/Itm		Grounds
480 - Drinking Fountain	\$4,867	20	1	1	\$4,867/Itm		Tennis Court
786 - Umbrellas	\$1,213	1	1	11	\$551/Itm (20%)		Pool
787 - Umbrellas	\$424	1	0	1	\$424/LS [nr:1]		2023 Only

<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>
27000 - Appliances							
200 - Refrigerator	\$1,874	12	2	1	\$1,874/Itm		Clubhouse Kitchen
204 - Refrigerator	\$1,213	12	5	1	\$1,213/Itm		Pool Pass Office
260 - Cook Top Stove	\$2,851	12	2	1	\$2,851/Itm		Clubhouse Kitchen- Stove Top
274 - Oven: Wall	\$3,120	12	2	1	\$3,120/Itm		Clubhouse Kitchen
284 - Microwave Oven	\$744	10	2	1	\$744/Itm		Clubhouse Kitchen
29000 - Infrastructure							
964 - Utilities	\$6,234	30	22	1	\$6,234/Bldg		Clubhouse
30000 - Miscellaneous							
200 - BBQ	\$992	15	3	1	\$992/Itm		BBQ Area
810 - Maintenance Equipment	\$10,343	10	3	1	\$10,343/Itm		Aerator- Husqvarna
814 - Maintenance Equipment	\$4,591	10	3	1	\$4,591/Itm		Snow Blower- Honda HSS1332A
818 - Maintenance Equipment	\$3,120	15	3	1	\$3,120/Itm		Snow Blower- Honda HS828

<i>Component</i>	<i>Current Replacement Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Quantity</i>	<i>Cost/ U of M</i>	<i>Treatment</i>	<i>Location</i>
01000 - Paving							
100 - Asphalt: Sealing	\$5,267	6	2	28,150	\$.19/SqFt		Parking Lot
200 - Asphalt: Ongoing Repairs	\$3,426	5	4	28,150	\$4.06/SqFt (3%)		Parking Lot
03000 - Painting: Exterior							
400 - Wrought Iron	\$7,540	5	4	684	\$11.02/l.f.		Pool Perimeter & Tot Lot
18000 - Landscaping							
460 - Defensible Space	\$20,339	10	5	1	\$20,339/LS		Open Space Fuel Reduction- Somerset
464 - Defensible Space	\$20,339	10	5	1	\$20,339/LS		Open Space Fuel Reduction- The Strand
468 - Defensible Space	\$20,339	10	6	1	\$20,339/LS		Open Space Fuel Reduction- Icknield Way
472 - Defensible Space	\$20,339	10	6	1	\$20,339/LS		Open Space Fuel Reduction- Huntsman Leap
476 - Defensible Space	\$20,339	10	6	1	\$20,339/LS		Open Space Fuel Reduction- Tudor Lane
480 - Defensible Space	\$20,339	10	7	1	\$20,339/LS		Open Space Fuel Reduction- Kent Drive
484 - Defensible Space	\$20,339	10	6	1	\$20,339/LS		Open Space Fuel Reduction- Kent Drive
488 - Defensible Space	\$20,339	10	7	1	\$20,339/LS		Open Space Fuel Reduction- Dorchester
18500 - Lakes / Ponds							
990 - Miscellaneous	\$4,366	30	15	1	\$4,366/LS		Pond Hlth Maintenance
22000 - Office Equipment							
100 - Miscellaneous	\$309	6	3	1	\$309/Itm		Canon Fax Machine

Expenditures by Year - Next 3 Years

2023 Update- 3

Prepared for the 2024 Fiscal Year

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2023			
08000 - Rehab			
100 - General Clubhouse	25	9,854	
103 - General 2023 Only[nr:1]	1	277	
Total 08000 - Rehab:		10,131	10,131
12000 - Pool			
114 - Resurface 51 If Wading Pool	10	15,941	
204 - Edge: Tile, Coping, Mastic 51 If Wading Pool	24	3,280	
748 - Pumps Wading Pool Sta Rite 2 HP Pump	8	3,030	
Total 12000 - Pool:		22,251	22,251
22000 - Office Equipment			
224 - Computers, Misc. Office Laptops- Manager	5	1,656	
23000 - Mechanical Equipment			
210 - HVAC Clubhouse Office Air Conditioner	12	7,127	
26000 - Outdoor Equipment			
787 - Umbrellas 2023 Only[nr:1]	1	424	
Total 2023:		41,589	
2024			
02000 - Concrete			
220 - Walkways 4,130 sf Clubhouse Perimeter (50%)	20	31,870	32,667
04000 - Structural Repairs			
550 - Bridge Maintenance 830 sf Lake & School Boardwalk Decking (50%)	8	11,437	11,723
554 - Bridge Maintenance 830 sf Lake & School Bdwk Structural (10%)	3	4,117	4,220
800 - Wood: Gazebo Repairs 900 sf BBQ Area Shade Structure	10	1,687	1,729
936 - Windows Northwest Replacements	30	34,748	35,616
940 - Windows Northeast Replacements	30	17,809	18,255
944 - Windows Office Interior To Greatroom Windows	30	11,024	11,300
948 - Windows Southwest Replacements	30	17,809	18,255
952 - Windows Front Replacements	30	17,809	18,255

Reserve Component

Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
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2024

04000 - Structural Repairs

Total	04000 - Structural Repairs:	116,440	119,353
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04500 - Decking/Balconies

140 - Wood 445 sf CH Southwest Structural Mod	40	44,151	45,255
150 - Composite 184 sf CH Southwest Decking/Railings	40	9,128	9,356
160 - Wood 890 sf CH Northwest Structural Mod	40	80,453	82,464
170 - Composite 456 sf CH Northwest Decking/Railings	40	22,621	23,187
960 - CA Mandated Inspections 2 Clubhouse Decks	9	1,654	1,695

Total	04500 - Decking/Balconies:	158,007	161,957
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08000 - Rehab

106 - Doors 40 Clubhouse - Rekey	15	10,600	10,865
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12000 - Pool

702 - Chemical System 2 Lap Pool Acu-Trol AK110 Chemical Sensors	1	652	668
706 - Chemical System 2 Wading Pool Acu-Trol AK110 Chemical Sensors	1	661	678
740 - Pumps Pool Grundfos Heater Pump	8	2,243	2,299
750 - Cover Lap Pool Cover (3 in 1)	15	9,787	10,032

Total	12000 - Pool:	13,343	13,677
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19000 - Fencing

340 - Wood: 6' 40 lf Trash Enclosure	18	6,614	6,780
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22000 - Office Equipment

230 - Computers, Misc. Pool System- Printer, Scanner, Software	4	3,307	3,390
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24000 - Furnishings

200 - Chairs 66 Clubhouse- Padded Folding Chairs	5	2,474	2,536
330 - Tables 23 Folding Tables	20	5,071	5,198

Total	24000 - Furnishings:	7,545	7,734
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26000 - Outdoor Equipment

100 - Tot Lot: Play Equipment Playground- Little Tikes Structure	18	12,474	12,785
140 - Tot Lot: Safety Surface Tot Lot	10	5,300	5,432
144 - Tot Lot: Safety Surface 175 lf Tot Lot Safety Surface Border	20	3,665	3,757
376 - Pet Stations 4 Various Areas	5	1,213	1,243
480 - Drinking Fountain Tennis Court	20	4,867	4,989

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2024			
26000 - Outdoor Equipment			
786 - Umbrellas 11 Pool (20%)	1	1,213	1,243
Total 26000 - Outdoor Equipment:		28,732	29,449
Total 2024:		376,458	385,872
2025			
04000 - Structural Repairs			
914 - Doors 5 Clubhouse Storefront Type Doors 5 Of 9	30	24,253	25,481
05000 - Roofing			
444 - Pitched: Dimensional Composition 9 Squares- BBQ Shade Structure	25	4,465	4,691
08000 - Rehab			
230 - Kitchen Clubhouse	25	27,560	28,955
12000 - Pool			
400 - ADA Chair Lift Wading Pool	10	9,977	10,482
702 - Chemical System 2 Lap Pool Acu-Trol AK110 Chemical Sensors	1	652	685
706 - Chemical System 2 Wading Pool Acu-Trol AK110 Chemical Sensors	1	661	695
714 - Drain Covers Pool Drain & Skimmer Covers	5	2,497	2,623
716 - Equipment: Replacement Lap Pool Sondex Heat Exchanger	10	4,410	4,633
950 - Furniture: Lifeguard Chair 3 Pool	10	2,232	2,345
990 - Storage Reel Lap Pool Cover Reel	10	3,241	3,405
Total 12000 - Pool:		23,670	24,868
22000 - Office Equipment			
300 - Copier Office Copier	10	11,222	11,791
25000 - Flooring			
200 - Carpeting 39 Sq. Yds. Clubhouse Office	15	3,010	3,162
700 - Vinyl 1,895 sf Clubhouse	18	14,206	14,925
Total 25000 - Flooring:		17,216	18,087
26000 - Outdoor Equipment			
280 - Picnic Tables 11 Clubhouse Deck & BBQ Area- Plastic Type	18	4,123	4,332
330 - Chairs 5 Pool Sand Chairs	10	1,874	1,969
786 - Umbrellas 11 Pool (20%)	1	1,213	1,274
Total 26000 - Outdoor Equipment:		7,210	7,575

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
2025			
27000 - Appliances			
200 - Refrigerator Clubhouse Kitchen	12	1,874	1,969
260 - Cook Top Stove Clubhouse Kitchen- Stove Top	12	2,851	2,995
274 - Oven: Wall Clubhouse Kitchen	12	3,120	3,278
284 - Microwave Oven Clubhouse Kitchen	10	744	782
Total 27000 - Appliances:		8,589	9,024
Total 2025:		124,185	130,472

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, LLC ("BRG") prepared a reserve study for the Association during the 2023 fiscal year. This was done to help determine the Association's reserve contribution for the next fiscal year (2024) and future fiscal years. In addition, BRG prepared the proper statutory disclosures for distribution to the Association members.

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

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

For BRG reserve studies, the year in which the study is being conducted, is the first year of the study. For example, this study is being prepared during 2023 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, 2022. You will notice in Section III, Reserve Fund Balance Forecast, a Beginning Reserve Balance of \$598,687 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 2023, and estimates an ending reserve fund balance. Again, see Section III and the 2023 ending reserve balance estimate of \$668,665.

"Re-building" the first year of the study as mentioned above simply means using the 2023 adopted budget for the 2023 reserve contribution. Finally, the 2023 reserve expenses both actual and projected are estimated.

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

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

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

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

Please see Section V - Reserve Fund Balance Forecast.

Browning Reserve Group, LLC

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
01000 - Paving						
340 - Asphalt: Major Repairs 28,150 sf Parking Major Repairs	147,148	25	22	17,658	24,132	9,481
02000 - Concrete						
220 - Walkways 4,130 sf Clubhouse Perimeter (50%)	31,870	20	1	30,277	32,667	1,528
400 - Pavers 8,240 sf Pool Deck	89,021	30	23	20,772	24,332	4,899
04000 - Structural Repairs						
204 - Siding 2,242 sf Clubhouse Exterior (50%)	17,301	25	8	11,765	12,768	789
208 - Siding 2,471 sf Pool Building	81,721	30	23	19,068	22,337	4,497
550 - Bridge Maintenance 830 sf Lake & School Boardwalk Decking (50%)	11,437	8	1	10,008	11,723	1,371
554 - Bridge Maintenance 830 sf Lake & School Bdwk Structural (10%)	4,117	3	1	2,745	4,220	1,316
800 - Wood: Gazebo Repairs 900 sf BBQ Area Shade Structure	1,687	10	1	1,518	1,729	162
912 - Doors 4 Clubhouse Storefront Type Doors 4 Of 9	19,402	30	3	17,462	18,561	652
914 - Doors 5 Clubhouse Storefront Type Doors 5 Of 9	24,253	30	2	22,636	24,030	795
916 - Doors 3 Clubhouse Slider Doors	7,484	30	6	5,987	6,392	271
920 - Doors 10 Clubhouse Interior Doors	10,032	30	6	8,025	8,569	363
924 - Doors 7 Pool Building	15,279	30	23	3,565	4,176	841
928 - Doors Pool Building Overhead Roll-Up Door	1,246	30	23	291	340	69
936 - Windows Northwest Replacements	34,748	30	1	33,589	35,616	1,111
940 - Windows Northeast Replacements	17,809	30	1	17,216	18,255	569
944 - Windows Office Interior To Greatroom Windows	11,024	30	1	10,657	11,300	352
948 - Windows Southwest Replacements	17,809	30	1	17,216	18,255	569
952 - Windows Front Replacements	17,809	30	1	17,216	18,255	569
04500 - Decking/Balconies						
100 - Composite 445 sf CH Front Entry- Structural Mod	68,680	40	30	17,170	19,359	0
110 - Composite 445 sf CH Front Entry-Decking/Railing Repair	22,076	40	10	16,557	17,536	661
120 - Wood 445 sf CH- Northeast Structural Mod	44,151	40	34	6,623	7,920	0
130 - Composite 200 sf CH Northeast Decking/Railing Only	9,922	40	34	1,488	1,780	0
140 - Wood 445 sf CH Southwest Structural Mod	44,151	40	1	43,047	45,255	1,059
150 - Composite 184 sf CH Southwest Decking/Railings	9,128	40	1	8,900	9,356	219

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
04500 - Decking/Balconies						
160 - Wood 890 sf CH Northwest Structural Mod	80,453	40	1	78,442	82,464	1,929
170 - Composite 456 sf CH Northwest Decking/Railings	22,621	40	1	22,056	23,187	542
960 - CA Mandated Inspections 2 Clubhouse Decks	1,654	9	1	1,470	1,695	176
05000 - Roofing						
440 - Pitched: Dimensional Composition 28 Squares- Pool Building	13,890	25	18	3,889	4,556	811
444 - Pitched: Dimensional Composition 9 Squares- BBQ Shade Structure	4,465	25	2	4,108	4,393	176
680 - Pitched: Metal 55 Squares- Clubhouse	75,487	40	10	56,615	59,965	2,260
780 - Heat Tape 110 lf Pool Building Roof	1,940	10	3	1,358	1,591	195
08000 - Rehab						
100 - General Clubhouse	9,854	25	0	9,854	404	369
102 - General 12 Clubhouse - Floor Mats	5,300	15	3	4,240	4,708	356
103 - General 2023 Only[nr:1]	277	1	0	277	0	0
104 - General Pool Building Office	5,611	25	18	1,571	1,840	328
106 - Doors 40 Clubhouse - Rekey	10,600	15	1	9,893	10,865	678
220 - Restrooms Clubhouse Upstairs	3,406	15	7	1,817	2,095	253
224 - Bathrooms 2 Clubhouse Downstairs Pool Bathrooms	15,434	20	11	6,945	7,910	947
230 - Kitchen Clubhouse	27,560	25	2	25,355	27,119	1,084
12000 - Pool						
110 - Resurface 252 lf Lap Pool	43,060	10	3	30,142	35,309	4,339
114 - Resurface 51 lf Wading Pool	15,941	10	0	15,941	1,634	1,491
200 - Edge: Tile, Coping, Mastic 252 lf Lap Pool	13,890	24	18	3,473	4,153	845
204 - Edge: Tile, Coping, Mastic 51 lf Wading Pool	3,280	24	0	3,280	140	128
400 - ADA Chair Lift Wading Pool	9,977	10	2	7,981	9,204	981
640 - Deck: Replace Lap & Wading Pool Deck Pavers	37,228	40	33	6,515	7,632	0
700 - Chemical System Lap Pool Saline System	17,200	10	9	1,720	3,526	2,010
702 - Chemical System 2 Lap Pool Acu-Trol AK110 Chemical Sensors	652	1	1	326	668	313
704 - Chemical System Wading Pool Salt Water System	5,100	10	9	510	1,046	596
706 - Chemical System 2 Wading Pool Acu-Trol AK110 Chemical Sensors	661	1	1	331	678	317
708 - Chemical System 2 Lap Pool Stenner Pumps	1,488	5	3	595	915	300
712 - Chemical System 2 Wading Pool Stenner Pumps	1,488	5	3	595	915	300
714 - Drain Covers Pool Drain & Skimmer Covers	2,497	5	2	1,498	2,047	491
716 - Equipment: Replacement Lap Pool Sondex Heat Exchanger	4,410	10	2	3,528	4,068	433
718 - Equipment: Replacement	1,516	10	9	152	311	177

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
12000 - Pool						
Pool Wave Vacuum						
720 - Equipment: Replacement 2 Lap Pool Pressure Tanks	1,488	20	13	521	610	96
724 - Heater Lap Pool Boiler	33,920	15	3	27,136	30,132	2,278
728 - Heater Wading Pool	8,731	10	3	6,112	7,159	880
730 - Filter Lap Pool	14,965	15	8	6,984	8,181	1,137
732 - Filter Lap Pool- Sand Replacement	5,209	5	4	1,042	2,136	1,076
734 - Filter Wading Pool	1,874	14	7	937	1,098	149
736 - Filter Wading Pool- Sand Replacement	551	14	7	276	323	44
738 - Pumps Pool Pump VSD	2,650	25	24	106	217	179
740 - Pumps Pool Grundfos Heater Pump	2,243	8	1	1,963	2,299	269
744 - Pumps Lap Pool Pentair 7.5 HP Pump	6,998	6	5	1,166	2,391	1,235
748 - Pumps Wading Pool Sta Rite 2 HP Pump	3,030	8	0	3,030	388	354
750 - Cover Lap Pool Cover (3 in 1)	9,787	15	1	9,135	10,032	626
754 - Cover Lap Pool Safety Cover	10,845	15	12	2,169	2,964	910
754 - Cover Wading Pool	1,494	8	3	934	1,148	188
760 - Lane Ropes 225 lf Lap Pool	2,803	5	3	1,121	1,724	565
950 - Furniture: Lifeguard Chair 3 Pool	2,232	10	2	1,786	2,059	219
990 - Storage Reel Lap Pool Cover Reel	3,241	10	2	2,593	2,990	319
994 - Miscellaneous 3 Pool Sunshades	16,949	10	3	11,865	13,899	1,708
17000 - Tennis Court						
100 - Reseal 13,200 sf [2] Tennis Courts	35,506	7	3	20,289	25,996	5,111
500 - Resurface 13,200 sf [2] Tennis Courts	82,285	21	16	19,592	24,098	5,442
700 - Screen Fence Screen - North Side	1,064	15	14	71	145	94
17500 - Basketball / Sport Court						
300 - Basketball Standard Tennis Court	1,874	15	3	1,499	1,665	126
18000 - Landscaping						
100 - Irrigation: Misc. Sprinkler System	15,965	20	16	3,193	4,091	1,109
104 - Irrigation: Misc. Pool Area Landscaping/Irrigation	12,733	15	11	3,395	4,350	1,042
300 - Irrigation: Backflow Preventors Clubhouse South Buried Backflow	2,491	20	3	2,118	2,298	126
400 - Turf Renovation Flag Pole Lawn	18,531	20	16	3,706	4,749	1,287
19000 - Fencing						
100 - Chain Link: 10' 76 lf Mesh at Tennis Court Divider	3,351	30	25	559	687	194
130 - Chain Link: 10' 500 lf Tennis Court Perimeter	44,096	30	24	8,819	10,546	2,487
224 - Wrought Iron	3,016	30	23	704	824	166

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
19000 - Fencing						
684 If Pool Perimeter (10%)						
228 - Tubular Steel: 6'	5,275	30	25	879	1,081	305
165 If Tot Lot Perimeter						
234 - Wrought Iron	27,145	30	8	19,907	21,332	1,032
684 If Pool Perimeter (90%)						
340 - Wood: 6'	6,614	18	1	6,247	6,780	352
40 If Trash Enclosure						
360 - Wood: Split Rail	5,266	25	9	3,370	3,671	246
281 If Clubhouse North Perimeter						
20000 - Lighting						
100 - Exterior: Misc. Fixtures	992	15	3	794	881	67
10 Clubhouse						
104 - Exterior: Misc. Fixtures	1,080	15	8	504	591	82
7 Pool Pass Building						
21000 - Signage						
714 - Wood Monument	11,024	15	3	8,819	9,793	740
Cobble Base Monument W/Trellis/Signage-West Entry						
718 - Wood Monument	6,614	15	3	5,292	5,876	444
Clubhouse Tri-Post Monument						
722 - Wood Monument	6,614	15	3	5,292	5,876	444
All Wood Monument- East Entrance						
22000 - Office Equipment						
200 - Computers, Misc.	1,180	5	4	236	484	244
2 Pass Office Laptop						
210 - Computers, Misc.	1,389	5	3	555	854	280
Administration Office Desktop						
218 - Computers, Misc.	1,389	5	3	555	854	280
Clerical Office Desktop						
220 - Computers, Misc.	1,389	5	3	555	854	280
GM Office Desktop						
222 - Computers, Misc.	1,510	5	4	302	619	312
2 Office Laptops						
224 - Computers, Misc.	1,656	5	0	1,656	339	310
Office Laptops- Manager						
230 - Computers, Misc.	3,307	4	1	2,480	3,390	793
Pool System- Printer, Scanner, Software						
260 - iPad	943	5	4	189	387	195
Office iPad						
300 - Copier	11,222	10	2	8,978	10,353	1,103
Office Copier						
23000 - Mechanical Equipment						
200 - Furnace	12,473	15	3	9,978	11,080	838
2 Clubhouse- Furnaces #4 & #2						
210 - HVAC	7,127	12	0	7,127	609	556
Clubhouse Office Air Conditioner						
220 - HVAC	1,760	12	11	147	301	180
UV Air Scrubber						
600 - Water Heater	3,743	12	3	2,807	3,197	314
Clubhouse						
24000 - Furnishings						
200 - Chairs	2,474	5	1	1,979	2,536	474
66 Clubhouse- Padded Folding Chairs						
204 - Chairs	1,648	18	3	1,373	1,502	92
65 Clubhouse- Non Padded Folding Chairs						
330 - Tables	5,071	20	1	4,817	5,198	243
23 Folding Tables						
334 - Tables	540	20	5	405	443	29
7 Square Folding Tables						
620 - Office Desk, Chair	2,425	10	3	1,698	1,989	244
2 Office Sets						
622 - Office Desk, Chair	728	10	5	364	447	77

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
24000 - Furnishings						
Office Set						
680 - Lockers Clubhouse Lower Floor	2,491	18	7	1,523	1,702	154
900 - Miscellaneous 4 Chair & Table Dollies	1,499	20	5	1,124	1,229	79
910 - Window Coverings CH Upstairs- Roller Sun Shades	2,673	20	13	936	1,096	172
24500 - Audio / Visual						
120 - Television Clubhouse	1,060	10	9	106	217	124
24600 - Safety / Access						
560 - Cameras 8 Security Cameras	918	6	5	153	314	162
25000 - Flooring						
200 - Carpeting 39 Sq. Yds. Clubhouse Office	3,010	15	2	2,608	2,879	197
204 - Carpeting 65 Sq. Yds. Clubhouse Lower Floor	5,732	15	7	3,057	3,525	425
400 - Tile 1,048 sf Downstairs Pool Bathroom Wall Tile	15,655	22	13	6,404	7,294	918
700 - Vinyl 1,895 sf Clubhouse	14,206	18	2	12,627	13,752	776
920 - Coatings 734 sf CH Downstairs Pool Bathroom Epoxy	8,901	12	3	6,676	7,603	747
924 - Coatings 314 sf Pool Pass Building Office Epoxy Floor	2,423	12	5	1,413	1,656	214
25500 - Wallcoverings						
300 - FRP 392 sf Pool Equipment Room	1,711	25	18	479	561	100
26000 - Outdoor Equipment						
100 - Tot Lot: Play Equipment Playground- Little Tikes Structure	12,474	18	1	11,781	12,785	665
104 - Tot Lot: Play Equipment 2 Swing Sets	3,748	25	13	1,799	1,998	193
140 - Tot Lot: Safety Surface Tot Lot	5,300	10	1	4,770	5,433	508
144 - Tot Lot: Safety Surface 175 lf Tot Lot Safety Surface Border	3,665	20	1	3,482	3,757	176
280 - Picnic Tables 11 Clubhouse Deck & BBQ Area- Plastic Type	4,123	18	2	3,665	3,991	225
284 - Picnic Tables BBQ Area- Composite Type	1,124	18	5	812	896	66
288 - Picnic Tables 3 Various Areas- 8' Wood	2,993	20	5	2,245	2,454	158
306 - Benches 11 Various Area Benches	8,185	15	4	6,003	6,712	564
330 - Chairs 5 Pool Sand Chairs	1,874	10	2	1,499	1,729	184
334 - Chairs 40 Pool Vinyl Strap Chairs	6,835	12	6	3,417	4,087	618
340 - Chaise Lounges 56 Pool Lounges	15,434	12	6	7,717	9,228	1,396
342 - Chairs 15 Adirondack Chairs	5,622	15	9	2,249	2,689	438
360 - Bear Boxes Clubhouse & Gazebo	2,976	20	8	1,786	1,983	170
376 - Pet Stations 4 Various Areas	1,213	5	1	970	1,243	233
380 - Garbage Receptacles 12 Grounds	8,929	18	10	3,969	4,576	594
480 - Drinking Fountain Tennis Court	4,867	20	1	4,624	4,989	233

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
26000 - Outdoor Equipment						
786 - Umbrellas 11 Pool (20%)	1,213	1	1	606	1,243	581
787 - Umbrellas 2023 Only[nr:1]	424	1	0	424	0	0
27000 - Appliances						
200 - Refrigerator Clubhouse Kitchen	1,874	12	2	1,562	1,761	154
204 - Refrigerator Pool Pass Office	1,213	12	5	707	829	107
260 - Cook Top Stove Clubhouse Kitchen- Stove Top	2,851	12	2	2,376	2,679	234
274 - Oven: Wall Clubhouse Kitchen	3,120	12	2	2,600	2,931	256
284 - Microwave Oven Clubhouse Kitchen	744	10	2	595	686	73
29000 - Infrastructure						
964 - Utilities Clubhouse	6,234	30	22	1,662	1,917	335
30000 - Miscellaneous						
200 - BBQ BBQ Area	992	15	3	794	881	67
810 - Maintenance Equipment Aerator- Husqvarna	10,343	10	3	7,240	8,481	1,042
814 - Maintenance Equipment Snow Blower- Honda HSS1332A	4,591	10	3	3,214	3,765	463
818 - Maintenance Equipment Snow Blower- Honda HS828	3,120	15	3	2,496	2,771	210
				[A]	[B]	
Totals	1,865,131			1,028,224	1,112,741	108,946
				[EndBal] [A]	[EndBal] [B]	
Percent Funded				65.03%	35.68%	

Terms & Definitions CAI

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

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

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

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

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

CURRENT REPLACEMENT COST: See "Replacement Cost."

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

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

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

FULLY FUNDED BALANCE (FFB): Total Accrued Depreciation. An indicator against which Actual (or projected) Reserve balance can be compared. The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost. This number is calculated for each component, then summed together for an association total. Two formulae can be utilized, depending on the provider's sensitivity to interest and inflation effects. Note: Both yield identical results when interest and inflation are equivalent.

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

or

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

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

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

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

- Baseline Funding:** Establishing a Reserve funding goal of keeping the Reserve cash balance above zero.
- Full Funding:** Setting a Reserve funding goal of attaining and maintaining Reserves at or near 100% funded.
- Statutory Funding:** Establishing a Reserve funding goal of setting aside the specific minimum amount of Reserves required by local statutes.
- Threshold Funding:** Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than "Fully Funding."

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

FUNDING PRINCIPLES:

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

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

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

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

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

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

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

RESERVE PROVIDER: An individual that prepares Reserve Studies.

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

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

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

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

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

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

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

Terms & Definitions BRG

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

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

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

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

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

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

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



RESERVE STUDY

Member Distribution Materials

Glenshire Devonshire Residents Association

Update w/o Site Visit Review

2023 Update- 3

Published - November 09, 2023

Prepared for the 2024 Fiscal Year

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

November 09, 2023

This is a summary of the Reserve Study that has been performed for Glenshire Devonshire Residents Association, (the "Association") which is a Planned Development with a total of 1,357 Units. 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, LLC prepared this Update w/o Site Visit Review for the January 1, 2024 - December 31, 2024 fiscal year. At the time this summary was prepared, the assumed long-term before-tax interest rate earned on reserve funds was 1.00% per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was 2.50% per year.

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

Funding Assessment

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

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

Reserve Component	Current Replacement Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
01000 - Paving	147,148	25-25	22-22	17,658	24,132	9,481
02000 - Concrete	120,891	20-30	1-23	51,048	57,000	6,427
04000 - Structural Repairs	293,158	3-30	1-23	198,963	216,527	14,296
04500 - Decking/Balconies	302,835	9-40	1-34	195,752	208,552	4,586
05000 - Roofing	95,782	10-40	2-18	65,970	70,505	3,442
08000 - Rehab	78,042	1-25	0-18	59,953	54,941	4,014
12000 - Pool	287,399	1-40	0-33	155,460	161,996	24,952
17000 - Tennis Court	118,855	7-21	3-16	39,952	50,239	10,647
17500 - Basketball / Sport Court	1,874	15-15	3-3	1,499	1,665	126
18000 - Landscaping	49,720	15-20	3-16	12,412	15,488	3,563
19000 - Fencing	94,764	18-30	1-25	40,485	44,921	4,782
20000 - Lighting	2,073	15-15	3-8	1,298	1,472	149
21000 - Signage	24,253	15-15	3-3	19,402	21,545	1,629
22000 - Office Equipment	23,985	4-10	0-4	15,507	18,134	3,796
23000 - Mechanical Equipment	25,102	12-15	0-11	20,059	15,186	1,888
24000 - Furnishings	19,550	5-20	1-13	14,219	16,142	1,566
24500 - Audio / Visual	1,060	10-10	9-9	106	217	124
24600 - Safety / Access	918	6-6	5-5	153	314	162
25000 - Flooring	49,926	12-22	2-13	32,786	36,708	3,277
25500 - Wallcoverings	1,711	25-25	18-18	479	561	100
26000 - Outdoor Equipment	91,000	1-25	0-13	61,817	69,794	7,002
27000 - Appliances	9,801	10-12	2-5	7,840	8,886	823
29000 - Infrastructure	6,234	30-30	22-22	1,662	1,917	335
30000 - Miscellaneous	19,046	10-15	3-3	13,744	15,899	1,781
Totals	\$1,865,131			\$1,028,224	\$1,112,741	\$108,946
Estimated Ending Balance				\$668,665	\$397,042	\$80.28
Percent Funded				65.0%	35.7%	/Unit/year @ 1357

**California Assessment and Reserve Funding
Disclosure For the Fiscal Year Ending 2024**

2023 Update- 3

November 9, 2023

- (1) The regular assessment per ownership interest is \$522.00 per year for the fiscal year beginning January 1, 2024.

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, LLC 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 \$1,028,224, based in whole or in part on the last reserve study or update prepared by Browning Reserve Group, LLC as of November, 2023. The projected reserve fund cash balance at the end of the current fiscal year is \$668,665 resulting in reserves being 65.0% 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)
2024	\$1,112,741	\$397,042	35.7%
2025	\$850,344	\$383,212	45.1%
2026	\$845,806	\$226,601	26.8%
2027	\$694,325	\$324,003	46.7%
2028	\$798,301	\$423,408	53.0%

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, 2024 is \$527 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 =
$$\frac{2024 \text{ Fully Funded Balance} - 2024 \text{ Reserve Ending Balance}}{\text{Ownership Interest Quantity}}$$

§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, unless noted below:

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

2023 Update- 3

Prepared for the 2024 Fiscal Year

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Beginning Balance	598,687	668,665	397,042	383,212	226,601	324,003	423,408	504,076	615,999	664,766
Inflated Expenditures @ 2.5%	41,589	385,872	130,470	276,351	26,129	29,332	53,342	27,573	96,217	80,078
Reserve Contribution	105,262	108,946	112,759	116,706	120,791	125,019	129,395	133,924	138,611	143,462
<i>Units/year @ 1357</i>	77.57	80.28	83.09	86.00	89.01	92.13	95.35	98.69	102.15	105.72
<i>Percentage Increase</i>		3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.00%	6,305	5,302	3,882	3,034	2,739	3,718	4,614	5,573	6,372	6,965
Ending Balance	668,665	397,042	383,212	226,601	324,003	423,408	504,076	615,999	664,766	735,114

	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Beginning Balance	735,114	675,700	767,630	858,530	850,384	1,001,334	1,163,032	1,133,521	1,224,489	1,193,781
Inflated Expenditures @ 2.5%	214,916	68,931	76,249	181,274	28,651	25,422	223,460	109,676	238,263	113,157
Reserve Contribution	148,483	153,680	159,059	164,626	170,388	176,352	182,524	188,912	195,524	202,367
<i>Units/year @ 1357</i>	109.42	113.25	117.21	121.32	125.56	129.96	134.51	139.21	144.09	149.13
<i>Percentage Increase</i>	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.00%	7,019	7,181	8,090	8,502	9,213	10,768	11,426	11,731	12,031	12,384
Ending Balance	675,700	767,630	858,530	850,384	1,001,334	1,163,032	1,133,521	1,224,489	1,193,781	1,295,375

	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Beginning Balance	1,295,375	1,455,504	1,576,427	1,462,368	1,142,642	1,190,793	1,355,783	1,574,432	1,731,412	1,957,462
Inflated Expenditures @ 2.5%	63,007	110,942	353,545	564,907	203,807	96,441	50,908	120,822	60,191	106,756
Reserve Contribution	209,450	216,781	224,368	232,221	240,349	248,761	254,980	261,354	267,888	274,585
<i>Units/year @ 1357</i>	154.35	159.75	165.34	171.13	177.12	183.32	187.90	192.60	197.41	202.35
<i>Percentage Increase</i>	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	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%	13,686	15,084	15,118	12,960	11,609	12,670	14,578	16,447	18,353	20,414
Ending Balance	1,455,504	1,576,427	1,462,368	1,142,642	1,190,793	1,355,783	1,574,432	1,731,412	1,957,462	2,145,705