

Reserve Study Transmittal Letter

Date: November 13, 2019
To: Lori Kelley, Glenshire Devonshire Residents Association
From: Browning Reserve Group (BRG)

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

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

1. Where do I find the recommended reserve contribution for next year's budget?

This is found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* **\$95,587** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **\$70.44 /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, 2020, the Association is **39.5%** 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.

Section 5300(b) the association has an outstanding loan with a maturity greater than one year. Purpose: pool renovation; Amount (2016): \$1,112,500; Term: 5 years; Interest Rate: 4.765% fixed; Maturity: November 1, 2020. Loan repayment is from operating.

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)?

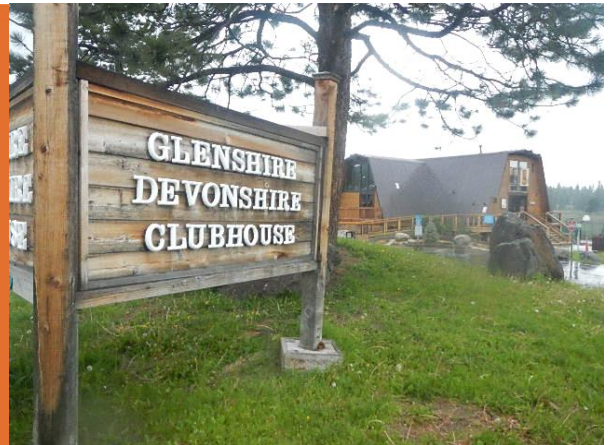
Please see the last section of the reserve study, "Member Distribution Materials." These are the last six pages (or more) of the study which can be removed, and copied, for distribution to the membership with the budget packet. This packet includes all state mandated disclosures related to the reserves 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, (2019) 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

2019 Update- 4

Published - November 13, 2019

Prepared for the 2020 Fiscal Year

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Glenshire Devonshire Residents Association

2019 Update- 4

Table of Contents

<i>Section</i>	<i>Report</i>	<i>Page</i>
<i>Section I:</i>	Summary of Association Reserves	1
<i>Section II:</i>	30 Year Expense Forecast <i>Detailed</i>	5
<i>Section III:</i>	30 Year Reserve Funding Plan <i>Cash Flow Method {c}</i>	19
<i>Section III-a:</i>	30 Year Reserve Funding Plan <i>Cash Flow Method - Ending Balances Chart</i>	20
<i>Section IV:</i>	30 Year Reserve Funding Plan <i>Fully Funded Balance and % Funded</i>	21
<i>Section IV-a:</i>	30 Year Reserve Funding Plan <i>Cash Flow Method - Percent Funded Chart</i>	22
<i>Section V:</i>	Reserve Fund Balance Forecast <i>Component Method</i>	23
<i>Section VI:</i>	Component Listing <i>Included Components</i>	33
<i>Section VI-b:</i>	Component Listing <i>Excluded Components</i>	64
<i>Section VII:</i>	Tabular Component Listing <i>Included Components</i>	65
<i>Section VII-a:</i>	Expenditures by Year <i>- Next 5 Years</i>	71
<i>Section X:</i>	Auditor Notes	75
<i>Section X-a:</i>	Supplementary Information for Auditor <i>Component Method</i>	77
<i>Section XI:</i>	Glossary <i>Reserve Study Terms</i>	83



Glenshire Devonshire Residents Association

2019 Update- 4

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>	
<hr/>		
<i>California:</i> Member Summary		87
Assessment and Reserve Funding	<i>[Civil Code §5570]</i>	89
Disclosure Summary		
<i>Section III:</i> 30 Year Reserve Funding Plan	<i>Cash Flow Method {c}</i>	91

Glenshire Devonshire Residents Association

2019 Update- 4

Published - November 13, 2019

Prepared for the 2020 Fiscal Year

Reserve Study Summary

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

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

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

Summary of Reserves

For the 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 \$687,593.**
 - **[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, 2020 is estimated to be \$271,386, constituting 39.5% 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 \$95,587 [*\$70.44 per Unit per year (average)*] for the fiscal year ending December 31, 2020 (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

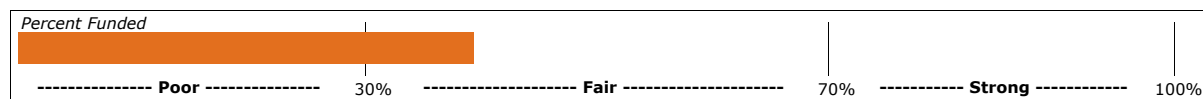
Based on the 30 year cash flow projection, the Association's reserves appear adequately funded as the reserve fund ending balances remain positive throughout the replacement of all major components during the next 30 years.

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.

Section 5300(b) the association has an outstanding loan with a maturity greater than one year. Purpose: pool renovation; Amount (2016): \$1,112,500; Term: 5 years; Interest Rate: 4.765% fixed; Maturity: November 1, 2020. Loan repayment is from operating.

Percent Funded Status

Based on paragraphs 1 - 3 above, the Association is 39.5% funded. The following scale can be used as a measure to determine the Association's financial picture whereas the lower the percentage, the higher the likelihood of the Association requiring a special assessment, or other large increases to the reserve contribution in the future.



Methodology

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

Funding Goals

The funding goal employed for Glenshire Devonshire Residents Association is

Threshold Funding:

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

Limitations

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

Statutory Disclosures

Compliance

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

Open Meeting

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

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

Supplemental Disclosures

General:

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

Personnel Credentials:

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

Completeness:

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

Reliance on Client Data:

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

Scope:

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

Reserve Balance:

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

Reserve Projects:

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

Component Quantities:

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



Browning Reserve Group

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

Reserve Component	Current Replacement Cost	Life Useful / Remaining	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
01000 - Paving																	
200 - Asphalt: Ongoing Repairs 28,150 sf Parking Lot- Min Repairs W SC (3%)	2,956	6 6							3,428						3,975		
340 - Asphalt: Major Repairs 28,150 sf Parking Lot Re-Pave	90,943	25 24															
341 - Asphalt: Major Repairs Parking Lot Re-Pave- 2020 Only[nr:1]	131,975	1 1		135,274													
Total 01000 - Paving	225,874			135,274					3,428						3,975		
02000 - Concrete																	
220 - Walkways 4,130 sf Clubhouse Perimeter (3%)	2,794	5 2			2,935					3,321					3,758		
400 - Pavers 8,240 sf Pool Deck	77,213	30 27															
Total 02000 - Concrete	80,007				2,935					3,321					3,758		
04000 - Structural Repairs																	
204 - Siding 2,242 sf Clubhouse Exterior	26,558	30 10											33,997				
208 - Siding 2,471 sf Pool Pass Building	29,271	30 27															
550 - Bridge Maintenance 830 sf Lake & School Bdwk Decking (50%)	13,407	8 2			14,086								17,162				
552 - Bridge Maintenance 830 sf Lake & School Bdwk Decking (33%)	8,938	4 2			9,391				10,366				11,442				12,629
554 - Bridge Maintenance 830 sf Lake & School Bdwk Structural (10%)	3,575	3 2			3,756			4,045			4,356			4,691			5,052
800 - Wood: Gazebo Repairs 900 sf BBQ Area Shade Structure	1,454	10 1		1,490										1,908			
912 - Doors 9 Clubhouse Storefront Type Doors	33,922	30 6							39,339								
916 - Doors 3 Clubhouse Slider Doors	6,461	30 10											8,271				
920 - Doors 5 Clubhouse Interior Doors	4,308	30 10											5,514				
924 - Doors 7 Pool Pass Building	13,192	30 27															
928 - Doors Pool Pass Building Overhead Roll-Up Door	1,077	30 27															
936 - Windows Northwest Replacements	30,000	30 3				32,307											
940 - Windows Northeast Replacements	15,375	30 3				16,557											

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
30 Year Expense Forecast - Detailed

2019 Update- 4

Prepared for the 2020 Fiscal Year

Reserve Component	Current Replacement Cost	Life Useful / Remaining	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
948 - Windows Southwest Replacements	15,375	30 1		15,759													
952 - Windows Front Replacements	15,375	30 3				16,557											
Total 04000 - Structural Repairs	218,289			17,250	27,233	65,421		4,045	49,705		4,356		76,386	6,599			17,681
04500 - Decking/Balconies																	
100 - Composite 445 sf CH Front Entry- Structural Mod	59,902	40 34															
110 - Composite 445 sf CH Front Entry-Decking/Railing Repair	9,584	40 14															13,542
120 - Wood 445 sf CH- Northeast Structural Mod	38,051	40 38															
130 - Composite 200 sf CH Northeast Decking/Railing Only	5,384	40 38															
140 - Wood 445 sf CH Southwest Structural Mod	38,051	40 1		39,002													
150 - Composite 184 sf CH Southwest Decking/Railings	3,963	40 30															
160 - Wood 890 sf CH Northwest Structural Mod	69,344	40 2			72,854												
170 - Composite 456 sf CH Northwest Decking/Railings	9,821	40 2			10,318												
Total 04500 - Decking/Balconies	234,101			39,002	83,173												13,542
05000 - Roofing																	
440 - Pitched: Dimensional Composition 28 Squares- Pool Pass Building	12,061	25 22															
444 - Pitched: Dimensional Composition 9 Squares- BBQ Shade Structure	3,877	25 6						4,496									
680 - Pitched: Metal 55 Squares- Clubhouse	65,152	30 4				71,915											
780 - Heat Tape 110 lf Pool Pass Building Roof	1,777	10 7								2,112							
Total 05000 - Roofing	82,867					71,915		4,496		2,112							
08000 - Rehab																	
100 - General Clubhouse	4,308	25 4					4,755										
104 - General Pool Building Office	4,846	25 22															
220 - Restrooms Clubhouse Upstairs	2,942	15 11												3,860			
224 - Bathrooms 2 Clubhouse Downstairs Pool Bathrooms	8,615	20 15															
230 - Kitchen Clubhouse	15,759	25 4					17,395										
Total 08000 - Rehab	36,470						22,150							3,860			
12000 - Pool																	
110 - Resurface 252 lf Lap Pool	37,993	10 7								45,161							
114 - Resurface 51 lf Wading Pool	6,120	10 1		6,273										8,030			

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost	Life Useful / Remaining	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
202 - Edge: Tile, Coping, Mastic 252 If Lap Pool	12,212	24 21															
204 - Edge: Tile, Coping, Mastic 51 If Wading Pool	2,471	24 21															
400 - ADA Chair Lift Wading Pool	8,615	10 6							9,991								
640 - Deck: Replace Lap & Wading Pool Deck Pavers	32,145	40 37															
700 - Chemical System Lap Pool Acu-Trol AK110 Chemical Controller	3,446	5 2			3,621					4,096					4,635		
704 - Chemical System Wading Pool Acu-Trol AK110 Chemical Controller	3,446	5 2			3,621					4,096					4,635		
708 - Chemical System 2 Lap Pool Stenner Pumps	1,292	5 2			1,358					1,536					1,738		
712 - Chemical System 2 Wading Pool Stenner Pumps	1,292	5 2			1,358					1,536					1,738		
716 - Equipment: Replacement Lap Pool Sondex Heat Exchanger	2,692	5 2			2,829					3,200					3,621		
720 - Equipment: Replacement 2 Lap Pool Pressure Tanks	1,292	20 17															
724 - Heater Lap Pool Boiler	25,845	10 7								30,722							
728 - Heater Wading Pool	7,538	10 7								8,961							
730 - Filter Lap Pool	12,923	15 12													17,380		
734 - Filter Wading Pool	1,615	14 11												2,119			
740 - Pumps Pool Grundfos Heater Pump	1,938	8 5						2,193								2,672	
744 - Pumps Lap Pool Pentair 7.5 HP Pump	4,308	8 5						4,874								5,938	
748 - Pumps Wading Pool Sta Rite 2 HP Pump	862	8 5						975								1,188	
750 - Cover Lap Pool	6,678	8 4				7,371									8,981		
754 - Cover Wading Pool	1,292	8 5						1,462								1,781	
760 - Lane Ropes 225 If Lap Pool	2,423	5 2			2,546					2,880					3,259		
950 - Furniture: Lifeguard Chair 3 Pool	1,938	10 6							2,248								
990 - Storage Reel Lap Pool Cover Reel	2,800	10 6							3,247								
994 - Miscellaneous 3 Pool Sunshades	4,846	10 2			5,091										6,517		
Total 12000 - Pool	188,024			6,273	20,422		7,371	9,504	15,486	102,189				10,149	52,502	11,579	
17000 - Tennis Court																	
100 - Reseal 13,200 sf [2] Tennis Courts	30,663	7 6							35,560							42,269	
500 - Resurface 13,200 sf [2] Tennis Courts	61,500	21 19															

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
30 Year Expense Forecast - Detailed

2019 Update- 4

Prepared for the 2020 Fiscal Year

Reserve Component	Current Replacement Cost	Life Useful / Remaining	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Total 17000 - Tennis Court	92,163								35,560							42,269	
17500 - Basketball / Sport Court																	
300 - Basketball Standard Tennis Court	1,615	15 7								1,920							
Total 17500 - Basketball / Sport Court	1,615									1,920							
18000 - Landscaping																	
100 - Irrigation: Misc. Sprinkler System	13,785	20 0	13,785														
300 - Irrigation: Backflow Preventors Grounds	2,154	20 7								2,560							
400 - Turf Renovation Flag Pole Lawn	16,000	20 0	16,000														
420 - General Repairs/Upgrades Grounds	1,077	2 1		1,104		1,160		1,218		1,280		1,345		1,413		1,485	
Total 18000 - Landscaping	33,016		29,785	1,104		1,160		1,218		3,840		1,345		1,413		1,485	
18500 - Lakes / Ponds																	
990 - Miscellaneous Pond Hlth Maintenance	3,769	30 1		3,863													
Total 18500 - Lakes / Ponds	3,769			3,863													
19000 - Fencing																	
100 - Chain Link: 10' 76 lf Mesh at Tennis Court Divider	2,921	30 29															
130 - Chain Link: 10' 500 lf Tennis Court Perimeter	37,720	30 28															
224 - Wrought Iron 684 lf Pool Perimeter (10%)	2,652	30 27															
234 - Wrought Iron 684 lf Pool Perimeter (90%)	23,866	30 12													32,097		
340 - Wood: 6' 40 lf Trash Enclosure	3,677	18 1		3,769													
360 - Wood: Split Rail 281 lf Clubhouse North Perimeter	4,539	25 9										5,669					
Total 19000 - Fencing	75,375			3,769								5,669			32,097		
20000 - Lighting																	
100 - Exterior: Misc. Fixtures 10 Clubhouse	862	15 5						975									
104 - Exterior: Misc. Fixtures 7 Pool Pass Building	942	15 12													1,267		
Total 20000 - Lighting	1,804							975							1,267		
21000 - Signage																	
714 - Wood Monument Entrances- West	7,754	15 2			8,146												
718 - Wood Monument Clubhouse	4,308	15 3				4,639											
722 - Wood Monument Entrances- East	4,202	15 5						4,755									
Total 21000 - Signage	16,264				8,146	4,639		4,755									
22000 - Office Equipment																	

See Section VI-b for Excluded Components

Reserve Component	Current Replacement	Life Useful /	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
100 - Miscellaneous Canon Fax Machine	269	6 3				290						336					
200 - Computers, Misc. Pass Office Laptop	788	5 2			828					937					1,060		
210 - Computers, Misc. Administration Office Desktop	1,471	5 3				1,584					1,792					2,028	
218 - Computers, Misc. Clerical Office Desktop	1,471	5 3				1,584					1,792					2,028	
220 - Computers, Misc. GM Office Desktop	1,471	5 3				1,584					1,792					2,028	
222 - Computers, Misc. 2 Office Laptops	1,100	5 1		1,128					1,276					1,443			
230 - Computers, Misc. Pool System (Printer, Scanner, Software)	5,384	4 1		5,519				6,092				6,724				7,423	
300 - Copier Office Copier	9,692	10 3				10,437										13,361	
Total 22000 - Office Equipment	21,646			6,647	828	15,479		6,092	1,276	937	5,376	7,061		1,443	1,060	26,866	
23000 - Mechanical Equipment																	
200 - Furnace 2 Clubhouse- Furnaces #4 & #2	10,769	15 3				11,597											
210 - HVAC Clubhouse Office Air Conditioner	2,369	10 3				2,551										3,266	
600 - Water Heater Clubhouse	3,231	12 3				3,479											
Total 23000 - Mechanical Equipment	16,369					17,627										3,266	
24000 - Furnishings																	
200 - Chairs 66 Clubhouse Padded Folding Chairs	2,132	5 1		2,186					2,473					2,798			
204 - Chairs 65 Clubhouse Folding Chairs	1,400	18 7								1,664							
330 - Tables 23 Folding Tables	4,458	20 2			4,684												
334 - Tables 7 Square Folding Tables	490	20 9										612					
620 - Office Desk, Chair 2 Office Sets	2,101	10 7							2,498								
622 - Office Desk, Chair 1- Office Set	629	10 9										786					
680 - Lockers Clubhouse Lower Floor	2,154	18 2			2,263												
900 - Miscellaneous 4 Chair & Table Dollies	1,292	20 9										1,614					
910 - Window Coverings Roller Sun Shades- CH Upstairs	2,311	20 17															
Total 24000 - Furnishings	16,969			2,186	6,947				2,473	4,162		3,012		2,798			
24500 - Audio / Visual																	
120 - Television Clubhouse	1,292	10 2			1,358										1,738		
Total 24500 - Audio / Visual	1,292				1,358										1,738		
25000 - Flooring																	

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
30 Year Expense Forecast - Detailed

2019 Update- 4

Prepared for the 2020 Fiscal Year

Reserve Component	Current Replacement	Life Useful /	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
200 - Carpeting 39 Sq. Yds. Clubhouse Office	2,627	15 2			2,760												
204 - Carpeting 65 Sq. Yds. Clubhouse Lower Floor	5,040	15 11												6,613			
400 - Tile 1,048 sf Downstairs Pool Bathroom Wall Tile	13,543	22 17															
700 - Vinyl 1,895 sf Clubhouse	12,244	18 4					13,515										
920 - Coatings 734 sf CH Downstairs Pool Bathroom Epoxy	7,904	12 7								9,396							
924 - Coatings 314 sf Pool Pass Building Office Epoxy Floor	2,029	12 9										2,534					
Total 25000 - Flooring	43,387				2,760		13,515			9,396		2,534		6,613			
25500 - Wallcoverings																	
300 - FRP 392 sf Pool Equipment Room	1,477	25 22															
Total 25500 - Wallcoverings	1,477																
26000 - Outdoor Equipment																	
100 - Tot Lot: Play Equipment Playground- Little Tikes Structure	10,769	18 3				11,597											
104 - Tot Lot: Play Equipment 2 Swing Sets	3,231	25 17															
140 - Tot Lot: Safety Surface Tot Lot	862	10 2			905											1,159	
144 - Tot Lot: Safety Surface 175 lf Tot Lot Safety Surface Border	3,204	20 5						3,625									
280 - Picnic Tables 11 Clubhouse Deck & BBQ Area- Plastic Type	3,554	18 3				3,827											
284 - Picnic Tables BBQ Area- Composite Type	969	18 9										1,210					
288 - Picnic Tables 3 Various Areas- 8' Wood	2,585	20 9										3,228					
306 - Benches 11 Various Areas	7,107	15 5						8,041									
330 - Chairs 5 Pool Sand Chairs	1,615	10 6							1,873								
334 - Chairs 40 Pool Vinyl Strap Chairs	5,945	12 10											7,610				
340 - Chaise Lounges 56 Pool Lounges	13,489	12 10											17,267				
342 - Chairs 15 Adirondack Chairs	4,843	15 13														6,676	
376 - Pet Stations 4 Various Areas	1,051	5 3				1,131					1,280					1,448	
380 - Garbage Receptacles 12 Grounds	7,754	18 14															10,956
480 - Drinking Fountain Tennis Court	4,202	20 2			4,415												
786 - Umbrellas 11 Pool	5,201	7 2			5,464							6,495					

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
30 Year Expense Forecast - Detailed

2019 Update- 4

Prepared for the 2020 Fiscal Year

Reserve Component		Current Replacement	Life Useful /	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Total	26000 - Outdoor Equipment	76,380				10,784	16,555		11,666	1,873		1,280	10,933	24,877		1,159	8,125	10,956
27000 - Appliances																		
200 - Refrigerator	Clubhouse Kitchen	1,615	12	4				1,783										
204 - Refrigerator	Pool Pass Office	1,051	12	9									1,312					
260 - Cook Top Stove	Clubhouse Kitchen- Stove Top	1,891	12	4				2,087										
274 - Oven: Wall	Clubhouse Kitchen	2,692	12	4				2,972										
284 - Microwave Oven	Clubhouse Kitchen	646	10	4				713										913
Total	27000 - Appliances	7,895						7,555					1,312					913
29000 - Infrastructure																		
964 - Utilities	Clubhouse	5,384	30	26														
Total	29000 - Infrastructure	5,384																
30000 - Miscellaneous																		
200 - BBQ	BBQ Area	862	15	7							1,024							
810 - Maintenance Equipment	Aerator- Husqvarna	8,930	10	1		9,154									11,717			
814 - Maintenance Equipment	Snow Blower- Honda HSS1332A	3,967	10	7							4,716							
818 - Maintenance Equipment	Snow Blower- Honda HS828	2,692	15	1		2,760												
Total	30000 - Miscellaneous	16,451				11,913					5,740				11,717			
Total Expenditures Inflated @ 2.50%				29,785	227,281	164,585	120,881	122,507	38,255	114,295	133,617	11,013	31,865	101,263	44,592	97,555	93,589	43,092
Total Current Replacement Cost		1,496,887																

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
30 Year Expense Forecast - Detailed

2019 Update- 4

Prepared for the 2020 Fiscal Year

Reserve Component	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
01000 - Paving															
200 - Asphalt: Ongoing Repairs 28,150 sf Parking Lot- Min Reapirs W SC (3%)				4,610						5,346					
340 - Asphalt: Major Repairs 28,150 sf Parking Lot Re-Pave										164,492					
341 - Asphalt: Major Repairs Parking Lot Re-Pave- 2020 Only[nr:1]															
Total 01000 - Paving				4,610						169,838					
02000 - Concrete															
220 - Walkways 4,130 sf Clubhouse Perimeter (3%)			4,251					4,810					5,442		
400 - Pavers 8,240 sf Pool Deck													150,396		
Total 02000 - Concrete			4,251					4,810					155,838		
04000 - Structural Repairs															
204 - Siding 2,242 sf Clubhouse Exterior															
208 - Siding 2,471 sf Pool Pass Building													57,014		
550 - Bridge Maintenance 830 sf Lake & School Bdwk Decking (50%)				20,911								25,478			
552 - Bridge Maintenance 830 sf Lake & School Bdwk Decking (33%)				13,941				15,388				16,985			
554 - Bridge Maintenance 830 sf Lake & School Bdwk Structural (10%)			5,440			5,859			6,309			6,794			7,316
800 - Wood: Gazebo Repairs 900 sf BBQ Area Shade Structure							2,442								
912 - Doors 9 Clubhouse Storefront Type Doors															
916 - Doors 3 Clubhouse Slider Doors															
920 - Doors 5 Clubhouse Interior Doors															
924 - Doors 7 Pool Pass Building													25,695		
928 - Doors Pool Pass Building Overhead Roll-Up Door													2,098		
936 - Windows Northwest Replacements															
940 - Windows Northeast Replacements															
948 - Windows Southwest Replacements															
952 - Windows Front Replacements															
Total 04000 - Structural Repairs			5,440	34,851		5,859	2,442	15,388	6,309			49,257	84,807		7,316
04500 - Decking/Balconies															

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
30 Year Expense Forecast - Detailed

2019 Update- 4

Prepared for the 2020 Fiscal Year

Reserve Component	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
100 - Composite 445 sf CH Front Entry- Structural Mod															
110 - Composite 445 sf CH Front Entry-Decking/Railing Repair															
120 - Wood 445 sf CH- Northeast Structural Mod															
130 - Composite 200 sf CH Northeast Decking/Railing Only															
140 - Wood 445 sf CH Southwest Structural Mod															
150 - Composite 184 sf CH Southwest Decking/Railings															
160 - Wood 890 sf CH Northwest Structural Mod															
170 - Composite 456 sf CH Northwest Decking/Railings Total 04500 - Decking/Balconies															
05000 - Roofing															
440 - Pitched: Dimensional Composition 28 Squares- Pool Pass Building								20,764							
444 - Pitched: Dimensional Composition 9 Squares- BBQ Shade Structure															
680 - Pitched: Metal 55 Squares- Clubhouse															
780 - Heat Tape 110 lf Pool Pass Building Roof Total 05000 - Roofing			2,704										3,461		
			2,704					20,764					3,461		
08000 - Rehab															
100 - General Clubhouse															8,815
104 - General Pool Building Office								8,343							
220 - Restrooms Clubhouse Upstairs												5,590			
224 - Bathrooms 2 Clubhouse Downstairs Pool Bathrooms			12,477												
230 - Kitchen Clubhouse Total 08000 - Rehab															32,250
			12,477					8,343				5,590			41,065
12000 - Pool															
110 - Resurface 252 lf Lap Pool			57,810										74,002		
114 - Resurface 51 lf Wading Pool							10,279								
200 - Edge: Tile, Coping, Mastic 252 lf Lap Pool							20,511								
204 - Edge: Tile, Coping, Mastic 51 lf Wading Pool							4,151								
400 - ADA Chair Lift Wading Pool			12,789									16,371			

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
30 Year Expense Forecast - Detailed

2019 Update- 4

Prepared for the 2020 Fiscal Year

Reserve Component	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
640 - Deck: Replace Lap & Wading Pool Deck Pavers															
700 - Chemical System Lap Pool Acu-Trol AK110 Chemical Controller			5,244					5,933					6,712		
704 - Chemical System Wading Pool Acu-Trol AK110 Chemical Controller			5,244					5,933					6,712		
708 - Chemical System 2 Lap Pool Stenner Pumps			1,966					2,225					2,517		
712 - Chemical System 2 Wading Pool Stenner Pumps			1,966					2,225					2,517		
716 - Equipment: Replacement Lap Pool Sondex Heat Exchanger			4,097					4,635					5,244		
720 - Equipment: Replacement 2 Lap Pool Pressure Tanks			1,966												
724 - Heater Lap Pool Boiler			39,327										50,342		
728 - Heater Wading Pool			11,470										14,683		
730 - Filter Lap Pool													25,171		
734 - Filter Wading Pool											2,995				
740 - Pumps Pool Grundfos Heater Pump							3,256								3,967
744 - Pumps Lap Pool Pentair 7.5 HP Pump							7,235								8,815
748 - Pumps Wading Pool Sta Rite 2 HP Pump							1,447								1,763
750 - Cover Lap Pool					10,942									13,332	
754 - Cover Wading Pool							2,170								2,645
760 - Lane Ropes 225 lf Lap Pool			3,687					4,171					4,720		
950 - Furniture: Lifeguard Chair 3 Pool		2,878										3,684			
990 - Storage Reel Lap Pool Cover Reel		4,156										5,321			
994 - Miscellaneous 3 Pool Sunshades								8,343							
Total 12000 - Pool		19,823	132,777			10,942	49,049	33,464			2,995	25,375	192,620	13,332	17,189
17000 - Tennis Court															
100 - Reseal 13,200 sf [2] Tennis Courts						50,245							59,725		
500 - Resurface 13,200 sf [2] Tennis Courts					98,317										
Total 17000 - Tennis Court					98,317	50,245							59,725		
17500 - Basketball / Sport Court															
300 - Basketball Standard Tennis Court								2,781							

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
30 Year Expense Forecast - Detailed

2019 Update- 4

Prepared for the 2020 Fiscal Year

Reserve Component	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
Total 17500 - Basketball / Sport Court								2,781							
18000 - Landscaping															
100 - Irrigation: Misc. Sprinkler System						22,588									
300 - Irrigation: Backflow Preventors Grounds													4,195		
400 - Turf Renovation Flag Pole Lawn						26,218									
420 - General Repairs/Upgrades Grounds	1,560		1,639		1,722		1,809		1,900		1,996		2,098		2,204
Total 18000 - Landscaping	1,560		1,639		1,722	48,806	1,809		1,900		1,996		6,293		2,204
18500 - Lakes / Ponds															
990 - Miscellaneous Pond Hlth Maintenance															
Total 18500 - Lakes / Ponds															
19000 - Fencing															
100 - Chain Link: 10' 76 lf Mesh at Tennis Court Divider															5,978
130 - Chain Link: 10' 500 lf Tennis Court Perimeter														75,308	
224 - Wrought Iron 684 lf Pool Perimeter (10%)													5,165		
234 - Wrought Iron 684 lf Pool Perimeter (90%)															
340 - Wood: 6' 40 lf Trash Enclosure					5,879										
360 - Wood: Split Rail 281 lf Clubhouse North Perimeter															
Total 19000 - Fencing					5,879								5,165	75,308	5,978
20000 - Lighting															
100 - Exterior: Misc. Fixtures 10 Clubhouse						1,412									
104 - Exterior: Misc. Fixtures 7 Pool Pass Building													1,835		
Total 20000 - Lighting						1,412							1,835		
21000 - Signage															
714 - Wood Monument Entrances- West			11,798												
718 - Wood Monument Clubhouse				6,718											
722 - Wood Monument Entrances- East						6,886									
Total 21000 - Signage			11,798	6,718		6,886									
22000 - Office Equipment															
100 - Miscellaneous Canon Fax Machine	390						452						524		
200 - Computers, Misc. Pass Office Laptop			1,199					1,357					1,535		

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
30 Year Expense Forecast - Detailed

2019 Update- 4

Prepared for the 2020 Fiscal Year

Reserve Component	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
210 - Computers, Misc. Administration Office Desktop				2,294					2,596					2,937	
218 - Computers, Misc. Clerical Office Desktop				2,294					2,596					2,937	
220 - Computers, Misc. GM Office Desktop				2,294					2,596					2,937	
222 - Computers, Misc. 2 Office Laptops		1,633					1,848					2,090			
230 - Computers, Misc. Pool System (Printer, Scanner, Software)			8,193				9,044				9,982				11,019
300 - Copier Office Copier									17,103						
Total 22000 - Office Equipment	390	1,633	9,392	6,882			11,343	1,357	24,889		9,982	2,090	2,059	8,810	11,019
23000 - Mechanical Equipment															
200 - Furnace 2 Clubhouse- Furnaces #4 & #2				16,796											
210 - HVAC Clubhouse Office Air Conditioner									4,181						
600 - Water Heater Clubhouse	4,679												6,293		
Total 23000 - Mechanical Equipment	4,679			16,796					4,181				6,293		
24000 - Furnishings															
200 - Chairs 66 Clubhouse Padded Folding Chairs		3,165					3,581					4,052			
204 - Chairs 65 Clubhouse Folding Chairs											2,595				
330 - Tables 23 Folding Tables								7,675							
334 - Tables 7 Square Folding Tables															1,003
620 - Office Desk, Chair 2 Office Sets			3,197										4,093		
622 - Office Desk, Chair 1- Office Set					1,006										1,288
680 - Lockers Clubhouse Lower Floor						3,529									
900 - Miscellaneous 4 Chair & Table Dollies															2,645
910 - Window Coverings Roller Sun Shades- CH Upstairs				3,517											
Total 24000 - Furnishings		3,165	6,714		1,006	3,529	3,581	7,675			2,595	4,052	4,093		4,935
24500 - Audio / Visual															
120 - Television Clubhouse								2,225							
Total 24500 - Audio / Visual								2,225							
25000 - Flooring															
200 - Carpeting 39 Sq. Yds. Clubhouse Office			3,997												
204 - Carpeting 65 Sq. Yds. Clubhouse Lower Floor											9,577				

See Section VI-b for Excluded Components

Reserve Component	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
400 - Tile			20,607												
1,048 sf Downstairs Pool Bathroom Wall															
Tile															
700 - Vinyl								21,079							
1,895 sf Clubhouse															
920 - Coatings					12,636										
734 sf CH Downstairs Pool Bathroom															
Epoxy															
924 - Coatings							3,408								
314 sf Pool Pass Building Office Epoxy															
Floor															
Total 25000 - Flooring			24,604		12,636		3,408	21,079				9,577			
25500 - Wallcoverings															
300 - FRP								2,544							
392 sf Pool Equipment Room															
Total 25500 - Wallcoverings								2,544							
26000 - Outdoor Equipment															
100 - Tot Lot: Play Equipment							18,087								
Playground- Little Tikes Structure															
104 - Tot Lot: Play Equipment			4,916												
2 Swing Sets															
140 - Tot Lot: Safety Surface								1,483							
Tot Lot															
144 - Tot Lot: Safety Surface											5,940				
175 lf Tot Lot Safety Surface Border															
280 - Picnic Tables							5,969								
11 Clubhouse Deck & BBQ Area- Plastic															
Type															
284 - Picnic Tables												1,888			
BBQ Area- Composite Type															
288 - Picnic Tables															5,289
3 Various Areas- 8' Wood															
306 - Benches						11,646									
11 Various Areas															
330 - Chairs		2,398										3,070			
5 Pool Sand Chairs															
334 - Chairs								10,235							
40 Pool Vinyl Strap Chairs															
340 - Chaise Lounges								23,222							
56 Pool Lounges															
342 - Chairs													9,669		
15 Adirondack Chairs															
376 - Pet Stations				1,639				1,854						2,098	
4 Various Areas															
380 - Garbage Receptacles															
12 Grounds															
480 - Drinking Fountain								7,235							
Tennis Court															
786 - Umbrellas		7,720							9,177						
11 Pool															
Total 26000 - Outdoor Equipment		10,118	4,916	1,639		11,646	24,056	42,175	11,031		5,940	3,070	1,888	11,767	5,289

27000 - Appliances

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
30 Year Expense Forecast - Detailed

2019 Update- 4

Prepared for the 2020 Fiscal Year

Reserve Component	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
200 - Refrigerator Clubhouse Kitchen		2,398												3,225	
204 - Refrigerator Pool Pass Office							1,765								
260 - Cook Top Stove Clubhouse Kitchen- Stove Top		2,807												3,776	
274 - Oven: Wall Clubhouse Kitchen		3,997												5,375	
284 - Microwave Oven Clubhouse Kitchen										1,169					
Total 27000 - Appliances		9,202					1,765			1,169				12,376	
29000 - Infrastructure															
964 - Utilities Clubhouse												10,232			
Total 29000 - Infrastructure												10,232			
30000 - Miscellaneous															
200 - BBQ BBQ Area								1,483							
810 - Maintenance Equipment Aerator- Husqvarna							14,999								
814 - Maintenance Equipment Snow Blower- Honda HSS1332A			6,037										7,727		
818 - Maintenance Equipment Snow Blower- Honda HS828		3,997													
Total 30000 - Miscellaneous		3,997	6,037				14,999	1,483					7,727		
Total Expenditures Inflated @ 2.50%	19,106	47,938	210,272	71,496	119,560	139,325	112,452	164,087	48,310	171,006	23,509	109,244	531,803	121,592	94,996

30 Year Reserve Funding Plan Cash Flow Method

2019 Update- 4

Prepared for the 2020 Fiscal Year

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Beginning Balance	332,898	399,741	271,386	207,446	189,554	172,691	243,255	241,109	222,611	330,206
Inflated Expenditures @ 2.5%	29,785	227,281	164,585	120,881	122,507	38,255	114,295	133,617	11,013	31,865
Reserve Contribution	92,983	95,587	98,263	101,014	103,842	106,750	109,739	112,812	115,858	118,986
<i>Units/year @ 1357</i>	68.52	70.44	72.41	74.44	76.52	78.67	80.87	83.13	85.38	87.68
<i>Percentage Increase</i>		2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.7%	2.7%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.00%	3,645	3,339	2,382	1,975	1,802	2,069	2,410	2,307	2,750	3,738
Ending Balance	399,741	271,386	207,446	189,554	172,691	243,255	241,109	222,611	330,206	421,065

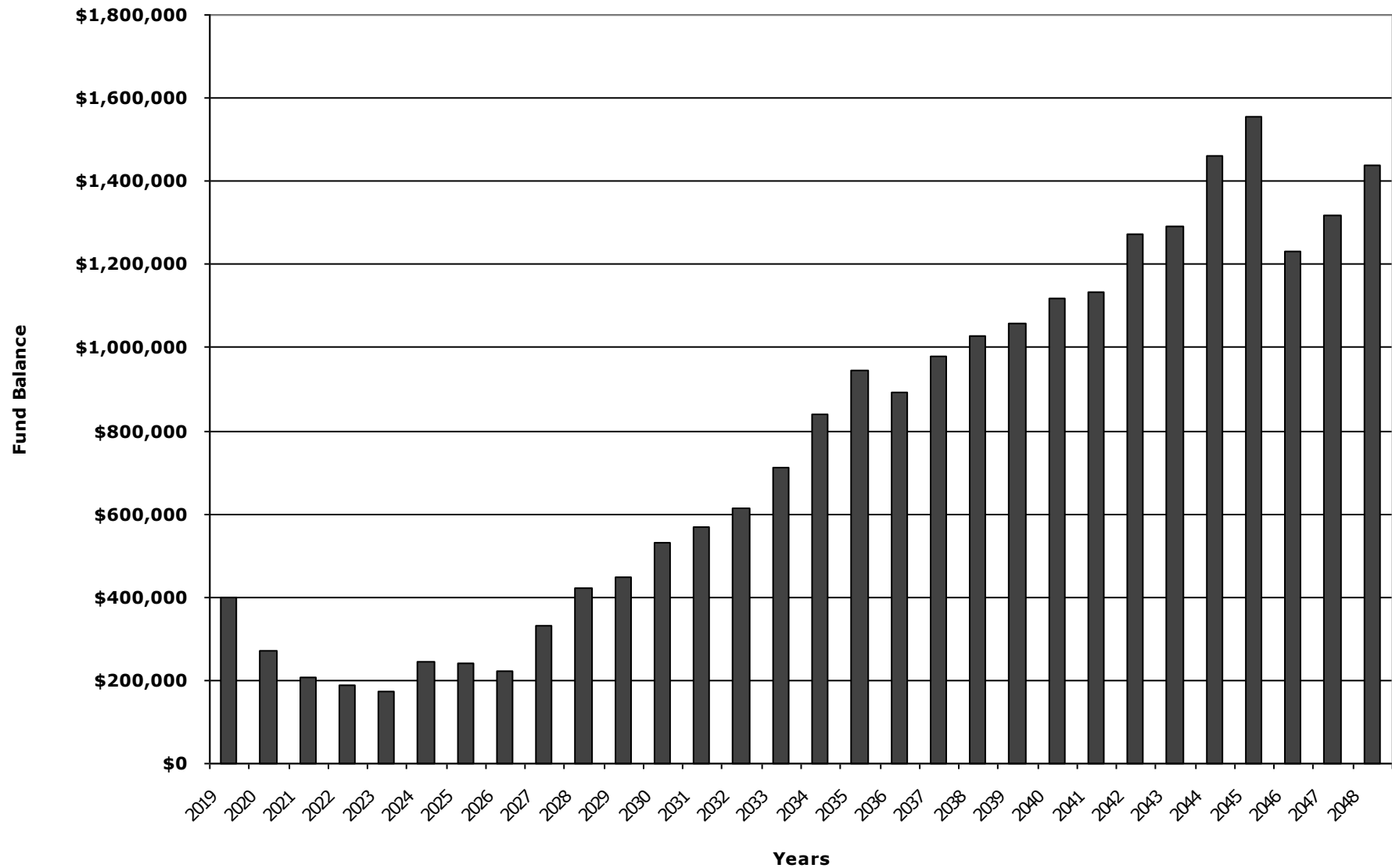
	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Beginning Balance	421,065	446,316	532,090	568,899	613,558	713,006	841,243	945,573	891,692	980,737
Inflated Expenditures @ 2.5%	101,263	44,592	97,555	93,589	43,092	19,106	47,938	210,272	71,496	119,560
Reserve Contribution	122,199	125,498	128,886	132,366	135,940	139,610	143,379	147,250	151,226	155,309
<i>Units/year @ 1357</i>	90.05	92.48	94.98	97.54	100.18	102.88	105.66	108.51	111.44	114.45
<i>Percentage Increase</i>	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.00%	4,315	4,868	5,478	5,883	6,600	7,733	8,890	9,141	9,316	9,986
Ending Balance	446,316	532,090	568,899	613,558	713,006	841,243	945,573	891,692	980,737	1,026,473

	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
Beginning Balance	1,026,473	1,057,015	1,119,199	1,134,557	1,270,989	1,290,164	1,462,580	1,555,502	1,229,759	1,318,235
Inflated Expenditures @ 2.5%	139,325	112,452	164,087	48,310	171,006	23,509	109,244	531,803	121,592	94,996
Reserve Contribution	159,502	163,809	168,232	172,774	177,439	182,230	187,150	192,203	197,392	202,722
<i>Units/year @ 1357</i>	117.54	120.71	123.97	127.32	130.76	134.29	137.91	141.64	145.46	149.39
<i>Percentage Increase</i>	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.00%	10,366	10,827	11,213	11,968	12,742	13,695	15,015	13,857	12,677	13,721
Ending Balance	1,057,015	1,119,199	1,134,557	1,270,989	1,290,164	1,462,580	1,555,502	1,229,759	1,318,235	1,439,682

30 Year Reserve Funding Plan Cash Flow Method - Ending Balances

2019 Update- 4

Prepared for the 2020 Fiscal Year



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

2019 Update- 4

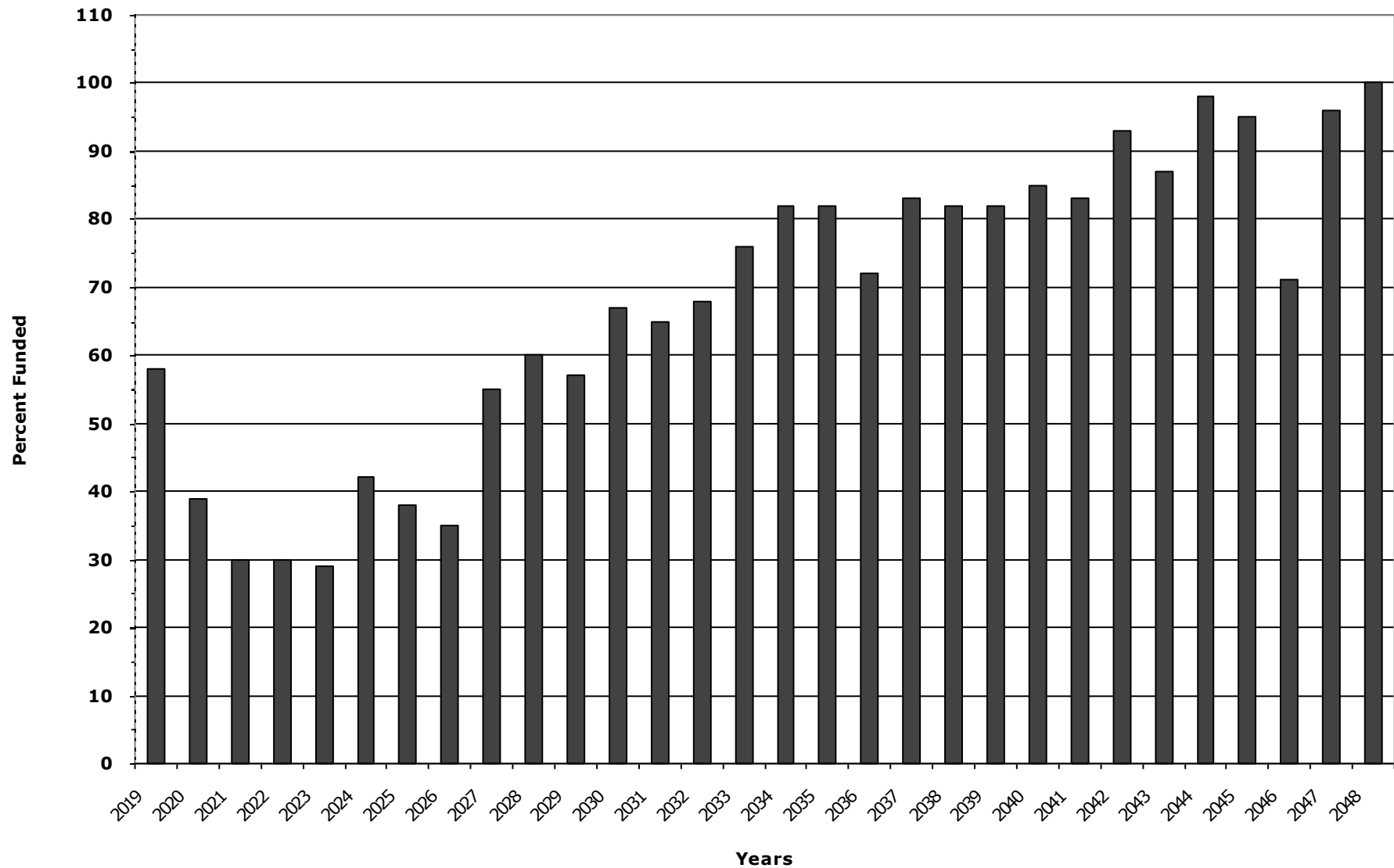
Prepared for the 2020 Fiscal Year

Year	Beginning Balance	Fully Funded Balance	Percent Funded	Inflated Expenditures @ 2.50%	Reserve Contribution	Special Assessments & Other Contributions	Interest	Ending Balance
2019	332,898	690,451	57.9%	29,785	92,983	0	3,645	399,741
2020	399,741	687,593	39.5%	227,281	95,587	0	3,339	271,386
2021	271,386	690,919	30.0%	164,585	98,263	0	2,382	207,446
2022	207,446	621,945	30.5%	120,881	101,014	0	1,975	189,554
2023	189,554	598,105	28.9%	122,507	103,842	0	1,802	172,691
2024	172,691	574,116	42.4%	38,255	106,750	0	2,069	243,255
2025	243,255	638,051	37.8%	114,295	109,739	0	2,410	241,109
2026	241,109	627,862	35.5%	133,617	112,812	0	2,307	222,611
2027	222,611	599,890	55.0%	11,013	115,858	0	2,750	330,206
2028	330,206	699,220	60.2%	31,865	118,986	0	3,738	421,065
2029	421,065	782,051	57.1%	101,263	122,199	0	4,315	446,316
2030	446,316	798,269	66.7%	44,592	125,498	0	4,868	532,090
2031	532,090	875,492	65.0%	97,555	128,886	0	5,478	568,899
2032	568,899	902,932	68.0%	93,589	132,366	0	5,883	613,558
2033	613,558	937,763	76.0%	43,092	135,940	0	6,600	713,006
2034	713,006	1,027,928	81.8%	19,106	139,610	0	7,733	841,243
2035	841,243	1,147,706	82.4%	47,938	143,379	0	8,890	945,573
2036	945,573	1,243,766	71.7%	210,272	147,250	0	9,141	891,692
2037	891,692	1,178,749	83.2%	71,496	151,226	0	9,316	980,737
2038	980,737	1,257,337	81.6%	119,560	155,309	0	9,986	1,026,473
2039	1,026,473	1,291,684	81.8%	139,325	159,502	0	10,366	1,057,015
2040	1,057,015	1,309,767	85.5%	112,452	163,809	0	10,827	1,119,199
2041	1,119,199	1,359,063	83.5%	164,087	168,232	0	11,213	1,134,557
2042	1,134,557	1,359,960	93.5%	48,310	172,774	0	11,968	1,270,989
2043	1,270,989	1,482,928	87.0%	171,006	177,439	0	12,742	1,290,164
2044	1,290,164	1,486,669	98.4%	23,509	182,230	0	13,695	1,462,580
2045	1,462,580	1,645,238	94.5%	109,244	187,150	0	15,015	1,555,502
2046	1,555,502	1,723,530	71.4%	531,803	192,203	0	13,857	1,229,759
2047	1,229,759	1,374,384	95.9%	121,592	197,392	0	12,677	1,318,235
2048	1,318,235	1,440,797	99.9%	94,996	202,722	0	13,721	1,439,682

30 Year Reserve Funding Plan Cash Flow Method - Percent Funded

2019 Update- 4

Prepared for the 2020 Fiscal Year



Reserve Fund Balance Forecast Component Method

2019 Update- 4

Prepared for the 2020 Fiscal Year

<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>	<i>Per Year</i>	<i>2019 Fully Funded Balance</i>	<i>2020 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2020 Line Item Contribution based on Cash Flow Method</i>
01000 - Paving									
200 - Asphalt: Ongoing Repairs 28,150 sf Parking Lot- Min Repairs W SC (3%)	2,956	6	6	3,428	490	422	505	0.31%	293
340 - Asphalt: Major Repairs 28,150 sf Parking Lot Re-Pave	90,943	25	24	164,492	6,580	3,638	7,457	4.12%	3,941
341 - Asphalt: Major Repairs Parking Lot Re-Pave- 2020 Only[nr:1]	131,975	1	1	135,274	67,637	65,988	0	42.38%	40,513
Sub-total [01000 - Paving]	225,874			303,194	74,707	70,047	7,962	46.81%	44,747
02000 - Concrete									
220 - Walkways 4,130 sf Clubhouse Perimeter (3%)	2,794	5	2	2,935	587	1,676	2,291	0.37%	352
400 - Pavers 8,240 sf Pool Deck	77,213	30	27	150,396	5,013	7,721	10,552	3.14%	3,003
Sub-total [02000 - Concrete]	80,007			153,331	5,600	9,398	12,843	3.51%	3,354

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2019 Fully Funded Balance	2020 Fully Funded Balance	% Per Year Straight Line	2020 Line Item Contribution based on Cash Flow Method
04000 - Structural Repairs									
204 - Siding 2,242 sf Clubhouse Exterior	26,558	30	10	33,997	1,133	17,706	19,056	0.71%	679
208 - Siding 2,471 sf Pool Pass Building	29,271	30	27	57,014	1,900	2,927	4,000	1.19%	1,138
550 - Bridge Maintenance 830 sf Lake & School Bdwk Decking (50%)	13,407	8	2	14,086	1,761	10,055	12,025	1.10%	1,055
552 - Bridge Maintenance 830 sf Lake & School Bdwk Decking (33%)	8,938	4	2	9,391	2,348	4,469	6,871	1.47%	1,406
554 - Bridge Maintenance 830 sf Lake & School Bdwk Structural (10%)	3,575	3	2	3,756	1,252	1,192	2,443	0.78%	750
800 - Wood: Gazebo Repairs 900 sf BBQ Area Shade Structure	1,454	10	1	1,490	149	1,308	1,490	0.09%	89
912 - Doors 9 Clubhouse Storefront Type Doors	33,922	30	6	39,339	1,311	27,138	28,975	0.82%	785
916 - Doors 3 Clubhouse Slider Doors	6,461	30	10	8,271	276	4,308	4,636	0.17%	165
920 - Doors 5 Clubhouse Interior Doors	4,308	30	10	5,514	184	2,872	3,091	0.12%	110
924 - Doors 7 Pool Pass Building	13,192	30	27	25,695	857	1,319	1,803	0.54%	513
928 - Doors Pool Pass Building Overhead Roll-Up Door	1,077	30	27	2,098	70	108	147	0.04%	42
936 - Windows Northwest Replacements	30,000	30	3	32,307	1,077	27,000	28,700	0.67%	645
940 - Windows Northeast Replacements	15,375	30	3	16,557	552	13,838	14,709	0.35%	331
948 - Windows Southwest Replacements	15,375	30	1	15,759	525	14,863	15,759	0.33%	315
952 - Windows Front Replacements	15,375	30	3	16,557	552	13,838	14,709	0.35%	331
Sub-total [04000 - Structural Repairs]	218,289			281,831	13,946	142,939	158,414	8.74%	8,354

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2019 Fully Funded Balance	2020 Fully Funded Balance	% Per Year Straight Line	2020 Line Item Contribution based on Cash Flow Method
04500 - Decking/Balconies									
100 - Composite 445 sf CH Front Entry- Structural Mod	59,902	40	34	0	0	8,985	10,745	0.00%	0
110 - Composite 445 sf CH Front Entry-Decking/Railing Repair	9,584	40	14	13,542	339	6,230	6,631	0.21%	203
120 - Wood 445 sf CH- Northeast Structural Mod	38,051	40	38	0	0	1,903	2,925	0.00%	0
130 - Composite 200 sf CH Northeast Decking/Railing Only	5,384	40	38	0	0	269	414	0.00%	0
140 - Wood 445 sf CH Southwest Structural Mod	38,051	40	1	39,002	975	37,100	39,002	0.61%	584
150 - Composite 184 sf CH Southwest Decking/Railings	3,963	40	30	0	0	991	1,117	0.00%	0
160 - Wood 890 sf CH Northwest Structural Mod	69,344	40	2	72,854	1,821	65,877	69,300	1.14%	1,091
170 - Composite 456 sf CH Northwest Decking/Railings	9,821	40	2	10,318	258	9,330	9,815	0.16%	155
Sub-total [04500 - Decking/Balconies]	234,101			135,717	3,393	130,684	139,950	2.13%	2,032
05000 - Roofing									
440 - Pitched: Dimensional Composition 28 Squares- Pool Pass Building	12,061	25	22	20,764	831	1,447	1,978	0.52%	497
444 - Pitched: Dimensional Composition 9 Squares- BBQ Shade Structure	3,877	25	6	4,496	180	2,946	3,179	0.11%	108
680 - Pitched: Metal 55 Squares- Clubhouse	65,152	30	4	71,915	2,397	56,465	60,103	1.50%	1,436
780 - Heat Tape 110 lf Pool Pass Building Roof	1,777	10	7	2,112	211	533	729	0.13%	127
Sub-total [05000 - Roofing]	82,867			99,288	3,619	61,392	65,988	2.27%	2,168
08000 - Rehab									
100 - General Clubhouse	4,308	25	4	4,755	190	3,618	3,885	0.12%	114
104 - General Pool Building Office	4,846	25	22	8,343	334	582	795	0.21%	200
220 - Restrooms Clubhouse Upstairs	2,942	15	11	3,860	257	784	1,005	0.16%	154
224 - Bathrooms 2 Clubhouse Downstairs Pool Bathrooms	8,615	20	15	12,477	624	2,154	2,649	0.39%	374
230 - Kitchen Clubhouse	15,759	25	4	17,395	696	13,238	14,215	0.44%	417
Sub-total [08000 - Rehab]	36,470			46,830	2,101	20,376	22,549	1.32%	1,258

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2019 Fully Funded Balance	2020 Fully Funded Balance	% Per Year Straight Line	2020 Line Item Contribution based on Cash Flow Method
12000 - Pool									
110 - Resurface 252 lf Lap Pool	37,993	10	7	45,161	4,516	11,398	15,577	2.83%	2,705
114 - Resurface 51 lf Wading Pool	6,120	10	1	6,273	627	5,508	6,273	0.39%	376
200 - Edge: Tile, Coping, Mastic 252 lf Lap Pool	12,212	24	21	20,511	855	1,526	2,086	0.54%	512
204 - Edge: Tile, Coping, Mastic 51 lf Wading Pool	2,471	24	21	4,151	173	309	422	0.11%	104
400 - ADA Chair Lift Wading Pool	8,615	10	6	9,991	999	3,446	4,415	0.63%	598
640 - Deck: Replace Lap & Wading Pool Deck Pavers	32,145	40	37	0	0	2,411	3,295	0.00%	0
700 - Chemical System Lap Pool Acu-Trol AK110 Chemical Controller	3,446	5	2	3,621	724	2,068	2,826	0.45%	434
704 - Chemical System Wading Pool Acu-Trol AK110 Chemical Controller	3,446	5	2	3,621	724	2,068	2,826	0.45%	434
708 - Chemical System 2 Lap Pool Stenner Pumps	1,292	5	2	1,358	272	775	1,060	0.17%	163
712 - Chemical System 2 Wading Pool Stenner Pumps	1,292	5	2	1,358	272	775	1,060	0.17%	163
716 - Equipment: Replacement Lap Pool Sondex Heat Exchanger	2,692	5	2	2,829	566	1,615	2,208	0.35%	339
720 - Equipment: Replacement 2 Lap Pool Pressure Tanks	1,292	20	17	1,966	98	194	265	0.06%	59
724 - Heater Lap Pool Boiler	25,845	10	7	30,722	3,072	7,754	10,597	1.93%	1,840
728 - Heater Wading Pool	7,538	10	7	8,961	896	2,261	3,091	0.56%	537
730 - Filter Lap Pool	12,923	15	12	17,380	1,159	2,585	3,532	0.73%	694
734 - Filter Wading Pool	1,615	14	11	2,119	151	346	473	0.09%	91
740 - Pumps Pool Grundfos Heater Pump	1,938	8	5	2,193	274	727	993	0.17%	164
744 - Pumps Lap Pool Pentair 7.5 HP Pump	4,308	8	5	4,874	609	1,615	2,208	0.38%	365
748 - Pumps Wading Pool Sta Rite 2 HP Pump	862	8	5	975	122	323	442	0.08%	73
750 - Cover Lap Pool	6,678	8	4	7,371	921	3,339	4,278	0.58%	552
754 - Cover Wading Pool	1,292	8	5	1,462	183	485	662	0.11%	109

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2019 Fully Funded Balance	2020 Fully Funded Balance	% Per Year Straight Line	2020 Line Item Contribution based on Cash Flow Method
12000 - Pool									
760 - Lane Ropes 225 lf Lap Pool	2,423	5	2	2,546	509	1,454	1,987	0.32%	305
950 - Furniture: Lifeguard Chair 3 Pool	1,938	10	6	2,248	225	775	993	0.14%	135
990 - Storage Reel Lap Pool Cover Reel	2,800	10	6	3,247	325	1,120	1,435	0.20%	194
994 - Miscellaneous 3 Pool Sunshades	4,846	10	2	5,091	509	3,877	4,470	0.32%	305
Sub-total [12000 - Pool]	188,024			190,027	18,781	58,754	77,473	11.77%	11,249
17000 - Tennis Court									
100 - Reseal 13,200 sf [2] Tennis Courts	30,663	7	6	35,560	5,080	4,380	8,980	3.18%	3,043
500 - Resurface 13,200 sf [2] Tennis Courts	61,500	21	19	98,317	4,682	5,857	9,005	2.93%	2,804
Sub-total [17000 - Tennis Court]	92,163			133,877	9,762	10,238	17,985	6.12%	5,847
17500 - Basketball / Sport Court									
300 - Basketball Standard Tennis Court	1,615	15	7	1,920	128	862	993	0.08%	77
18000 - Landscaping									
100 - Irrigation: Misc. Sprinkler System	13,785	20	0	13,785	689	13,785	706	0.43%	413
300 - Irrigation: Backflow Preventors Grounds	2,154	20	7	2,560	128	1,400	1,545	0.08%	77
400 - Turf Renovation Flag Pole Lawn	16,000	20	0	16,000	800	16,000	820	0.50%	479
420 - General Repairs/Upgrades Grounds	1,077	2	1	1,104	552	538	1,104	0.35%	331
Sub-total [18000 - Landscaping]	33,016			33,449	2,169	31,723	4,176	1.36%	1,299
18500 - Lakes / Ponds									
990 - Miscellaneous Pond Hlth Maintenance	3,769	30	1	3,863	129	3,643	3,863	0.08%	77

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2019 Fully Funded Balance	2020 Fully Funded Balance	% Per Year Straight Line	2020 Line Item Contribution based on Cash Flow Method
19000 - Fencing									
100 - Chain Link: 10' 76 lf Mesh at Tennis Court Divider	2,921	30	29	5,978	199	97	200	0.12%	119
130 - Chain Link: 10' 500 lf Tennis Court Perimeter	37,720	30	28	75,308	2,510	2,515	3,866	1.57%	1,504
224 - Wrought Iron 684 lf Pool Perimeter (10%)	2,652	30	27	5,165	172	265	362	0.11%	103
234 - Wrought Iron 684 lf Pool Perimeter (90%)	23,866	30	12	32,097	1,070	14,319	15,493	0.67%	641
340 - Wood: 6' 40 lf Trash Enclosure	3,677	18	1	3,769	209	3,473	3,769	0.13%	125
360 - Wood: Split Rail 281 lf Clubhouse North Perimeter	4,539	25	9	5,669	227	2,905	3,164	0.14%	136
Sub-total [19000 - Fencing]	75,375			127,985	4,388	23,575	26,854	2.75%	2,628
20000 - Lighting									
100 - Exterior: Misc. Fixtures 10 Clubhouse	862	15	5	975	65	574	648	0.04%	39
104 - Exterior: Misc. Fixtures 7 Pool Pass Building	942	15	12	1,267	84	188	258	0.05%	51
Sub-total [20000 - Lighting]	1,804			2,242	149	763	905	0.09%	90
21000 - Signage									
714 - Wood Monument Entrances- West	7,754	15	2	8,146	543	6,720	7,418	0.34%	325
718 - Wood Monument Clubhouse	4,308	15	3	4,639	309	3,446	3,827	0.19%	185
722 - Wood Monument Entrances- East	4,202	15	5	4,755	317	2,802	3,159	0.20%	190
Sub-total [21000 - Signage]	16,264			17,540	1,169	12,968	14,403	0.73%	700

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2019 Fully Funded Balance	2020 Fully Funded Balance	% Per Year Straight Line	2020 Line Item Contribution based on Cash Flow Method
22000 - Office Equipment									
100 - Miscellaneous Canon Fax Machine	269	6	3	290	48	135	184	0.03%	29
200 - Computers, Misc. Pass Office Laptop	788	5	2	828	166	473	646	0.10%	99
210 - Computers, Misc. Administration Office Desktop	1,471	5	3	1,584	317	588	905	0.20%	190
218 - Computers, Misc. Clerical Office Desktop	1,471	5	3	1,584	317	588	905	0.20%	190
220 - Computers, Misc. GM Office Desktop	1,471	5	3	1,584	317	588	905	0.20%	190
222 - Computers, Misc. 2 Office Laptops	1,100	5	1	1,128	226	880	1,128	0.14%	135
230 - Computers, Misc. Pool System (Printer, Scanner, Software)	5,384	4	1	5,519	1,380	4,038	5,519	0.86%	826
300 - Copier Office Copier	9,692	10	3	10,437	1,044	6,784	7,947	0.65%	625
Sub-total [22000 - Office Equipment]	21,646			22,954	3,813	14,075	18,138	2.39%	2,284
23000 - Mechanical Equipment									
200 - Furnace 2 Clubhouse- Furnaces #4 & #2	10,769	15	3	11,597	773	8,615	9,566	0.48%	463
210 - HVAC Clubhouse Office Air Conditioner	2,369	10	3	2,551	255	1,658	1,943	0.16%	153
600 - Water Heater Clubhouse	3,231	12	3	3,479	290	2,423	2,760	0.18%	174
Sub-total [23000 - Mechanical Equipment]	16,369			17,627	1,318	12,697	14,269	0.83%	790

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2019 Fully Funded Balance	2020 Fully Funded Balance	% Per Year Straight Line	2020 Line Item Contribution based on Cash Flow Method
24000 - Furnishings									
200 - Chairs 66 Clubhouse Padded Folding Chairs	2,132	5	1	2,186	437	1,706	2,186	0.27%	262
204 - Chairs 65 Clubhouse Folding Chairs	1,400	18	7	1,664	92	856	957	0.06%	55
330 - Tables 23 Folding Tables	4,458	20	2	4,684	234	4,012	4,341	0.15%	140
334 - Tables 7 Square Folding Tables	490	20	9	612	31	269	301	0.02%	18
620 - Office Desk, Chair 2 Office Sets	2,101	10	7	2,498	250	630	862	0.16%	150
622 - Office Desk, Chair 1- Office Set	629	10	9	786	79	63	129	0.05%	47
680 - Lockers Clubhouse Lower Floor	2,154	18	2	2,263	126	1,914	2,085	0.08%	75
900 - Miscellaneous 4 Chair & Table Dollies	1,292	20	9	1,614	81	711	795	0.05%	48
910 - Window Coverings Roller Sun Shades- CH Upstairs	2,311	20	17	3,517	176	347	474	0.11%	105
Sub-total [24000 - Furnishings]	16,969			19,823	1,505	10,509	12,129	0.94%	901
24500 - Audio / Visual									
120 - Television Clubhouse	1,292	10	2	1,358	136	1,034	1,192	0.09%	81
25000 - Flooring									
200 - Carpeting 39 Sq. Yds. Clubhouse Office	2,627	15	2	2,760	184	2,276	2,513	0.12%	110
204 - Carpeting 65 Sq. Yds. Clubhouse Lower Floor	5,040	15	11	6,613	441	1,344	1,722	0.28%	264
400 - Tile 1,048 sf Downstairs Pool Bathroom Wall Tile	13,543	22	17	20,607	937	3,078	3,786	0.59%	561
700 - Vinyl 1,895 sf Clubhouse	12,244	18	4	13,515	751	9,523	10,459	0.47%	450
920 - Coatings 734 sf CH Downstairs Pool Bathroom Epoxy	7,904	12	7	9,396	783	3,293	4,051	0.49%	469
924 - Coatings 314 sf Pool Pass Building Office Epoxy Floor	2,029	12	9	2,534	211	507	693	0.13%	126
Sub-total [25000 - Flooring]	43,387			55,424	3,306	20,022	23,223	2.07%	1,981
25500 - Wallcoverings									
300 - FRP 392 sf Pool Equipment Room	1,477	25	22	2,544	102	177	242	0.06%	61

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2019 Fully Funded Balance	2020 Fully Funded Balance	% Per Year Straight Line	2020 Line Item Contribution based on Cash Flow Method
26000 - Outdoor Equipment									
100 - Tot Lot: Play Equipment Playground- Little Tikes Structure	10,769	18	3	11,597	644	8,974	9,812	0.40%	386
104 - Tot Lot: Play Equipment 2 Swing Sets	3,231	25	17	4,916	197	1,034	1,192	0.12%	118
140 - Tot Lot: Safety Surface Tot Lot	862	10	2	905	91	689	795	0.06%	54
144 - Tot Lot: Safety Surface 175 If Tot Lot Safety Surface Border	3,204	20	5	3,625	181	2,403	2,627	0.11%	109
280 - Picnic Tables 11 Clubhouse Deck & BBQ Area- Plastic Type	3,554	18	3	3,827	213	2,961	3,238	0.13%	127
284 - Picnic Tables BBQ Area- Composite Type	969	18	9	1,210	67	485	552	0.04%	40
288 - Picnic Tables 3 Various Areas- 8' Wood	2,585	20	9	3,228	161	1,422	1,589	0.10%	97
306 - Benches 11 Various Areas	7,107	15	5	8,041	536	4,738	5,342	0.34%	321
330 - Chairs 5 Pool Sand Chairs	1,615	10	6	1,873	187	646	828	0.12%	112
334 - Chairs 40 Pool Vinyl Strap Chairs	5,945	12	10	7,610	634	991	1,523	0.40%	380
340 - Chaise Lounges 56 Pool Lounges	13,489	12	10	17,267	1,439	2,248	3,457	0.90%	862
342 - Chairs 15 Adirondack Chairs	4,843	15	13	6,676	445	646	993	0.28%	267
376 - Pet Stations 4 Various Areas	1,051	5	3	1,131	226	420	646	0.14%	136
380 - Garbage Receptacles 12 Grounds	7,754	18	14	10,956	609	1,723	2,208	0.38%	365
480 - Drinking Fountain Tennis Court	4,202	20	2	4,415	221	3,782	4,092	0.14%	132
786 - Umbrellas 11 Pool	5,201	7	2	5,464	781	3,715	4,569	0.49%	468
Sub-total [26000 - Outdoor Equipment]	76,380			92,742	6,632	36,877	43,463	4.16%	3,972

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2019 Fully Funded Balance	2020 Fully Funded Balance	% Per Year Straight Line	2020 Line Item Contribution based on Cash Flow Method
27000 - Appliances									
200 - Refrigerator Clubhouse Kitchen	1,615	12	4	1,783	149	1,077	1,242	0.09%	89
204 - Refrigerator Pool Pass Office	1,051	12	9	1,312	109	263	359	0.07%	65
260 - Cook Top Stove Clubhouse Kitchen- Stove Top	1,891	12	4	2,087	174	1,261	1,454	0.11%	104
274 - Oven: Wall Clubhouse Kitchen	2,692	12	4	2,972	248	1,795	2,070	0.16%	148
284 - Microwave Oven Clubhouse Kitchen	646	10	4	713	71	388	464	0.04%	43
Sub-total [27000 - Appliances]	7,895			8,867	751	4,783	5,588	0.47%	450
29000 - Infrastructure									
964 - Utilities Clubhouse	5,384	30	26	10,232	341	718	920	0.21%	204
30000 - Miscellaneous									
200 - BBQ BBQ Area	862	15	7	1,024	68	459	530	0.04%	41
810 - Maintenance Equipment Aerator- Husqvarna	8,930	10	1	9,154	915	8,037	9,154	0.57%	548
814 - Maintenance Equipment Snow Blower- Honda HSS1332A	3,967	10	7	4,716	472	1,190	1,627	0.30%	282
818 - Maintenance Equipment Snow Blower- Honda HS828	2,692	15	1	2,760	184	2,513	2,760	0.12%	110
Sub-total [30000 - Miscellaneous]	16,451			17,653	1,639	12,200	14,070	1.03%	982
Totals	1,496,887			1,780,318	159,584	690,451	687,593	100.00%	95,587
						[A] [EndBal]	[B] [EndBal]		
						[A]	[B]		
Percent Funded						57.90%	39.47%		

01000 - Paving

200 - Asphalt: Ongoing Repairs	Useful Life 6	Remaining Life 6	
28,150 sf Parking Lot- Min Repairs W SC (3%)	Quantity 28,150	Unit of Measure Square Feet	
	Cost /SqFt \$3.50	Qty * \$/SqFt \$98,522	
	% Included 3.00%	Total Cost/Study \$2,956	
Summary	Replacement Year 2025	Future Cost \$3,428	
This is for miscellaneous repairs including crackfill, skin patching and minor dig out & fill. Cracks 1/4" or wider should be filled when observed.			
In 2016, the paving is at the end of its useful life.			
2016- This component is scheduled to happen 6 years after the 2021 major paving rehab.			

340 - Asphalt: Major Repairs	Useful Life 25	Remaining Life 24	
28,150 sf Parking Lot Re-Pave	Quantity 28,150	Unit of Measure Square Feet	
	Cost /SqFt \$3.23		
	% Included 100.00%	Total Cost/Study \$90,943	
Summary	Replacement Year 2043	Future Cost \$164,492	
This is for <u>major</u> excavation, recompaction and installation of new hot mix asphalt to selected areas.			
2019- \$131,975 expended. Later moved to 2020 due to scheduling.			
2017- Remaining life reduced from 2021 to 2019.			
In 2016, the paving is at the end of its useful life.			
1989- Placed in service			

341 - Asphalt: Major Repairs	Useful Life 1	Remaining Life 1	Treatment [nr:1]
Parking Lot Re-Pave- 2020 Only	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$131,975		
	% Included 100.00%	Total Cost/Study \$131,975	
Summary	Replacement Year 2020	Future Cost \$135,274	
2019- \$131,975 to be expended in 2020.			

02000 - Concrete

220 - Walkways	Useful Life 5	Remaining Life 2	
4,130 sf Clubhouse Perimeter (3%)	Quantity 4,130	Unit of Measure	Square Feet
	Cost /SqFt \$22.55	Qty * \$/SqFt	\$93,131
	% Included 3.00%	Total Cost/Study	\$2,794
Summary	Replacement Year 2021	Future Cost	\$2,935

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

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

2018- Cost increased per client as they thought may be low.
2016, there is an area of failure at the northeast side of the clubhouse near the tennis court entry.

400 - Pavers	Useful Life 30	Remaining Life 27	
8,240 sf Pool Deck	Quantity 8,240	Unit of Measure	Square Feet
	Cost /SqFt \$9.37		
	% Included 100.00%	Total Cost/Study	\$77,213
Summary	Replacement Year 2046	Future Cost	\$150,396

This is to repair and replace the concrete pavers.

2016- \$71,700 was expended.

04000 - Structural Repairs

204 - Siding	Useful Life 30	Remaining Life 10	
2,242 sf Clubhouse Exterior	Quantity 2,242	Unit of Measure	Square Feet
	Cost /SqFt \$11.85		
	% Included 100.00%	Total Cost/Study	\$26,558
Summary	Replacement Year 2029	Future Cost	\$33,997

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

1999- Placed in service.

208 - Siding	Useful Life 30	Remaining Life 27	
2,471 sf Pool Pass Building	Quantity 2,471	Unit of Measure	Square Feet
	Cost /SqFt \$11.85		
	% Included 100.00%	Total Cost/Study	\$29,271
Summary	Replacement Year 2046	Future Cost	\$57,014

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

2016- Placed in service.

04000 - Structural Repairs

550 - Bridge Maintenance	Useful Life 8	Remaining Life 2	
830 sf Lake & School Bdwk Decking (50%)	Quantity 830	Unit of Measure	Square Feet
	Cost /SqFt \$32.31	Qty * \$/SqFt	\$26,815
	% Included 50.00%	Total Cost/Study	\$13,407
Summary	Replacement Year 2021	Future Cost	\$14,086

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

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

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

552 - Bridge Maintenance	Useful Life 4	Remaining Life 2	
830 sf Lake & School Bdwk Decking (33%)	Quantity 830	Unit of Measure	Square Feet
	Cost /SqFt \$32.31	Qty * \$/SqFt	\$26,815
	% Included 33.33%	Total Cost/Study	\$8,938
Summary	Replacement Year 2021	Future Cost	\$9,391

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

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

2016- This secondary item was added by client.

04000 - Structural Repairs

554 - Bridge Maintenance	Useful Life 3	Remaining Life 2	
830 sf Lake & School Bdwk Structural (10%)	Quantity 830	Unit of Measure	Square Feet
	Cost /SqFt \$43.08	Qty * \$/SqFt	\$35,753
	% Included 10.00%	Total Cost/Study	\$3,575
Summary	Replacement Year 2021	Future Cost	\$3,756

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

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

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

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

800 - Wood: Gazebo Repairs	Useful Life 10	Remaining Life 1	
900 sf BBQ Area Shade Structure	Quantity 900	Unit of Measure	Square Feet
	Cost /SqFt \$1.62		
	% Included 100.00%	Total Cost/Study	\$1,454
Summary	Replacement Year 2020	Future Cost	\$1,490

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

2000- Placed in service.

912 - Doors	Useful Life 30	Remaining Life 6	
9 Clubhouse Storefront Type Doors	Quantity 9	Unit of Measure	Items
	Cost /Itm \$3,769		
	% Included 100.00%	Total Cost/Study	\$33,922
Summary	Replacement Year 2025	Future Cost	\$39,339

This is to repair, replace and maintain the doors.

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

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

04000 - Structural Repairs

916 - Doors	Useful Life 30	Remaining Life 10	
3 Clubhouse Slider Doors	Quantity 3	Unit of Measure	Items
	Cost /Itm \$2,154		
	% Included 100.00%	Total Cost/Study	\$6,461
Summary	Replacement Year 2029	Future Cost	\$8,271
This is to replace the sliding glass doors.			
1999- Placed in service.			

920 - Doors	Useful Life 30	Remaining Life 10	
5 Clubhouse Interior Doors	Quantity 5	Unit of Measure	Items
	Cost /Itm \$862		
	% Included 100.00%	Total Cost/Study	\$4,308
Summary	Replacement Year 2029	Future Cost	\$5,514
This is to replace the interior doors.			
1999- Placed in service.			

924 - Doors	Useful Life 30	Remaining Life 27	
7 Pool Pass Building	Quantity 7	Unit of Measure	Items
	Cost /Itm \$1,885		
	% Included 100.00%	Total Cost/Study	\$13,192
Summary	Replacement Year 2046	Future Cost	\$25,695
This is to repair, replace and maintain the doors.			
1- interior			
2- exterior			
4- utility			
2016- Placed in service			

928 - Doors	Useful Life 30	Remaining Life 27	
Pool Pass Building Overhead Roll-Up Door	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,077		
	% Included 100.00%	Total Cost/Study	\$1,077
Summary	Replacement Year 2046	Future Cost	\$2,098
This is to replace the pool pass building maintenance 10'x10' overhead door.			

936 - Windows	Useful Life 30	Remaining Life 3	
Northwest Replacements	Quantity 1	Unit of Measure	Items
	Cost /Itm \$30,000		
	% Included 100.00%	Total Cost/Study	\$30,000
Summary	Replacement Year 2022	Future Cost	\$32,307
This is to replace the windows.			

04000 - Structural Repairs

940 - Windows	Useful Life 30	Remaining Life 3	
Northeast Replacements	Quantity 1	Unit of Measure	Items
	Cost /Itm \$15,375		
	% Included 100.00%	Total Cost/Study	\$15,375
Summary	Replacement Year 2022	Future Cost	\$16,557
This is to replace the windows.			

948 - Windows	Useful Life 30	Remaining Life 1	
Southwest Replacements	Quantity 1	Unit of Measure	Items
	Cost /Itm \$15,375		
	% Included 100.00%	Total Cost/Study	\$15,375
Summary	Replacement Year 2020	Future Cost	\$15,759
This is to replace the windows.			

952 - Windows	Useful Life 30	Remaining Life 3	
Front Replacements	Quantity 1	Unit of Measure	Items
	Cost /Itm \$15,375		
	% Included 100.00%	Total Cost/Study	\$15,375
Summary	Replacement Year 2022	Future Cost	\$16,557
This is to replace the windows.			

04500 - Decking/Balconies

100 - Composite	Useful Life 40	Remaining Life 34	
445 sf CH Front Entry- Structural Mod	Quantity 445	Unit of Measure	Square Feet
	Cost /SqFt \$135		
	% Included 100.00%	Total Cost/Study	\$59,902
Summary	Replacement Year 2053	Future Cost	\$138,693

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

deck and ramp- 445 sf
railings- 177 lf

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

110 - Composite	Useful Life 40	Remaining Life 14	
445 sf CH Front Entry-Decking/Railing Repair	Quantity 445	Unit of Measure	Square Feet
	Cost /SqFt \$21.54		
	% Included 100.00%	Total Cost/Study	\$9,584
Summary	Replacement Year 2033	Future Cost	\$13,542

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

deck and ramp- 445 sf
railings- 177 lf

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

04500 - Decking/Balconies

120 - Wood	Useful Life 40	Remaining Life 38
445 sf CH- Northeast Structural Mod	Quantity 445	Unit of Measure Square Feet
	Cost /SqFt \$85.51	
	% Included 100.00%	Total Cost/Study \$38,051
Summary	Replacement Year 2057	Future Cost \$97,246

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

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

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

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

1995- Placed in service.

130 - Composite	Useful Life 40	Remaining Life 38
200 sf CH Northeast Decking/Railing Only	Quantity 200	Unit of Measure Square Feet
	Cost /SqFt \$26.92	
	% Included 100.00%	Total Cost/Study \$5,384
Summary	Replacement Year 2057	Future Cost \$13,761

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

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

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

140 - Wood	Useful Life 40	Remaining Life 1
445 sf CH Southwest Structural Mod	Quantity 445	Unit of Measure Square Feet
	Cost /SqFt \$85.51	
	% Included 100.00%	Total Cost/Study \$38,051
Summary	Replacement Year 2020	Future Cost \$39,002

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

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

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

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

1995- Placed in service

04500 - Decking/Balconies

150 - Composite	Useful Life 40	Remaining Life 30
184 sf CH Southwest Decking/Railings	Quantity 184	Unit of Measure Square Feet
	Cost /SqFt \$21.54	
	% Included 100.00%	Total Cost/Study \$3,963
Summary	Replacement Year 2049	Future Cost \$8,313

This is to replace the SW (parking lot facing) decking surface with a composite material and to include railings as needed.

deck- 184 sf
railings- 34 lf

2016- Remaining life reduced to 3 years per client.

160 - Wood	Useful Life 40	Remaining Life 2
890 sf CH Northwest Structural Mod	Quantity 890	Unit of Measure Square Feet
	Cost /SqFt \$77.91	
	% Included 100.00%	Total Cost/Study \$69,344
Summary	Replacement Year 2021	Future Cost \$72,854

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

2018- Client directed to double the size of this deck as it is twice the size of others. This should all be verified at next site visit or before. This was 445 sq ft prior to 2018 update.

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

2016- Costing based on \$102,000 for the renovation project to replace the clubhouse entrance deck structure, stairs, railings and handicap ramp in 2013. Client later revise to have remaining life reduced to 5 years.

1995- Placed in service.

170 - Composite	Useful Life 40	Remaining Life 2
456 sf CH Northwest Decking/Railings	Quantity 456	Unit of Measure Square Feet
	Cost /SqFt \$21.54	
	% Included 100.00%	Total Cost/Study \$9,821
Summary	Replacement Year 2021	Future Cost \$10,318

This is to replace the NW (pool facing) wood decking surface with a composite material and to include railings as needed.

deck- 456 sf
railings- 41 lf

05000 - Roofing

440 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 22
28 Squares- Pool Pass Building	Quantity 28	Unit of Measure Squares
	Cost /Sqrs \$431	
	% Included 100.00%	Total Cost/Study \$12,061
Summary	Replacement Year 2041	Future Cost \$20,764

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

2016- Placed in service.

05000 - Roofing

444 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 6
9 Squares- BBQ Shade Structure	Quantity 9	Unit of Measure Squares
	Cost /Sqrs \$431	
	% Included 100.00%	Total Cost/Study \$3,877
Summary	Replacement Year 2025	Future Cost \$4,496

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

2000- Placed in service.

680 - Pitched: Metal	Useful Life 30	Remaining Life 4
55 Squares- Clubhouse	Quantity 55	Unit of Measure Squares
	Cost /Sqrs \$1,185	
	% Included 100.00%	Total Cost/Study \$65,152
Summary	Replacement Year 2023	Future Cost \$71,915

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

1993- Placed in service

780 - Heat Tape	Useful Life 10	Remaining Life 7
110 lf Pool Pass Building Roof	Quantity 110	Unit of Measure Linear Feet
	Cost /l.f. \$16.15	
	% Included 100.00%	Total Cost/Study \$1,777
Summary	Replacement Year 2026	Future Cost \$2,112

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

2016- Placed in service.

08000 - Rehab

100 - General	Useful Life 25	Remaining Life 4
Clubhouse	Quantity 1	Unit of Measure Building
	Cost /Bldg \$4,308	
	% Included 100.00%	Total Cost/Study \$4,308
Summary	Replacement Year 2023	Future Cost \$4,755

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

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

08000 - Rehab

104 - General	Useful Life 25	Remaining Life 22	
Pool Building Office	Quantity 1	Unit of Measure	Room
	Cost /Rm \$4,846		
	% Included 100.00%	Total Cost/Study	\$4,846
Summary	Replacement Year 2041	Future Cost	\$8,343

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

lower cabinet/counters- 37 lf

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

220 - Restrooms	Useful Life 15	Remaining Life 11	
Clubhouse Upstairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$2,942		
	% Included 100.00%	Total Cost/Study	\$2,942
Summary	Replacement Year 2030	Future Cost	\$3,860

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

2019- Per client, extend remaining life to 2030.

2018- \$935 expended.

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

224 - Bathrooms	Useful Life 20	Remaining Life 15	
2 Clubhouse Downstairs Pool Bathrooms	Quantity 2	Unit of Measure	Room
	Cost /Rm \$4,308		
	% Included 100.00%	Total Cost/Study	\$8,615
Summary	Replacement Year 2034	Future Cost	\$12,477

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

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

2014- Placed in service

08000 - Rehab

230 - Kitchen	Useful Life 25	Remaining Life 4
Clubhouse	Quantity 1	Unit of Measure Room
	Cost /Rm \$15,759	
	% Included 100.00%	Total Cost/Study \$15,759
Summary	Replacement Year 2023	Future Cost \$17,395

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

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

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

12000 - Pool

110 - Resurface	Useful Life 10	Remaining Life 7
252 lf Lap Pool	Quantity 252	Unit of Measure Linear Feet
	Cost /l.f. \$151	
	% Included 100.00%	Total Cost/Study \$37,993
Summary	Replacement Year 2026	Future Cost \$45,161

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

2016- \$155,000 total was expended for complete rehab of the lap and wading pools.

114 - Resurface	Useful Life 10	Remaining Life 1
51 lf Wading Pool	Quantity 51	Unit of Measure Linear Feet
	Cost /l.f. \$120	
	% Included 100.00%	Total Cost/Study \$6,120
Summary	Replacement Year 2020	Future Cost \$6,273

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

2019- Client advised this is being done in 2019. Later moved to 2020.
2016- \$155,000 total was expended for complete rehab of the main and wading pools.

200 - Edge: Tile, Coping, Mastic	Useful Life 24	Remaining Life 21
252 lf Lap Pool	Quantity 252	Unit of Measure Linear Feet
	Cost /l.f. \$48.46	
	% Included 100.00%	Total Cost/Study \$12,212
Summary	Replacement Year 2040	Future Cost \$20,511

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

2016- Placed in service.

12000 - Pool

204 - Edge: Tile, Coping, Mastic	Useful Life 24	Remaining Life 21
51 If Wading Pool	Quantity 51	Unit of Measure Linear Feet
	Cost /l.f. \$48.46	
	% Included 100.00%	Total Cost/Study \$2,471
Summary	Replacement Year 2040	Future Cost \$4,151
This is to replace the tile, coping and mastic in conjunction with every other resurfacing cycle.		
2016- Placed in service.		

400 - ADA Chair Lift	Useful Life 10	Remaining Life 6
Wading Pool	Quantity 1	Unit of Measure Items
	Cost /Itm \$8,615	
	% Included 100.00%	Total Cost/Study \$8,615
Summary	Replacement Year 2025	Future Cost \$9,991
This is to replace the pool's Spectrum Aquatics ADA compliant chair lift.		
2015- Placed in service.		

640 - Deck: Replace	Useful Life 40	Remaining Life 37
Lap & Wading Pool Deck Pavers	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$32,145	
	% Included 100.00%	Total Cost/Study \$32,145
Summary	Replacement Year 2056	Future Cost \$80,149
This is to replace the pool area pavers.		
2016- Placed in service.		

700 - Chemical System	Useful Life 5	Remaining Life 2
Lap Pool Acu-Trol AK110 Chemical Controller	Quantity 1	Unit of Measure Items
	Cost /Itm \$3,446	
	% Included 100.00%	Total Cost/Study \$3,446
Summary	Replacement Year 2021	Future Cost \$3,621
This is to replace the chemical feed equipment.		
2016- Placed in service.		

704 - Chemical System	Useful Life 5	Remaining Life 2
Wading Pool Acu-Trol AK110 Chemical Controller	Quantity 1	Unit of Measure Items
	Cost /Itm \$3,446	
	% Included 100.00%	Total Cost/Study \$3,446
Summary	Replacement Year 2021	Future Cost \$3,621
This is to replace the chemical feed equipment.		
2016- Placed in service.		

12000 - Pool

708 - Chemical System	Useful Life 5	Remaining Life 2	
2 Lap Pool Stenner Pumps	Quantity 2	Unit of Measure	Items
	Cost /Itm \$646		
	% Included 100.00%	Total Cost/Study	\$1,292
Summary	Replacement Year 2021	Future Cost	\$1,358
This is to replace the lap pool Stenner pumps.			
2016- Placed in service			

712 - Chemical System	Useful Life 5	Remaining Life 2	
2 Wading Pool Stenner Pumps	Quantity 2	Unit of Measure	Items
	Cost /Itm \$646		
	% Included 100.00%	Total Cost/Study	\$1,292
Summary	Replacement Year 2021	Future Cost	\$1,358
This is to replace the wading pool Stenner pumps.			
2016- Placed in service			

716 - Equipment: Replacement	Useful Life 5	Remaining Life 2	
Lap Pool Sondex Heat Exchanger	Quantity 1	Unit of Measure	Items
	Cost /Itm \$2,692		
	% Included 100.00%	Total Cost/Study	\$2,692
Summary	Replacement Year 2021	Future Cost	\$2,829
This is to replace the lap pool Sondex model S9A1G10-25 heat exchanger.			
2016- Placed in service.			

720 - Equipment: Replacement	Useful Life 20	Remaining Life 17	
2 Lap Pool Pressure Tanks	Quantity 2	Unit of Measure	Items
	Cost /Itm \$646		
	% Included 100.00%	Total Cost/Study	\$1,292
Summary	Replacement Year 2036	Future Cost	\$1,966
This is to replace the lap pool pressure tanks.			
2016- Placed in service.			

724 - Heater	Useful Life 10	Remaining Life 7	
Lap Pool Boiler	Quantity 1	Unit of Measure	Items
	Cost /Itm \$25,845		
	% Included 100.00%	Total Cost/Study	\$25,845
Summary	Replacement Year 2026	Future Cost	\$30,722
This is to replace the Lochinvar FTxL fire tube boiler water heater.			
2016- Placed in service			

12000 - Pool

728 - Heater	Useful Life 10	Remaining Life 7	
Wading Pool	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$7,538	
	% Included	100.00%	Total Cost/Study \$7,538
Summary	Replacement Year	2026	Future Cost \$8,961
This is to replace the wading pool Jandy HiE2 water heater.			
2016- Placed in service			

730 - Filter	Useful Life 15	Remaining Life 12	
Lap Pool	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$12,923	
	% Included	100.00%	Total Cost/Study \$12,923
Summary	Replacement Year	2031	Future Cost \$17,380
This is to replace the Pentair THS Series THS4296 sand filter.			
2016- Placed in service.			

734 - Filter	Useful Life 14	Remaining Life 11	
Wading Pool	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$1,615	
	% Included	100.00%	Total Cost/Study \$1,615
Summary	Replacement Year	2030	Future Cost \$2,119
This is to replace the Pentair Triton II Commercial RR140C sand filter.			
2016- Placed in service.			

740 - Pumps	Useful Life 8	Remaining Life 5	
Pool Grundfos Heater Pump	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$1,938	
	% Included	100.00%	Total Cost/Study \$1,938
Summary	Replacement Year	2024	Future Cost \$2,193
This is to replace the Grundfos pool heater circulation pump.			
2016- Placed in service.			

744 - Pumps	Useful Life 8	Remaining Life 5	
Lap Pool Pentair 7.5 HP Pump	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$4,308	
	% Included	100.00%	Total Cost/Study \$4,308
Summary	Replacement Year	2024	Future Cost \$4,874
This is to replace the Pentair 7.5 hp pump.			
2016- Placed in service.			

12000 - Pool

748 - Pumps	Useful Life 8	Remaining Life 5	
Wading Pool Sta Rite 2 HP Pump	Quantity 1	Unit of Measure	Items
	Cost /Itm \$862		
	% Included 100.00%	Total Cost/Study	\$862
Summary	Replacement Year 2024	Future Cost	\$975
This is to replace the Sta Rite 2 hp pump.			
2016- Placed in service.			
750 - Cover	Useful Life 8	Remaining Life 4	
Lap Pool	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,678		
	% Included 100.00%	Total Cost/Study	\$6,678
Summary	Replacement Year 2023	Future Cost	\$7,371
This is to replace the pool cover. The cover should be properly cleaned and stored during non-use to ensure maximum life.			
2016- \$6,201 was expended to replace cover in 2015.			
754 - Cover	Useful Life 8	Remaining Life 5	
Wading Pool	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,292		
	% Included 100.00%	Total Cost/Study	\$1,292
Summary	Replacement Year 2024	Future Cost	\$1,462
This is to replace the wading pool cover. The cover should be properly cleaned and stored during non-use to ensure maximum life.			
2015- \$1,200 anticipated to replace.			
760 - Lane Ropes	Useful Life 5	Remaining Life 2	
225 lf Lap Pool	Quantity 225	Unit of Measure	Linear Feet
	Cost /l.f. \$10.77		
	% Included 100.00%	Total Cost/Study	\$2,423
Summary	Replacement Year 2021	Future Cost	\$2,546
This is to replace the three 75 feet each anti-wave racing lane ropes.			
950 - Furniture: Lifeguard Chair	Useful Life 10	Remaining Life 6	
3 Pool	Quantity 3	Unit of Measure	Items
	Cost /Itm \$646		
	% Included 100.00%	Total Cost/Study	\$1,938
Summary	Replacement Year 2025	Future Cost	\$2,248
This is to replace the Tailwind lifeguard chair.			

12000 - Pool

990 - Storage Reel	Useful Life 10	Remaining Life 6	
Lap Pool Cover Reel	Quantity 1	Unit of Measure	Items
	Cost /Itm \$2,800		
	% Included 100.00%	Total Cost/Study	\$2,800
Summary	Replacement Year 2025	Future Cost	\$3,247
This is to replace the lap pool cover reel.			
2015- Placed in service			

994 - Miscellaneous	Useful Life 10	Remaining Life 2	
3 Pool Sunshades	Quantity 3	Unit of Measure	Items
	Cost /Itm \$1,615		
	% Included 100.00%	Total Cost/Study	\$4,846
Summary	Replacement Year 2021	Future Cost	\$5,091
This is to replace the 10'x10' pool sunshade sails.			
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 6	
13,200 sf [2] Tennis Courts	Quantity 13,200	Unit of Measure	Square Feet
	Cost /SqFt \$2.32		
	% Included 100.00%	Total Cost/Study	\$30,663
Summary	Replacement Year 2025	Future Cost	\$35,560
This is to crack fill, seal and stripe the tennis courts.			
2018- \$29,915 expended in 2018.			
2017- Work planned for \$12,000 in 2017.			
2016- \$90,000 anticipated to resurface in 2017 per client 8/4/2016 email.			

500 - Resurface	Useful Life 21	Remaining Life 19	
13,200 sf [2] Tennis Courts	Quantity 13,200	Unit of Measure	Square Feet
	Cost /SqFt \$4.66		
	% Included 100.00%	Total Cost/Study	\$61,500
Summary	Replacement Year 2038	Future Cost	\$98,317
This is to resurface the tennis courts utilizing an overlay, color coat and striping.			
2018- Client advises in 2017, \$60,000 was expended.			
2017- Cost increased slightly from \$92,250 to \$82,000. Later in 2017, reduced to \$70,000 in 2017, as the fence cost was in this projection and should not have been.			
2016- \$90,000 anticipated to resurface in 2017 per client 8/4/2016 email.			
1992- Placed in service.			

17500 - Basketball / Sport Court

300 - Basketball Standard	Useful Life 15	Remaining Life 7	
Tennis Court	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,615		
	% Included 100.00%	Total Cost/Study	\$1,615
Summary	Replacement Year 2026	Future Cost	\$1,920
This is to replace the basketball standard.			

18000 - Landscaping

100 - Irrigation: Misc.	Useful Life 20	Remaining Life 0	
Sprinkler System	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$13,785		
	% Included 100.00%	Total Cost/Study	\$13,785
Summary	Replacement Year 2019	Future Cost	\$13,785
This is for major irrigation sprinkler system repair.			
2019- \$13,785 expended.			
2016- Per client, \$12,000 anticipated in 2017.			

300 - Irrigation: Backflow Preventors	Useful Life 20	Remaining Life 7	
Grounds	Quantity 1	Unit of Measure	Items
	Cost /Itm \$2,154		
	% Included 100.00%	Total Cost/Study	\$2,154
Summary	Replacement Year 2026	Future Cost	\$2,560
This is to replace the backflow prevention valves.			

400 - Turf Renovation	Useful Life 20	Remaining Life 0	
Flag Pole Lawn	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$16,000		
	% Included 100.00%	Total Cost/Study	\$16,000
Summary	Replacement Year 2019	Future Cost	\$16,000
This is to renovate the common area turf.			
2019- \$16,000 expended.			
2016- Change "Pool perimeter landscaping" verbiage to "flag pole lawn" per client.			

420 - General Repairs/Upgrades	Useful Life 2	Remaining Life 1	
Grounds	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$1,077		
	% Included 100.00%	Total Cost/Study	\$1,077
Summary	Replacement Year 2020	Future Cost	\$1,104
This is to have funds in excess of the operating budget for miscellaneous plantings, removals and other work as directed by the association.			

18500 - Lakes / Ponds

990 - Miscellaneous	Useful Life 30	Remaining Life 1	
Pond Hlth Maintenance	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$3,769	
	% Included	100.00%	Total Cost/Study \$3,769
Summary	Replacement Year	2020	Future Cost \$3,863

This is to repair the pond drain.

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

19000 - Fencing

100 - Chain Link: 10'	Useful Life 30	Remaining Life 29	
76 lf Mesh at Tennis Court Divider	Quantity 76	Unit of Measure	Linear Feet
	Cost /l.f.	\$38.44	
	% Included	100.00%	Total Cost/Study \$2,921
Summary	Replacement Year	2048	Future Cost \$5,978

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

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

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

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

130 - Chain Link: 10'	Useful Life 30	Remaining Life 28	
500 lf Tennis Court Perimeter	Quantity 500	Unit of Measure	Linear Feet
	Cost /l.f.	\$75.44	
	% Included	100.00%	Total Cost/Study \$37,720
Summary	Replacement Year	2047	Future Cost \$75,308

This is to replace the 10' chain link fencing.

perimeter- 460 lf
center fencing- 40 lf

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

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

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

19000 - Fencing

224 - Wrought Iron	Useful Life 30	Remaining Life 27
684 lf Pool Perimeter (10%)	Quantity 684	Unit of Measure Linear Feet
	Cost /l.f. \$38.77	Qty * \$/l.f. \$26,517
	% Included 10.00%	Total Cost/Study \$2,652
Summary	Replacement Year 2046	Future Cost \$5,165

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

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

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

234 - Wrought Iron	Useful Life 30	Remaining Life 12
684 lf Pool Perimeter (90%)	Quantity 684	Unit of Measure Linear Feet
	Cost /l.f. \$38.77	Qty * \$/l.f. \$26,517
	% Included 90.00%	Total Cost/Study \$23,866
Summary	Replacement Year 2031	Future Cost \$32,097

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

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

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

340 - Wood: 6'	Useful Life 18	Remaining Life 1
40 lf Trash Enclosure	Quantity 40	Unit of Measure Linear Feet
	Cost /l.f. \$91.93	
	% Included 100.00%	Total Cost/Study \$3,677
Summary	Replacement Year 2020	Future Cost \$3,769

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

2018- Remaining life reduced from 2021 to 2019.

360 - Wood: Split Rail	Useful Life 25	Remaining Life 9
281 lf Clubhouse North Perimeter	Quantity 281	Unit of Measure Linear Feet
	Cost /l.f. \$16.15	
	% Included 100.00%	Total Cost/Study \$4,539
Summary	Replacement Year 2028	Future Cost \$5,669

This is to replace the split rail fencing.

2003- Placed in service.

20000 - Lighting

100 - Exterior: Misc. Fixtures	Useful Life 15	Remaining Life 5	
10 Clubhouse	Quantity 10	Unit of Measure	Items
	Cost /Itm \$86.15		
	% Included 100.00%	Total Cost/Study	\$862
Summary	Replacement Year 2024	Future Cost	\$975
This is to replace the building exterior lighting fixtures.			

104 - Exterior: Misc. Fixtures	Useful Life 15	Remaining Life 12	
7 Pool Pass Building	Quantity 7	Unit of Measure	Items
	Cost /Itm \$135		
	% Included 100.00%	Total Cost/Study	\$942
Summary	Replacement Year 2031	Future Cost	\$1,267
This is to replace the building exterior lighting fixtures.			

21000 - Signage

714 - Wood Monument	Useful Life 15	Remaining Life 2	
Entrances- West	Quantity 1	Unit of Measure	Items
	Cost /Itm \$7,754		
	% Included 100.00%	Total Cost/Study	\$7,754
Summary	Replacement Year 2021	Future Cost	\$8,146
This is to replace the custom identity wood monument.			

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

718 - Wood Monument	Useful Life 15	Remaining Life 3	
Clubhouse	Quantity 1	Unit of Measure	Items
	Cost /Itm \$4,308		
	% Included 100.00%	Total Cost/Study	\$4,308
Summary	Replacement Year 2022	Future Cost	\$4,639
This is to replace the custom identity wood monument.			

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

722 - Wood Monument	Useful Life 15	Remaining Life 5	
Entrances- East	Quantity 1	Unit of Measure	Items
	Cost /Itm \$4,202		
	% Included 100.00%	Total Cost/Study	\$4,202
Summary	Replacement Year 2024	Future Cost	\$4,755
This is to replace the custom identity wood monument.			

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

22000 - Office Equipment

100 - Miscellaneous	Useful Life 6	Remaining Life 3	
Canon Fax Machine	Quantity 1	Unit of Measure	Items
	Cost /Itm \$269		
	% Included 100.00%	Total Cost/Study	\$269
Summary	Replacement Year 2022	Future Cost	\$290
This is to replace the Canon Image Class Fax machine.			

200 - Computers, Misc.	Useful Life 5	Remaining Life 2	
Pass Office Laptop	Quantity 1	Unit of Measure	Items
	Cost /Itm \$788		
	% Included 100.00%	Total Cost/Study	\$788
Summary	Replacement Year 2021	Future Cost	\$828
This is to replace the Pass office laptop.			

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

210 - Computers, Misc.	Useful Life 5	Remaining Life 3	
Administration Office Desktop	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,471		
	% Included 100.00%	Total Cost/Study	\$1,471
Summary	Replacement Year 2022	Future Cost	\$1,584
This is to replace the administration office desktop computer.			

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

218 - Computers, Misc.	Useful Life 5	Remaining Life 3	
Clerical Office Desktop	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,471		
	% Included 100.00%	Total Cost/Study	\$1,471
Summary	Replacement Year 2022	Future Cost	\$1,584
This is to replace the GM office desktop computer.			

2017- This was added to the study per client.

220 - Computers, Misc.	Useful Life 5	Remaining Life 3	
GM Office Desktop	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,471		
	% Included 100.00%	Total Cost/Study	\$1,471
Summary	Replacement Year 2022	Future Cost	\$1,584
This is to replace the GM office desktop computer.			

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

22000 - Office Equipment

222 - Computers, Misc.	Useful Life 5	Remaining Life 1	
2 Office Laptops	Quantity 2	Unit of Measure	Items
	Cost /Itm \$550		
	% Included 100.00%	Total Cost/Study	\$1,100
Summary	Replacement Year 2020	Future Cost	\$1,128
This is to replace the office laptop.			
2016- Added to later draft of study.			

230 - Computers, Misc.	Useful Life 4	Remaining Life 1	
Pool System (Printer, Scanner, Software)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$5,384		
	% Included 100.00%	Total Cost/Study	\$5,384
Summary	Replacement Year 2020	Future Cost	\$5,519
This is to replace the GM office desktop computer. Includes printer, software and card reader.			
2016- Per client 11/17/2016, change cost to \$5,000 in 2016..\$7,500 was expended to place in service in 2013 per client 8/4/2016 email. Later client directed that \$5,000 was expended for a printer, scanner & software.			
8/10/2016, change remaining life from 2016 to 2017 per client. Later changed to full life per client.			

300 - Copier	Useful Life 10	Remaining Life 3	
Office Copier	Quantity 1	Unit of Measure	Items
	Cost /Itm \$9,692		
	% Included 100.00%	Total Cost/Study	\$9,692
Summary	Replacement Year 2022	Future Cost	\$10,437
This is to replace the Canon C2030 Image Runner printer.			
2016- Per client 8/4/2016 email, \$8,102 was expended to place in service in 2012.			

23000 - Mechanical Equipment

200 - Furnace	Useful Life 15	Remaining Life 3	
2 Clubhouse- Furnaces #4 & #2	Quantity 2	Unit of Measure	Items
	Cost /Itm \$5,384		
	% Included 100.00%	Total Cost/Study	\$10,769
Summary	Replacement Year 2022	Future Cost	\$11,597
This is to replace the Day & Night Plus 90 HVAC system. It is possible that sub-components of these systems can be replaced or rebuilt to extend their life.			
2016- There are 4 total units. Units #1 and #2 are for parts use only and are not included in the reserve study per client.			
210 - HVAC	Useful Life 10	Remaining Life 3	
Clubhouse Office Air Conditioner	Quantity 1	Unit of Measure	Items
	Cost /Itm \$2,369		
	% Included 100.00%	Total Cost/Study	\$2,369
Summary	Replacement Year 2022	Future Cost	\$2,551
This is to replace the HVAC system. It is possible that sub-components of this system can be replaced or rebuilt to extend its life.			

23000 - Mechanical Equipment

600 - Water Heater	Useful Life 12	Remaining Life 3	
Clubhouse	Quantity 1	Unit of Measure	Items
	Cost /Itm \$3,231		
	% Included 100.00%	Total Cost/Study	\$3,231
Summary	Replacement Year 2022	Future Cost	\$3,479
This is to replace the State 100 gallon water heater including discarded unit disposal.			

24000 - Furnishings

200 - Chairs	Useful Life 5	Remaining Life 1	
66 Clubhouse Padded Folding Chairs	Quantity 66	Unit of Measure	Items
	Cost /Itm \$32.31		
	% Included 100.00%	Total Cost/Study	\$2,132
Summary	Replacement Year 2020	Future Cost	\$2,186
This is to replace the padded folding chairs.			
2018- Remaining life extended from 2019 to 2020.			
2016- Client advised to shorten UL to 5.			

204 - Chairs	Useful Life 18	Remaining Life 7	
65 Clubhouse Folding Chairs	Quantity 65	Unit of Measure	Items
	Cost /Itm \$21.54		
	% Included 100.00%	Total Cost/Study	\$1,400
Summary	Replacement Year 2026	Future Cost	\$1,664
This is to replace the non padded folding chairs.			

330 - Tables	Useful Life 20	Remaining Life 2	
23 Folding Tables	Quantity 23	Unit of Measure	Items
	Cost /Itm \$194		
	% Included 100.00%	Total Cost/Study	\$4,458
Summary	Replacement Year 2021	Future Cost	\$4,684
This is to replace the 6' and '8 folding tables.			
9- 6' tables			
14- 8' tables			

334 - Tables	Useful Life 20	Remaining Life 9	
7 Square Folding Tables	Quantity 7	Unit of Measure	Items
	Cost /Itm \$70.00		
	% Included 100.00%	Total Cost/Study	\$490
Summary	Replacement Year 2028	Future Cost	\$612
This is to replace the 3'x3' tables.			

24000 - Furnishings

620 - Office Desk, Chair	Useful Life 10	Remaining Life 7	
2 Office Sets	Quantity 2	Unit of Measure	Items
	Cost /Itm \$1,051		
	% Included 100.00%	Total Cost/Study	\$2,101
Summary	Replacement Year 2026	Future Cost	\$2,498

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

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

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

622 - Office Desk, Chair	Useful Life 10	Remaining Life 9	
1- Office Set	Quantity 1	Unit of Measure	Items
	Cost /Itm \$629		
	% Included 100.00%	Total Cost/Study	\$629
Summary	Replacement Year 2028	Future Cost	\$786

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

2018- \$614 expended for one set.

680 - Lockers	Useful Life 18	Remaining Life 2	
Clubhouse Lower Floor	Quantity 1	Unit of Measure	Items
	Cost /Itm \$2,154		
	% Included 100.00%	Total Cost/Study	\$2,154
Summary	Replacement Year 2021	Future Cost	\$2,263

This is to replace the custom wood lockers.

8' lockers- 10 lf

5' lockers- 3 lf

2003- Placed in service.

900 - Miscellaneous	Useful Life 20	Remaining Life 9	
4 Chair & Table Dollies	Quantity 4	Unit of Measure	Items
	Cost /Itm \$323		
	% Included 100.00%	Total Cost/Study	\$1,292
Summary	Replacement Year 2028	Future Cost	\$1,614

This is to replace the table and chair dollies.

2- chair dollies

2- table dollies

910 - Window Coverings	Useful Life 20	Remaining Life 17	
Roller Sun Shades- CH Upstairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$2,311		
	% Included 100.00%	Total Cost/Study	\$2,311
Summary	Replacement Year 2036	Future Cost	\$3,517

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

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

24000 - Furnishings

24500 - Audio / Visual

120 - Television	Useful Life 10	Remaining Life 2
Clubhouse	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,292	
	% Included 100.00%	Total Cost/Study \$1,292
Summary	Replacement Year 2021	Future Cost \$1,358
This is to replace the NEC 42" television.		

25000 - Flooring

200 - Carpeting	Useful Life 15	Remaining Life 2
39 Sq. Yds. Clubhouse Office	Quantity 39	Unit of Measure Square Yard
	Cost /SqYd \$67.35	
	% Included 100.00%	Total Cost/Study \$2,627
Summary	Replacement Year 2021	Future Cost \$2,760
This is to replace the carpeting.		
office- 287 sf		
stairs to office-65 sf		
2019- Remaining life extended to 2021.		
2016- 2018 remaining life per client. 8/10/2016, remaining life 2017 per client.		

204 - Carpeting	Useful Life 15	Remaining Life 11
65 Sq. Yds. Clubhouse Lower Floor	Quantity 65	Unit of Measure Square Yard
	Cost /SqYd \$77.54	
	% Included 100.00%	Total Cost/Study \$5,040
Summary	Replacement Year 2030	Future Cost \$6,613
This is to replace the carpeting.		
lower floor- 560 sf		
stairs to office- 23 sf		
2016- per client 8/4/2016 email, \$4,469 was expended to place in service in 2015.		

400 - Tile	Useful Life 22	Remaining Life 17
1,048 sf Downstairs Pool Bathroom Wall	Quantity 1,048	Unit of Measure Square Feet
Tile	Cost /SqFt \$12.92	
	% Included 100.00%	Total Cost/Study \$13,543
Summary	Replacement Year 2036	Future Cost \$20,607
This is to replace the wall tile.		
2014- Placed in service		

25000 - Flooring

700 - Vinyl	Useful Life 18	Remaining Life 4
1,895 sf Clubhouse	Quantity 1,895	Unit of Measure Square Feet
	Cost /SqFt \$6.46	
	% Included 100.00%	Total Cost/Study \$12,244
Summary	Replacement Year 2023	Future Cost \$13,515
This is to replace the vinyl plank flooring.		
2005- Placed in service.		

920 - Coatings	Useful Life 12	Remaining Life 7
734 sf CH Downstairs Pool Bathroom Epoxy	Quantity 734	Unit of Measure Square Feet
	Cost /SqFt \$10.77	
	% Included 100.00%	Total Cost/Study \$7,904
Summary	Replacement Year 2026	Future Cost \$9,396
This is to install a proprietary floor coating system. Exact cost dependent on manufacturer and scope of work.		
2014- Placed in service.		

924 - Coatings	Useful Life 12	Remaining Life 9
314 sf Pool Pass Building Office Epoxy Floor	Quantity 314	Unit of Measure Square Feet
	Cost /SqFt \$6.46	
	% Included 100.00%	Total Cost/Study \$2,029
Summary	Replacement Year 2028	Future Cost \$2,534
This is to install a proprietary floor coating system. Exact cost dependent on manufacturer and scope of work.		
2016- Placed in service.		

25500 - Wallcoverings

300 - FRP	Useful Life 25	Remaining Life 22
392 sf Pool Equipment Room	Quantity 392	Unit of Measure Square Feet
	Cost /SqFt \$3.77	
	% Included 100.00%	Total Cost/Study \$1,477
Summary	Replacement Year 2041	Future Cost \$2,544
This is to replace the wall fiberglass reinforced panels (FRP).		

26000 - Outdoor Equipment

100 - Tot Lot: Play Equipment	Useful Life 18	Remaining Life 3
Playground- Little Tikes Structure	Quantity 1	Unit of Measure Items
	Cost /Itm \$10,769	
	% Included 100.00%	Total Cost/Study \$10,769
Summary	Replacement Year 2022	Future Cost \$11,597
This is to replace the Little Tikes tot lot play equipment.		
2004- Placed in service.		

26000 - Outdoor Equipment

104 - Tot Lot: Play Equipment	Useful Life 25	Remaining Life 17	
2 Swing Sets	Quantity 2	Unit of Measure	Items
	Cost /Itm \$1,615		
	% Included 100.00%	Total Cost/Study	\$3,231
Summary	Replacement Year 2036	Future Cost	\$4,916

This is to replace the 2-seat swing sets.

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

2011- Placed in service.

140 - Tot Lot: Safety Surface	Useful Life 10	Remaining Life 2	
Tot Lot	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$862		
	% Included 100.00%	Total Cost/Study	\$862
Summary	Replacement Year 2021	Future Cost	\$905

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

144 - Tot Lot: Safety Surface	Useful Life 20	Remaining Life 5	
175 If Tot Lot Safety Surface Border	Quantity 175	Unit of Measure	Linear Feet
	Cost /l.f. \$18.31		
	% Included 100.00%	Total Cost/Study	\$3,204
Summary	Replacement Year 2024	Future Cost	\$3,625

This is to replace the play area border.

2004- Placed in service.

280 - Picnic Tables	Useful Life 18	Remaining Life 3	
11 Clubhouse Deck & BBQ Area- Plastic Type	Quantity 11	Unit of Measure	Items
	Cost /Itm \$323		
	% Included 100.00%	Total Cost/Study	\$3,554
Summary	Replacement Year 2022	Future Cost	\$3,827

This is to replace the plastic type picnic tables.

5- BBQ area
6- clubhouse

284 - Picnic Tables	Useful Life 18	Remaining Life 9	
BBQ Area- Composite Type	Quantity 1	Unit of Measure	Items
	Cost /Itm \$969		
	% Included 100.00%	Total Cost/Study	\$969
Summary	Replacement Year 2028	Future Cost	\$1,210

This is to replace the composite type picnic table.

26000 - Outdoor Equipment

288 - Picnic Tables	Useful Life 20	Remaining Life 9	
3 Various Areas- 8' Wood	Quantity 3	Unit of Measure	Items
	Cost /Itm \$862		
	% Included 100.00%	Total Cost/Study	\$2,585
Summary	Replacement Year 2028	Future Cost	\$3,228
This is to replace the 8' wood plank picnic tables.			

306 - Benches	Useful Life 15	Remaining Life 5	
11 Various Areas	Quantity 11	Unit of Measure	Items
	Cost /Itm \$646		
	% Included 100.00%	Total Cost/Study	\$7,107
Summary	Replacement Year 2024	Future Cost	\$8,041
This is to replace the composite and wood type benches.			
5- wood type			
6- composite type			

330 - Chairs	Useful Life 10	Remaining Life 6	
5 Pool Sand Chairs	Quantity 5	Unit of Measure	Items
	Cost /Itm \$323		
	% Included 100.00%	Total Cost/Study	\$1,615
Summary	Replacement Year 2025	Future Cost	\$1,873
This is to replace the Poly-Wood outdoor sand chairs.			

334 - Chairs	Useful Life 12	Remaining Life 10	
40 Pool Vinyl Strap Chairs	Quantity 40	Unit of Measure	Items
	Cost /Itm \$149		
	% Included 100.00%	Total Cost/Study	\$5,945
Summary	Replacement Year 2029	Future Cost	\$7,610
This is to replace the vinyl strap outdoor chairs.			
2018- Revised to 40 chairs.			
2016- Per client email 8/4/2016, \$4,500 anticipated for 2017.			

340 - Chaise Lounges	Useful Life 12	Remaining Life 10	
56 Pool Lounges	Quantity 56	Unit of Measure	Items
	Cost /Itm \$241		
	% Included 100.00%	Total Cost/Study	\$13,489
Summary	Replacement Year 2029	Future Cost	\$17,267
This is to replace the outdoor lounge chairs.			
2017- Client reduced quantity from 76 to 40. Later to 56.			
2016- Per client 8/4/2016 email, \$22,000 anticipated for 2017.			

26000 - Outdoor Equipment

342 - Chairs	Useful Life 15	Remaining Life 13	
15 Adirondack Chairs	Quantity 15	Unit of Measure	Items
	Cost /Itm \$323		
	% Included 100.00%	Total Cost/Study	\$4,843
Summary	Replacement Year 2032	Future Cost	\$6,676
This is to replace the Adirondack chairs as originally purchased in 2017 for approximately \$3,155.			
2018- Added to study per client.			

376 - Pet Stations	Useful Life 5	Remaining Life 3	
4 Various Areas	Quantity 4	Unit of Measure	Items
	Cost /Itm \$263		
	% Included 100.00%	Total Cost/Study	\$1,051
Summary	Replacement Year 2022	Future Cost	\$1,131
This is to replace the pet stations.			
2017- Per client, make 100%, not periodic replacement.			

380 - Garbage Receptacles	Useful Life 18	Remaining Life 14	
12 Grounds	Quantity 12	Unit of Measure	Items
	Cost /Itm \$646		
	% Included 100.00%	Total Cost/Study	\$7,754
Summary	Replacement Year 2033	Future Cost	\$10,956
This is to replace the Barco Products garbage containers.			
4- recycle			
8- trash			

480 - Drinking Fountain	Useful Life 20	Remaining Life 2	
Tennis Court	Quantity 1	Unit of Measure	Items
	Cost /Itm \$4,202		
	% Included 100.00%	Total Cost/Study	\$4,202
Summary	Replacement Year 2021	Future Cost	\$4,415
This is to replace the Haws drinking fountain.			
2019- Remaining life extended to 2021.			
2016- Per client email 8/4/2016, replacement anticipated in 2018.			

786 - Umbrellas	Useful Life 7	Remaining Life 2	
11 Pool	Quantity 11	Unit of Measure	Items
	Cost /Itm \$473		
	% Included 100.00%	Total Cost/Study	\$5,201
Summary	Replacement Year 2021	Future Cost	\$5,464
This is to replace the umbrellas.			

27000 - Appliances

200 - Refrigerator	Useful Life 12	Remaining Life 4	
Clubhouse Kitchen	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,615		
	% Included 100.00%	Total Cost/Study	\$1,615
Summary	Replacement Year 2023	Future Cost	\$1,783
This is to replace the Samsung refrigerator.			
2010- Placed in service.			

204 - Refrigerator	Useful Life 12	Remaining Life 9	
Pool Pass Office	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,051		
	% Included 100.00%	Total Cost/Study	\$1,051
Summary	Replacement Year 2028	Future Cost	\$1,312
This is to replace the Hot Point refrigerator.			
2016- Placed in service.			

260 - Cook Top Stove	Useful Life 12	Remaining Life 4	
Clubhouse Kitchen- Stove Top	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,891		
	% Included 100.00%	Total Cost/Study	\$1,891
Summary	Replacement Year 2023	Future Cost	\$2,087
This is to replace the stove top.			

274 - Oven: Wall	Useful Life 12	Remaining Life 4	
Clubhouse Kitchen	Quantity 1	Unit of Measure	Items
	Cost /Itm \$2,692		
	% Included 100.00%	Total Cost/Study	\$2,692
Summary	Replacement Year 2023	Future Cost	\$2,972
This is to replace the Whirlpool double wall oven.			
2008- Placed in service.			

284 - Microwave Oven	Useful Life 10	Remaining Life 4	
Clubhouse Kitchen	Quantity 1	Unit of Measure	Items
	Cost /Itm \$646		
	% Included 100.00%	Total Cost/Study	\$646
Summary	Replacement Year 2023	Future Cost	\$713
This is to replace the Emerson microwave oven.			

29000 - Infrastructure

964 - Utilities	Useful Life 30	Remaining Life 26
Clubhouse	Quantity 1	Unit of Measure Building
	Cost /Bldg \$5,384	
	% Included 100.00%	Total Cost/Study \$5,384
Summary	Replacement Year 2045	Future Cost \$10,232

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

30000 - Miscellaneous

200 - BBQ	Useful Life 15	Remaining Life 7
BBQ Area	Quantity 1	Unit of Measure Items
	Cost /Itm \$862	
	% Included 100.00%	Total Cost/Study \$862
Summary	Replacement Year 2026	Future Cost \$1,024

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

810 - Maintenance Equipment	Useful Life 10	Remaining Life 1
Aerator- Husqvarna	Quantity 1	Unit of Measure Items
	Cost /Itm \$8,930	
	% Included 100.00%	Total Cost/Study \$8,930
Summary	Replacement Year 2020	Future Cost \$9,154

This is to replace the Husqvarna rototiller. Model 968981102.

814 - Maintenance Equipment	Useful Life 10	Remaining Life 7
Snow Blower- Honda HSS1332A	Quantity 1	Unit of Measure Items
	Cost /Itm \$3,967	
	% Included 100.00%	Total Cost/Study \$3,967
Summary	Replacement Year 2026	Future Cost \$4,716

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

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

818 - Maintenance Equipment	Useful Life 15	Remaining Life 1
Snow Blower- Honda HS828	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,692	
	% Included 100.00%	Total Cost/Study \$2,692
Summary	Replacement Year 2020	Future Cost \$2,760

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

2006- Placed in service

01000 - Paving

100 - Asphalt: Sealing	Useful Life 6	Remaining Life 3
28,150 sf Parking Lot	Quantity 28,150	Unit of Measure Square Feet
	Cost /SqFt \$0.162	
	% Included 100.00%	Total Cost/Study \$4,547
Summary	Replacement Year N/A	Future Cost N/A

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

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

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

03000 - Painting: Exterior

400 - Wrought Iron	Useful Life 5	Remaining Life 3
684 lf Pool Perimeter	Quantity 684	Unit of Measure Linear Feet
	Cost /l.f. \$9.69	
	% Included 100.00%	Total Cost/Study \$6,629
Summary	Replacement Year N/A	Future Cost N/A

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

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

6' x 620' pool perimeter

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

2016- Exclude from reserves per client.

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
01000 - Paving							
200 - Asphalt: Ongoing Repairs	\$2,956	6	6	28,150	\$3.50/SqFt (3%)		Parking Lot- Min Reapirs W SC
340 - Asphalt: Major Repairs	\$90,943	25	24	28,150	\$3.23/SqFt		Parking Lot Re-Pave
341 - Asphalt: Major Repairs	\$131,975	1	1	1	\$131,975/LS [nr:1]		Parking Lot Re-Pave- 2020 Only
02000 - Concrete							
220 - Walkways	\$2,794	5	2	4,130	\$22.55/SqFt (3%)		Clubhouse Perimeter
400 - Pavers	\$77,213	30	27	8,240	\$9.37/SqFt		Pool Deck
04000 - Structural Repairs							
204 - Siding	\$26,558	30	10	2,242	\$11.85/SqFt		Clubhouse Exterior
208 - Siding	\$29,271	30	27	2,471	\$11.85/SqFt		Pool Pass Building
550 - Bridge Maintenance	\$13,407	8	2	830	\$32.31/SqFt (50%)		Lake & School Bdwk Decking
552 - Bridge Maintenance	\$8,938	4	2	830	\$32.31/SqFt (33%)		Lake & School Bdwk Decking
554 - Bridge Maintenance	\$3,575	3	2	830	\$43.08/SqFt (10%)		Lake & School Bdwk Structural
800 - Wood: Gazebo Repairs	\$1,454	10	1	900	\$1.62/SqFt		BBQ Area Shade Structure
912 - Doors	\$33,922	30	6	9	\$3,769/Itm		Clubhouse Storefront Type Doors
916 - Doors	\$6,461	30	10	3	\$2,154/Itm		Clubhouse Slider Doors
920 - Doors	\$4,308	30	10	5	\$862/Itm		Clubhouse Interior Doors
924 - Doors	\$13,192	30	27	7	\$1,885/Itm		Pool Pass Building
928 - Doors	\$1,077	30	27	1	\$1,077/Itm		Pool Pass Building Overhead Roll-Up Door
936 - Windows	\$30,000	30	3	1	\$30,000/Itm		Northwest Replacements
940 - Windows	\$15,375	30	3	1	\$15,375/Itm		Northeast Replacements
948 - Windows	\$15,375	30	1	1	\$15,375/Itm		Southwest Replacements
952 - Windows	\$15,375	30	3	1	\$15,375/Itm		Front Replacements
04500 - Decking/Balconies							
100 - Composite	\$59,902	40	34	445	\$135/SqFt		CH Front Entry- Structural Mod
110 - Composite	\$9,584	40	14	445	\$21.54/SqFt		CH Front Entry-Decking/Railing Repair
120 - Wood	\$38,051	40	38	445	\$85.51/SqFt		CH- Northeast Structural Mod
130 - Composite	\$5,384	40	38	200	\$26.92/SqFt		CH Northeast Decking/Railing Only
140 - Wood	\$38,051	40	1	445	\$85.51/SqFt		CH Southwest Structural Mod

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
04500 - Decking/Balconies							
150 - Composite	\$3,963	40	30	184	\$21.54/SqFt		CH Southwest Decking/Railings
160 - Wood	\$69,344	40	2	890	\$77.91/SqFt		CH Northwest Structural Mod
170 - Composite	\$9,821	40	2	456	\$21.54/SqFt		CH Northwest Decking/Railings
05000 - Roofing							
440 - Pitched: Dimensional Composition	\$12,061	25	22	28	\$431/Sqrs		Pool Pass Building
444 - Pitched: Dimensional Composition	\$3,877	25	6	9	\$431/Sqrs		BBQ Shade Structure
680 - Pitched: Metal	\$65,152	30	4	55	\$1,185/Sqrs		Clubhouse
780 - Heat Tape	\$1,777	10	7	110	\$16.15/l.f.		Pool Pass Building Roof
08000 - Rehab							
100 - General	\$4,308	25	4	1	\$4,308/Bldg		Clubhouse
104 - General	\$4,846	25	22	1	\$4,846/Rm		Pool Building Office
220 - Restrooms	\$2,942	15	11	1	\$2,942/LS		Clubhouse Upstairs
224 - Bathrooms	\$8,615	20	15	2	\$4,308/Rm		Clubhouse Downstairs Pool Bathrooms
230 - Kitchen	\$15,759	25	4	1	\$15,759/Rm		Clubhouse
12000 - Pool							
110 - Resurface	\$37,993	10	7	252	\$151/l.f.		Lap Pool
114 - Resurface	\$6,120	10	1	51	\$120/l.f.		Wading Pool
200 - Edge: Tile, Coping, Mastic	\$12,212	24	21	252	\$48.46/l.f.		Lap Pool
204 - Edge: Tile, Coping, Mastic	\$2,471	24	21	51	\$48.46/l.f.		Wading Pool
400 - ADA Chair Lift	\$8,615	10	6	1	\$8,615/Itm		Wading Pool
640 - Deck: Replace	\$32,145	40	37	1	\$32,145/LS		Lap & Wading Pool Deck Pavers
700 - Chemical System	\$3,446	5	2	1	\$3,446/Itm		Lap Pool Acu-Trol AK110 Chemical Controller
704 - Chemical System	\$3,446	5	2	1	\$3,446/Itm		Wading Pool Acu-Trol AK110 Chemical Controller
708 - Chemical System	\$1,292	5	2	2	\$646/Itm		Lap Pool Stenner Pumps
712 - Chemical System	\$1,292	5	2	2	\$646/Itm		Wading Pool Stenner Pumps
716 - Equipment: Replacement	\$2,692	5	2	1	\$2,692/Itm		Lap Pool Sondex Heat Exchanger
720 - Equipment: Replacement	\$1,292	20	17	2	\$646/Itm		Lap Pool Pressure Tanks
724 - Heater	\$25,845	10	7	1	\$25,845/Itm		Lap Pool Boiler
728 - Heater	\$7,538	10	7	1	\$7,538/Itm		Wading Pool
730 - Filter	\$12,923	15	12	1	\$12,923/Itm		Lap Pool
734 - Filter	\$1,615	14	11	1	\$1,615/Itm		Wading Pool
740 - Pumps	\$1,938	8	5	1	\$1,938/Itm		Pool Grundfos Heater Pump
744 - Pumps	\$4,308	8	5	1	\$4,308/Itm		Lap Pool Pentair 7.5 HP Pump

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
12000 - Pool							
748 - Pumps	\$862	8	5	1	\$862/Itm		Wading Pool Sta Rite 2 HP Pump
750 - Cover	\$6,678	8	4	1	\$6,678/Itm		Lap Pool
754 - Cover	\$1,292	8	5	1	\$1,292/Itm		Wading Pool
760 - Lane Ropes	\$2,423	5	2	225	\$10.77/l.f.		Lap Pool
950 - Furniture: Lifeguard Chair	\$1,938	10	6	3	\$646/Itm		Pool
990 - Storage Reel	\$2,800	10	6	1	\$2,800/Itm		Lap Pool Cover Reel
994 - Miscellaneous	\$4,846	10	2	3	\$1,615/Itm		Pool Sunshades
17000 - Tennis Court							
100 - Reseal	\$30,663	7	6	13,200	\$2.32/SqFt		[2] Tennis Courts
500 - Resurface	\$61,500	21	19	13,200	\$4.66/SqFt		[2] Tennis Courts
17500 - Basketball / Sport Court							
300 - Basketball Standard	\$1,615	15	7	1	\$1,615/Itm		Tennis Court
18000 - Landscaping							
100 - Irrigation: Misc.	\$13,785	20	0	1	\$13,785/LS		Sprinkler System
300 - Irrigation: Backflow Preventors	\$2,154	20	7	1	\$2,154/Itm		Grounds
400 - Turf Renovation	\$16,000	20	0	1	\$16,000/LS		Flag Pole Lawn
420 - General Repairs/Upgrades	\$1,077	2	1	1	\$1,077/LS		Grounds
18500 - Lakes / Ponds							
990 - Miscellaneous	\$3,769	30	1	1	\$3,769/LS		Pond Hlth Maintenance
19000 - Fencing							
100 - Chain Link: 10'	\$2,921	30	29	76	\$38.44/l.f.		Mesh at Tennis Court Divider
130 - Chain Link: 10'	\$37,720	30	28	500	\$75.44/l.f.		Tennis Court Perimeter
224 - Wrought Iron	\$2,652	30	27	684	\$38.77/l.f. (10%)		Pool Perimeter
234 - Wrought Iron	\$23,866	30	12	684	\$38.77/l.f. (90%)		Pool Perimeter
340 - Wood: 6'	\$3,677	18	1	40	\$91.93/l.f.		Trash Enclosure
360 - Wood: Split Rail	\$4,539	25	9	281	\$16.15/l.f.		Clubhouse North Perimeter
20000 - Lighting							
100 - Exterior: Misc. Fixtures	\$862	15	5	10	\$86.15/Itm		Clubhouse
104 - Exterior: Misc. Fixtures	\$942	15	12	7	\$135/Itm		Pool Pass Building
21000 - Signage							
714 - Wood Monument	\$7,754	15	2	1	\$7,754/Itm		Entrances- West
718 - Wood Monument	\$4,308	15	3	1	\$4,308/Itm		Clubhouse
722 - Wood Monument	\$4,202	15	5	1	\$4,202/Itm		Entrances- East

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
22000 - Office Equipment							
100 - Miscellaneous	\$269	6	3	1	\$269/Itm		Canon Fax Machine
200 - Computers, Misc.	\$788	5	2	1	\$788/Itm		Pass Office Laptop
210 - Computers, Misc.	\$1,471	5	3	1	\$1,471/Itm		Administration Office Desktop
218 - Computers, Misc.	\$1,471	5	3	1	\$1,471/Itm		Clerical Office Desktop
220 - Computers, Misc.	\$1,471	5	3	1	\$1,471/Itm		GM Office Desktop
222 - Computers, Misc.	\$1,100	5	1	2	\$550/Itm		Office Laptops
230 - Computers, Misc.	\$5,384	4	1	1	\$5,384/LS		Pool System (Printer, Scanner, Software)
300 - Copier	\$9,692	10	3	1	\$9,692/Itm		Office Copier
23000 - Mechanical Equipment							
200 - Furnace	\$10,769	15	3	2	\$5,384/Itm		Clubhouse- Furnaces #4 & #2
210 - HVAC	\$2,369	10	3	1	\$2,369/Itm		Clubhouse Office Air Conditioner
600 - Water Heater	\$3,231	12	3	1	\$3,231/Itm		Clubhouse
24000 - Furnishings							
200 - Chairs	\$2,132	5	1	66	\$32.31/Itm		Clubhouse Padded Folding Chairs
204 - Chairs	\$1,400	18	7	65	\$21.54/Itm		Clubhouse Folding Chairs
330 - Tables	\$4,458	20	2	23	\$194/Itm		Folding Tables
334 - Tables	\$490	20	9	7	\$70.00/Itm		Square Folding Tables
620 - Office Desk, Chair	\$2,101	10	7	2	\$1,051/Itm		Office Sets
622 - Office Desk, Chair	\$629	10	9	1	\$629/Itm		1- Office Set
680 - Lockers	\$2,154	18	2	1	\$2,154/Itm		Clubhouse Lower Floor
900 - Miscellaneous	\$1,292	20	9	4	\$323/Itm		Chair & Table Dollies
910 - Window Coverings	\$2,311	20	17	1	\$2,311/LS		Roller Sun Shades- CH Upstairs
24500 - Audio / Visual							
120 - Television	\$1,292	10	2	1	\$1,292/Itm		Clubhouse
25000 - Flooring							
200 - Carpeting	\$2,627	15	2	39	\$67.35/SqYd		Clubhouse Office
204 - Carpeting	\$5,040	15	11	65	\$77.54/SqYd		Clubhouse Lower Floor
400 - Tile	\$13,543	22	17	1,048	\$12.92/SqFt		Downstairs Pool Bathroom Wall Tile
700 - Vinyl	\$12,244	18	4	1,895	\$6.46/SqFt		Clubhouse
920 - Coatings	\$7,904	12	7	734	\$10.77/SqFt		CH Downstairs Pool Bathroom Epoxy
924 - Coatings	\$2,029	12	9	314	\$6.46/SqFt		Pool Pass Building Office Epoxy Floor
25500 - Wallcoverings							
300 - FRP	\$1,477	25	22	392	\$3.77/SqFt		Pool Equipment Room

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
26000 - Outdoor Equipment							
100 - Tot Lot: Play Equipment	\$10,769	18	3	1	\$10,769/Itm		Playground- Little Tikes Structure
104 - Tot Lot: Play Equipment	\$3,231	25	17	2	\$1,615/Itm		Swing Sets
140 - Tot Lot: Safety Surface	\$862	10	2	1	\$862/LS		Tot Lot
144 - Tot Lot: Safety Surface	\$3,204	20	5	175	\$18.31/l.f.		Tot Lot Safety Surface Border
280 - Picnic Tables	\$3,554	18	3	11	\$323/Itm		Clubhouse Deck & BBQ Area- Plastic Type
284 - Picnic Tables	\$969	18	9	1	\$969/Itm		BBQ Area- Composite Type
288 - Picnic Tables	\$2,585	20	9	3	\$862/Itm		Various Areas- 8' Wood
306 - Benches	\$7,107	15	5	11	\$646/Itm		Various Areas
330 - Chairs	\$1,615	10	6	5	\$323/Itm		Pool Sand Chairs
334 - Chairs	\$5,945	12	10	40	\$149/Itm		Pool Vinyl Strap Chairs
340 - Chaise Lounges	\$13,489	12	10	56	\$241/Itm		Pool Lounges
342 - Chairs	\$4,843	15	13	15	\$323/Itm		Adirondack Chairs
376 - Pet Stations	\$1,051	5	3	4	\$263/Itm		Various Areas
380 - Garbage Receptacles	\$7,754	18	14	12	\$646/Itm		Grounds
480 - Drinking Fountain	\$4,202	20	2	1	\$4,202/Itm		Tennis Court
786 - Umbrellas	\$5,201	7	2	11	\$473/Itm		Pool
27000 - Appliances							
200 - Refrigerator	\$1,615	12	4	1	\$1,615/Itm		Clubhouse Kitchen
204 - Refrigerator	\$1,051	12	9	1	\$1,051/Itm		Pool Pass Office
260 - Cook Top Stove	\$1,891	12	4	1	\$1,891/Itm		Clubhouse Kitchen- Stove Top
274 - Oven: Wall	\$2,692	12	4	1	\$2,692/Itm		Clubhouse Kitchen
284 - Microwave Oven	\$646	10	4	1	\$646/Itm		Clubhouse Kitchen
29000 - Infrastructure							
964 - Utilities	\$5,384	30	26	1	\$5,384/Bldg		Clubhouse
30000 - Miscellaneous							
200 - BBQ	\$862	15	7	1	\$862/Itm		BBQ Area
810 - Maintenance Equipment	\$8,930	10	1	1	\$8,930/Itm		Aerator- Husqvarna
814 - Maintenance Equipment	\$3,967	10	7	1	\$3,967/Itm		Snow Blower- Honda HSS1332A
818 - Maintenance Equipment	\$2,692	15	1	1	\$2,692/Itm		Snow Blower- Honda HS828

<i>Component</i>	<i>Current Replacement Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Quantity</i>	<i>Cost/ U of M</i>	<i>Treatment</i>	<i>Location</i>
01000 - Paving							
100 - Asphalt: Sealing	\$4,547	6	3	28,150	\$.16/SqFt		Parking Lot
03000 - Painting: Exterior							
400 - Wrought Iron	\$6,629	5	3	684	\$9.69/l.f.		Pool Perimeter

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
2019			
18000 - Landscaping			
100 - Irrigation: Misc. Sprinkler System	20	13,785	
400 - Turf Renovation Flag Pole Lawn	20	16,000	
Total 2019:		29,785	
2020			
01000 - Paving			
341 - Asphalt: Major Repairs Parking Lot Re-Pave- 2020 Only[nr:1]	1	131,975	135,274
04000 - Structural Repairs			
800 - Wood: Gazebo Repairs 900 sf BBQ Area Shade Structure	10	1,454	1,490
948 - Windows Southwest Replacements	30	15,375	15,759
Total 04000 - Structural Repairs:		16,829	17,249
04500 - Decking/Balconies			
140 - Wood 445 sf CH Southwest Structural Mod	40	38,051	39,002
12000 - Pool			
114 - Resurface 51 lf Wading Pool	10	6,120	6,273
18000 - Landscaping			
420 - General Repairs/Upgrades Grounds	2	1,077	1,104
18500 - Lakes / Ponds			
990 - Miscellaneous Pond Hlth Maintenance	30	3,769	3,863
19000 - Fencing			
340 - Wood: 6' 40 lf Trash Enclosure	18	3,677	3,769
22000 - Office Equipment			
222 - Computers, Misc. 2 Office Laptops	5	1,100	1,128
230 - Computers, Misc. Pool System (Printer, Scanner, Software)	4	5,384	5,519
Total 22000 - Office Equipment:		6,484	6,647
24000 - Furnishings			
200 - Chairs 66 Clubhouse Padded Folding Chairs	5	2,132	2,186
30000 - Miscellaneous			
810 - Maintenance Equipment Aerator- Husqvarna	10	8,930	9,154
818 - Maintenance Equipment Snow Blower- Honda HS828	15	2,692	2,760

Reserve Component

Life
UsefulCurrent
Replacement CostForecast
Inflated Cost @ 2.50%

2020

30000 - Miscellaneous

Total	30000 - Miscellaneous:	11,622	11,914
	Total 2020:	221,736	227,281

2021

02000 - Concrete

220 - Walkways	5	2,794	2,935
4,130 sf Clubhouse Perimeter (3%)			

04000 - Structural Repairs

550 - Bridge Maintenance	8	13,407	14,086
830 sf Lake & School Bdwk Decking (50%)			
552 - Bridge Maintenance	4	8,938	9,391
830 sf Lake & School Bdwk Decking (33%)			
554 - Bridge Maintenance	3	3,575	3,756
830 sf Lake & School Bdwk Structural (10%)			

Total	04000 - Structural Repairs:	25,920	27,233
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04500 - Decking/Balconies

160 - Wood	40	69,344	72,854
890 sf CH Northwest Structural Mod			
170 - Composite	40	9,821	10,318
456 sf CH Northwest Decking/Railings			

Total	04500 - Decking/Balconies:	79,165	83,172
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12000 - Pool

700 - Chemical System	5	3,446	3,621
Lap Pool Acu-Trol AK110 Chemical Controller			
704 - Chemical System	5	3,446	3,621
Wading Pool Acu-Trol AK110 Chemical Controller			
708 - Chemical System	5	1,292	1,358
2 Lap Pool Stenner Pumps			
712 - Chemical System	5	1,292	1,358
2 Wading Pool Stenner Pumps			
716 - Equipment: Replacement	5	2,692	2,829
Lap Pool Sondex Heat Exchanger			
760 - Lane Ropes	5	2,423	2,546
225 lf Lap Pool			
994 - Miscellaneous	10	4,846	5,091
3 Pool Sunshades			

Total	12000 - Pool:	19,437	20,424
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21000 - Signage

714 - Wood Monument	15	7,754	8,146
Entrances- West			

22000 - Office Equipment

200 - Computers, Misc.	5	788	828
Pass Office Laptop			

24000 - Furnishings

330 - Tables	20	4,458	4,684
23 Folding Tables			
680 - Lockers	18	2,154	2,263
Clubhouse Lower Floor			

Total	24000 - Furnishings:	6,612	6,947
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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2021			
24500 - Audio / Visual			
120 - Television Clubhouse	10	1,292	1,358
25000 - Flooring			
200 - Carpeting 39 Sq. Yds. Clubhouse Office	15	2,627	2,760
26000 - Outdoor Equipment			
140 - Tot Lot: Safety Surface Tot Lot	10	862	905
480 - Drinking Fountain Tennis Court	20	4,202	4,415
786 - Umbrellas 11 Pool	7	5,201	5,464
Total 26000 - Outdoor Equipment:		10,265	10,784
Total 2021:		156,654	164,587
2022			
04000 - Structural Repairs			
936 - Windows Northwest Replacements	30	30,000	32,307
940 - Windows Northeast Replacements	30	15,375	16,557
952 - Windows Front Replacements	30	15,375	16,557
Total 04000 - Structural Repairs:		60,750	65,421
18000 - Landscaping			
420 - General Repairs/Upgrades Grounds	2	1,077	1,160
21000 - Signage			
718 - Wood Monument Clubhouse	15	4,308	4,639
22000 - Office Equipment			
100 - Miscellaneous Canon Fax Machine	6	269	290
210 - Computers, Misc. Administration Office Desktop	5	1,471	1,584
218 - Computers, Misc. Clerical Office Desktop	5	1,471	1,584
220 - Computers, Misc. GM Office Desktop	5	1,471	1,584
300 - Copier Office Copier	10	9,692	10,437
Total 22000 - Office Equipment:		14,374	15,479
23000 - Mechanical Equipment			
200 - Furnace 2 Clubhouse- Furnaces #4 & #2	15	10,769	11,597
210 - HVAC Clubhouse Office Air Conditioner	10	2,369	2,551
600 - Water Heater Clubhouse	12	3,231	3,479

Reserve Component

Life
UsefulCurrent
Replacement CostForecast
Inflated Cost @ 2.50%

2022

23000 - Mechanical Equipment

Total	23000 - Mechanical Equipment:	16,369	17,627
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26000 - Outdoor Equipment

100 - Tot Lot: Play Equipment Playground- Little Tikes Structure	18	10,769	11,597
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280 - Picnic Tables 11 Clubhouse Deck & BBQ Area- Plastic Type	18	3,554	3,827
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376 - Pet Stations 4 Various Areas	5	1,051	1,131
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Total	26000 - Outdoor Equipment:	15,374	16,555
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Total	2022:	112,252	120,881
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2023

05000 - Roofing

680 - Pitched: Metal 55 Squares- Clubhouse	30	65,152	71,915
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08000 - Rehab

100 - General Clubhouse	25	4,308	4,755
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230 - Kitchen Clubhouse	25	15,759	17,395
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Total	08000 - Rehab:	20,067	22,150
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12000 - Pool

750 - Cover Lap Pool	8	6,678	7,371
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25000 - Flooring

700 - Vinyl 1,895 sf Clubhouse	18	12,244	13,515
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27000 - Appliances

200 - Refrigerator Clubhouse Kitchen	12	1,615	1,783
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260 - Cook Top Stove Clubhouse Kitchen- Stove Top	12	1,891	2,087
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274 - Oven: Wall Clubhouse Kitchen	12	2,692	2,972
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284 - Microwave Oven Clubhouse Kitchen	10	646	713
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Total	27000 - Appliances:	6,844	7,555
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Total	2023:	110,985	122,506
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This report is intended to assist the auditor while preparing the audit, review or compilation of Glenshire Devonshire Residents Association's (the "Association") financial documents.

Browning Reserve Group ("BRG") prepared a reserve study for the Association during the 2019 fiscal year. This was done to help determine the Association's reserve contribution for the next fiscal year (2020) 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 2019 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, 2018. You will notice in Section III, Reserve Fund Balance Forecast, a Beginning Reserve Balance of \$332,898 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 2019, and estimates an ending reserve fund balance. Again, see Section III and the 2019 ending reserve balance estimate of \$399,741.

"Re-building" the first year of the study as mentioned above simply means using the 2019 adopted budget for the 2019 reserve contribution. Finally, the 2019 reserve expenses both actual and projected are estimated.

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

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

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

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

Please see Section V - Reserve Fund Balance Forecast.

Browning Reserve Group

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2019 Fully Funded Balance	2020 Fully Funded Balance	2020 Line Item Contribution based on Cash Flow Method
01000 - Paving						
200 - Asphalt: Ongoing Repairs 28,150 sf Parking Lot- Min Repairs W SC (3%)	2,956	6	6	422	505	293
340 - Asphalt: Major Repairs 28,150 sf Parking Lot Re-Pave	90,943	25	24	3,638	7,457	3,941
341 - Asphalt: Major Repairs Parking Lot Re-Pave- 2020 Only[nr:1]	131,975	1	1	65,988	0	40,513
02000 - Concrete						
220 - Walkways 4,130 sf Clubhouse Perimeter (3%)	2,794	5	2	1,676	2,291	352
400 - Pavers 8,240 sf Pool Deck	77,213	30	27	7,721	10,552	3,003
04000 - Structural Repairs						
204 - Siding 2,242 sf Clubhouse Exterior	26,558	30	10	17,706	19,056	679
208 - Siding 2,471 sf Pool Pass Building	29,271	30	27	2,927	4,000	1,138
550 - Bridge Maintenance 830 sf Lake & School Bdwk Decking (50%)	13,407	8	2	10,055	12,025	1,055
552 - Bridge Maintenance 830 sf Lake & School Bdwk Decking (33%)	8,938	4	2	4,469	6,871	1,406
554 - Bridge Maintenance 830 sf Lake & School Bdwk Structural (10%)	3,575	3	2	1,192	2,443	750
800 - Wood: Gazebo Repairs 900 sf BBQ Area Shade Structure	1,454	10	1	1,308	1,490	89
912 - Doors 9 Clubhouse Storefront Type Doors	33,922	30	6	27,138	28,975	785
916 - Doors 3 Clubhouse Slider Doors	6,461	30	10	4,308	4,636	165
920 - Doors 5 Clubhouse Interior Doors	4,308	30	10	2,872	3,091	110
924 - Doors 7 Pool Pass Building	13,192	30	27	1,319	1,803	513
928 - Doors Pool Pass Building Overhead Roll-Up Door	1,077	30	27	108	147	42
936 - Windows Northwest Replacements	30,000	30	3	27,000	28,700	645
940 - Windows Northeast Replacements	15,375	30	3	13,838	14,709	331
948 - Windows Southwest Replacements	15,375	30	1	14,863	15,759	315
952 - Windows Front Replacements	15,375	30	3	13,838	14,709	331
04500 - Decking/Balconies						
100 - Composite 445 sf CH Front Entry- Structural Mod	59,902	40	34	8,985	10,745	0
110 - Composite 445 sf CH Front Entry-Decking/Railing Repair	9,584	40	14	6,230	6,631	203
120 - Wood 445 sf CH- Northeast Structural Mod	38,051	40	38	1,903	2,925	0
130 - Composite 200 sf CH Northeast Decking/Railing Only	5,384	40	38	269	414	0
140 - Wood 445 sf CH Southwest Structural Mod	38,051	40	1	37,100	39,002	584

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2019 Fully Funded Balance	2020 Fully Funded Balance	2020 Line Item Contribution based on Cash Flow Method
04500 - Decking/Balconies						
150 - Composite 184 sf CH Southwest Decking/Railings	3,963	40	30	991	1,117	0
160 - Wood 890 sf CH Northwest Structural Mod	69,344	40	2	65,877	69,300	1,091
170 - Composite 456 sf CH Northwest Decking/Railings	9,821	40	2	9,330	9,815	155
05000 - Roofing						
440 - Pitched: Dimensional Composition 28 Squares- Pool Pass Building	12,061	25	22	1,447	1,978	497
444 - Pitched: Dimensional Composition 9 Squares- BBQ Shade Structure	3,877	25	6	2,946	3,179	108
680 - Pitched: Metal 55 Squares- Clubhouse	65,152	30	4	56,465	60,103	1,436
780 - Heat Tape 110 lf Pool Pass Building Roof	1,777	10	7	533	729	127
08000 - Rehab						
100 - General Clubhouse	4,308	25	4	3,618	3,885	114
104 - General Pool Building Office	4,846	25	22	582	795	200
220 - Restrooms Clubhouse Upstairs	2,942	15	11	784	1,005	154
224 - Bathrooms 2 Clubhouse Downstairs Pool Bathrooms	8,615	20	15	2,154	2,649	374
230 - Kitchen Clubhouse	15,759	25	4	13,238	14,215	417
12000 - Pool						
110 - Resurface 252 lf Lap Pool	37,993	10	7	11,398	15,577	2,705
114 - Resurface 51 lf Wading Pool	6,120	10	1	5,508	6,273	376
200 - Edge: Tile, Coping, Mastic 252 lf Lap Pool	12,212	24	21	1,526	2,086	512
204 - Edge: Tile, Coping, Mastic 51 lf Wading Pool	2,471	24	21	309	422	104
400 - ADA Chair Lift Wading Pool	8,615	10	6	3,446	4,415	598
640 - Deck: Replace Lap & Wading Pool Deck Pavers	32,145	40	37	2,411	3,295	0
700 - Chemical System Lap Pool Acu-Trol AK110 Chemical Controller	3,446	5	2	2,068	2,826	434
704 - Chemical System Wading Pool Acu-Trol AK110 Chemical Controller	3,446	5	2	2,068	2,826	434
708 - Chemical System 2 Lap Pool Stenner Pumps	1,292	5	2	775	1,060	163
712 - Chemical System 2 Wading Pool Stenner Pumps	1,292	5	2	775	1,060	163
716 - Equipment: Replacement Lap Pool Sondex Heat Exchanger	2,692	5	2	1,615	2,208	339
720 - Equipment: Replacement 2 Lap Pool Pressure Tanks	1,292	20	17	194	265	59
724 - Heater Lap Pool Boiler	25,845	10	7	7,754	10,597	1,840
728 - Heater Wading Pool	7,538	10	7	2,261	3,091	537
730 - Filter Lap Pool	12,923	15	12	2,585	3,532	694
734 - Filter Wading Pool	1,615	14	11	346	473	91
740 - Pumps Pool Grundfos Heater Pump	1,938	8	5	727	993	164
744 - Pumps	4,308	8	5	1,615	2,208	365

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2019 Fully Funded Balance	2020 Fully Funded Balance	2020 Line Item Contribution based on Cash Flow Method
12000 - Pool						
Lap Pool Pentair 7.5 HP Pump						
748 - Pumps	862	8	5	323	442	73
Wading Pool Sta Rite 2 HP Pump						
750 - Cover	6,678	8	4	3,339	4,278	552
Lap Pool						
754 - Cover	1,292	8	5	485	662	109
Wading Pool						
760 - Lane Ropes	2,423	5	2	1,454	1,987	305
225 lf Lap Pool						
950 - Furniture: Lifeguard Chair	1,938	10	6	775	993	135
3 Pool						
990 - Storage Reel	2,800	10	6	1,120	1,435	194
Lap Pool Cover Reel						
994 - Miscellaneous	4,846	10	2	3,877	4,470	305
3 Pool Sunshades						
17000 - Tennis Court						
100 - Reseal	30,663	7	6	4,380	8,980	3,043
13,200 sf [2] Tennis Courts						
500 - Resurface	61,500	21	19	5,857	9,005	2,804
13,200 sf [2] Tennis Courts						
17500 - Basketball / Sport Court						
300 - Basketball Standard	1,615	15	7	862	993	77
Tennis Court						
18000 - Landscaping						
100 - Irrigation: Misc.	13,785	20	0	13,785	706	413
Sprinkler System						
300 - Irrigation: Backflow Preventors	2,154	20	7	1,400	1,545	77
Grounds						
400 - Turf Renovation	16,000	20	0	16,000	820	479
Flag Pole Lawn						
420 - General Repairs/Upgrades	1,077	2	1	538	1,104	331
Grounds						
18500 - Lakes / Ponds						
990 - Miscellaneous	3,769	30	1	3,643	3,863	77
Pond Hlth Maintenance						
19000 - Fencing						
100 - Chain Link: 10'	2,921	30	29	97	200	119
76 lf Mesh at Tennis Court Divider						
130 - Chain Link: 10'	37,720	30	28	2,515	3,866	1,504
500 lf Tennis Court Perimeter						
224 - Wrought Iron	2,652	30	27	265	362	103
684 lf Pool Perimeter (10%)						
234 - Wrought Iron	23,866	30	12	14,319	15,493	641
684 lf Pool Perimeter (90%)						
340 - Wood: 6'	3,677	18	1	3,473	3,769	125
40 lf Trash Enclosure						
360 - Wood: Split Rail	4,539	25	9	2,905	3,164	136
281 lf Clubhouse North Perimeter						
20000 - Lighting						
100 - Exterior: Misc. Fixtures	862	15	5	574	648	39
10 Clubhouse						
104 - Exterior: Misc. Fixtures	942	15	12	188	258	51
7 Pool Pass Building						
21000 - Signage						
714 - Wood Monument	7,754	15	2	6,720	7,418	325
Entrances- West						
718 - Wood Monument	4,308	15	3	3,446	3,827	185
Clubhouse						
722 - Wood Monument	4,202	15	5	2,802	3,159	190
Entrances- East						

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2019 Fully Funded Balance	2020 Fully Funded Balance	2020 Line Item Contribution based on Cash Flow Method
22000 - Office Equipment						
100 - Miscellaneous Canon Fax Machine	269	6	3	135	184	29
200 - Computers, Misc. Pass Office Laptop	788	5	2	473	646	99
210 - Computers, Misc. Administration Office Desktop	1,471	5	3	588	905	190
218 - Computers, Misc. Clerical Office Desktop	1,471	5	3	588	905	190
220 - Computers, Misc. GM Office Desktop	1,471	5	3	588	905	190
222 - Computers, Misc. 2 Office Laptops	1,100	5	1	880	1,128	135
230 - Computers, Misc. Pool System (Printer, Scanner, Software)	5,384	4	1	4,038	5,519	826
300 - Copier Office Copier	9,692	10	3	6,784	7,947	625
23000 - Mechanical Equipment						
200 - Furnace 2 Clubhouse- Furnaces #4 & #2	10,769	15	3	8,615	9,566	463
210 - HVAC Clubhouse Office Air Conditioner	2,369	10	3	1,658	1,943	153
600 - Water Heater Clubhouse	3,231	12	3	2,423	2,760	174
24000 - Furnishings						
200 - Chairs 66 Clubhouse Padded Folding Chairs	2,132	5	1	1,706	2,186	262
204 - Chairs 65 Clubhouse Folding Chairs	1,400	18	7	856	957	55
330 - Tables 23 Folding Tables	4,458	20	2	4,012	4,341	140
334 - Tables 7 Square Folding Tables	490	20	9	269	301	18
620 - Office Desk, Chair 2 Office Sets	2,101	10	7	630	862	150
622 - Office Desk, Chair 1- Office Set	629	10	9	63	129	47
680 - Lockers Clubhouse Lower Floor	2,154	18	2	1,914	2,085	75
900 - Miscellaneous 4 Chair & Table Dollies	1,292	20	9	711	795	48
910 - Window Coverings Roller Sun Shades- CH Upstairs	2,311	20	17	347	474	105
24500 - Audio / Visual						
120 - Television Clubhouse	1,292	10	2	1,034	1,192	81
25000 - Flooring						
200 - Carpeting 39 Sq. Yds. Clubhouse Office	2,627	15	2	2,276	2,513	110
204 - Carpeting 65 Sq. Yds. Clubhouse Lower Floor	5,040	15	11	1,344	1,722	264
400 - Tile 1,048 sf Downstairs Pool Bathroom Wall Tile	13,543	22	17	3,078	3,786	561
700 - Vinyl 1,895 sf Clubhouse	12,244	18	4	9,523	10,459	450
920 - Coatings 734 sf CH Downstairs Pool Bathroom Epoxy	7,904	12	7	3,293	4,051	469
924 - Coatings 314 sf Pool Pass Building Office Epoxy Floor	2,029	12	9	507	693	126
25500 - Wallcoverings						
300 - FRP 392 sf Pool Equipment Room	1,477	25	22	177	242	61

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2019 Fully Funded Balance	2020 Fully Funded Balance	2020 Line Item Contribution based on Cash Flow Method
26000 - Outdoor Equipment						
100 - Tot Lot: Play Equipment Playground- Little Tikes Structure	10,769	18	3	8,974	9,812	386
104 - Tot Lot: Play Equipment 2 Swing Sets	3,231	25	17	1,034	1,192	118
140 - Tot Lot: Safety Surface Tot Lot	862	10	2	689	795	54
144 - Tot Lot: Safety Surface 175 If Tot Lot Safety Surface Border	3,204	20	5	2,403	2,627	109
280 - Picnic Tables 11 Clubhouse Deck & BBQ Area- Plastic Type	3,554	18	3	2,961	3,238	127
284 - Picnic Tables BBQ Area- Composite Type	969	18	9	485	552	40
288 - Picnic Tables 3 Various Areas- 8' Wood	2,585	20	9	1,422	1,589	97
306 - Benches 11 Various Areas	7,107	15	5	4,738	5,342	321
330 - Chairs 5 Pool Sand Chairs	1,615	10	6	646	828	112
334 - Chairs 40 Pool Vinyl Strap Chairs	5,945	12	10	991	1,523	380
340 - Chaise Lounges 56 Pool Lounges	13,489	12	10	2,248	3,457	862
342 - Chairs 15 Adirondack Chairs	4,843	15	13	646	993	267
376 - Pet Stations 4 Various Areas	1,051	5	3	420	646	136
380 - Garbage Receptacles 12 Grounds	7,754	18	14	1,723	2,208	365
480 - Drinking Fountain Tennis Court	4,202	20	2	3,782	4,092	132
786 - Umbrellas 11 Pool	5,201	7	2	3,715	4,569	468
27000 - Appliances						
200 - Refrigerator Clubhouse Kitchen	1,615	12	4	1,077	1,242	89
204 - Refrigerator Pool Pass Office	1,051	12	9	263	359	65
260 - Cook Top Stove Clubhouse Kitchen- Stove Top	1,891	12	4	1,261	1,454	104
274 - Oven: Wall Clubhouse Kitchen	2,692	12	4	1,795	2,070	148
284 - Microwave Oven Clubhouse Kitchen	646	10	4	388	464	43
29000 - Infrastructure						
964 - Utilities Clubhouse	5,384	30	26	718	920	204
30000 - Miscellaneous						
200 - BBQ BBQ Area	862	15	7	459	530	41
810 - Maintenance Equipment Aerator- Husqvarna	8,930	10	1	8,037	9,154	548
814 - Maintenance Equipment Snow Blower- Honda HSS1332A	3,967	10	7	1,190	1,627	282
818 - Maintenance Equipment Snow Blower- Honda HS828	2,692	15	1	2,513	2,760	110

<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>2019 Fully Funded Balance</i>	<i>2020 Fully Funded Balance</i>	<i>2020 Line Item Contribution based on Cash Flow Method</i>
				[A]	[B]	
Totals	1,496,887			690,451	687,593	95,587
				[EndBal]	[EndBal]	
				[A]	[B]	
Percent Funded				57.90%	39.47%	

Terms & Definitions CAI

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

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

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

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

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

CURRENT REPLACEMENT COST: See "Replacement Cost."

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

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

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

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

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

or

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

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

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

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

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

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

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

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

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

FUNDING PRINCIPLES:

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

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

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

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

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

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

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

RESERVE PROVIDER: An individual that prepares Reserve Studies.

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

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

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

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

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

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

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

Terms & Definitions BRG

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

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

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

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

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

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

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



RESERVE STUDY

Member Distribution Materials

Glenshire Devonshire Residents Association

Update w/o Site Visit Review

2019 Update- 4

Published - November 13, 2019

Prepared for the 2020 Fiscal Year

Section	Report	Page
California:	Member Summary	1
	Assessment and Reserve Funding Disclosure Summary	[Civil Code §5570] 3
Section III:	30 Year Reserve Funding Plan	Cash Flow Method {c} 5

November 13, 2019

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

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

Browning Reserve Group prepared this Update w/o Site Visit Review for the January 1, 2020 - December 31, 2020 fiscal year.

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

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

Funding Assessment

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

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

Reserve Component	Current Replacement Cost	Useful Life	Remaining Life	2019 Fully Funded Balance	2020 Fully Funded Balance	2020 Line Item Contribution based on Cash Flow Method
01000 - Paving	225,874	1-25	1-24	70,047	7,962	44,747
02000 - Concrete	80,007	5-30	2-27	9,398	12,843	3,354
04000 - Structural Repairs	218,289	3-30	1-27	142,939	158,414	8,354
04500 - Decking/Balconies	234,101	40-40	1-38	130,684	139,950	2,032
05000 - Roofing	82,867	10-30	4-22	61,392	65,988	2,168
08000 - Rehab	36,470	15-25	4-22	20,376	22,549	1,258
12000 - Pool	188,024	5-40	1-37	58,754	77,473	11,249
17000 - Tennis Court	92,163	7-21	6-19	10,238	17,985	5,847
17500 - Basketball / Sport Court	1,615	15-15	7-7	862	993	77
18000 - Landscaping	33,016	2-20	0-7	31,723	4,176	1,299
18500 - Lakes / Ponds	3,769	30-30	1-1	3,643	3,863	77
19000 - Fencing	75,375	18-30	1-29	23,575	26,854	2,628
20000 - Lighting	1,804	15-15	5-12	763	905	90
21000 - Signage	16,264	15-15	2-5	12,968	14,403	700
22000 - Office Equipment	21,646	4-10	1-3	14,075	18,138	2,284
23000 - Mechanical Equipment	16,369	10-15	3-3	12,697	14,269	790
24000 - Furnishings	16,969	5-20	1-17	10,509	12,129	901
24500 - Audio / Visual	1,292	10-10	2-2	1,034	1,192	81
25000 - Flooring	43,387	12-22	2-17	20,022	23,223	1,981
25500 - Wallcoverings	1,477	25-25	22-22	177	242	61
26000 - Outdoor Equipment	76,380	5-25	2-17	36,877	43,463	3,972
27000 - Appliances	7,895	10-12	4-9	4,783	5,588	450
29000 - Infrastructure	5,384	30-30	26-26	718	920	204
30000 - Miscellaneous	16,451	10-15	1-7	12,200	14,070	982
Totals	\$1,496,887			\$690,451	\$687,593	\$95,587
Estimated Ending Balance				\$399,741	\$271,386	\$70.44
Percent Funded				57.9%	39.5%	/Unit/year @ 1357

November 13, 2019

- (1) The regular assessment per ownership interest is _____ per year for the fiscal year beginning January 1, 2020.

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

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

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

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

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

Yes ☒ No ☐

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

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

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

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

- (6) Based on the method of calculation in paragraph (4) of the subdivision (b) of section 5570, the estimated amount required in the reserve fund at the end of the current fiscal year is \$690,451, based in whole or in part on the last reserve study or update prepared by Browning Reserve Group as of November, 2019. The projected reserve fund cash balance at the end of the current fiscal year is \$399,741 resulting in reserves being 57.9% 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)
2020	\$687,593	\$271,386	39.5%
2021	\$690,919	\$207,446	30.0%
2022	\$621,945	\$189,554	30.5%
2023	\$598,105	\$172,691	28.9%
2024	\$574,116	\$243,255	42.4%

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, 2020 is \$307 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 =
$$\frac{2020 \text{ Fully Funded Balance} - 2020 \text{ Reserve Ending Balance}}{\text{Ownership Interest Quantity}}$$

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

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

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

Section 5300(b) the association has an outstanding loan with a maturity greater than one year. Purpose: pool renovation; Amount (2016): \$1,112,500; Term: 5 years; Interest Rate: 4.765% fixed; Maturity: November 1, 2020. Loan repayment is from operating.

30 Year Reserve Funding Plan Cash Flow Method

2019 Update- 4

Prepared for the 2020 Fiscal Year

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Beginning Balance	332,898	399,741	271,386	207,446	189,554	172,691	243,255	241,109	222,611	330,206
Inflated Expenditures @ 2.5%	29,785	227,281	164,585	120,881	122,507	38,255	114,295	133,617	11,013	31,865
Reserve Contribution	92,983	95,587	98,263	101,014	103,842	106,750	109,739	112,812	115,858	118,986
<i>Units/year @ 1357</i>	68.52	70.44	72.41	74.44	76.52	78.67	80.87	83.13	85.38	87.68
<i>Percentage Increase</i>		2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.7%	2.7%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.00%	3,645	3,339	2,382	1,975	1,802	2,069	2,410	2,307	2,750	3,738
Ending Balance	399,741	271,386	207,446	189,554	172,691	243,255	241,109	222,611	330,206	421,065

	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Beginning Balance	421,065	446,316	532,090	568,899	613,558	713,006	841,243	945,573	891,692	980,737
Inflated Expenditures @ 2.5%	101,263	44,592	97,555	93,589	43,092	19,106	47,938	210,272	71,496	119,560
Reserve Contribution	122,199	125,498	128,886	132,366	135,940	139,610	143,379	147,250	151,226	155,309
<i>Units/year @ 1357</i>	90.05	92.48	94.98	97.54	100.18	102.88	105.66	108.51	111.44	114.45
<i>Percentage Increase</i>	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.00%	4,315	4,868	5,478	5,883	6,600	7,733	8,890	9,141	9,316	9,986
Ending Balance	446,316	532,090	568,899	613,558	713,006	841,243	945,573	891,692	980,737	1,026,473

	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
Beginning Balance	1,026,473	1,057,015	1,119,199	1,134,557	1,270,989	1,290,164	1,462,580	1,555,502	1,229,759	1,318,235
Inflated Expenditures @ 2.5%	139,325	112,452	164,087	48,310	171,006	23,509	109,244	531,803	121,592	94,996
Reserve Contribution	159,502	163,809	168,232	172,774	177,439	182,230	187,150	192,203	197,392	202,722
<i>Units/year @ 1357</i>	117.54	120.71	123.97	127.32	130.76	134.29	137.91	141.64	145.46	149.39
<i>Percentage Increase</i>	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%	2.7%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.00%	10,366	10,827	11,213	11,968	12,742	13,695	15,015	13,857	12,677	13,721
Ending Balance	1,057,015	1,119,199	1,134,557	1,270,989	1,290,164	1,462,580	1,555,502	1,229,759	1,318,235	1,439,682