

Reserve Study Transmittal Letter

Date: November 09, 2022
To: Lori Kelley, Glenshire Devonshire Residents Association
From: Browning Reserve Group, LLC (BRG)

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

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

1. Where do I find the recommended reserve contribution for the 2023 budget?

This is found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* **\$105,262** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **\$77.57 /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, 2023, the Association is **50.9%** funded.

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

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

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

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

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

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

5. What are the next steps?

This study meets the CA Civil Code Requirements for a 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, (2022) 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

2022 Update- 4

Published - November 09, 2022

Prepared for the 2023 Fiscal Year

Browning Reserve Group, LLC

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

© B&O Reserve Software 2022



Glenshire Devonshire Residents Association

2022 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>	20
<i>Section III-a:</i>	30 Year Reserve Funding Plan <i>Cash Flow Method - Ending Balances Chart</i>	21
<i>Section IV:</i>	30 Year Reserve Funding Plan <i>Fully Funded Balance and % Funded</i>	22
<i>Section IV-a:</i>	30 Year Reserve Funding Plan <i>Cash Flow Method - Percent Funded Chart</i>	23
<i>Section V:</i>	Reserve Fund Balance Forecast <i>Component Method</i>	24
<i>Section VI:</i>	Component Listing <i>Included Components</i>	35
<i>Section VI-b:</i>	Component Listing <i>Excluded Components</i>	71
<i>Section VII:</i>	Tabular Component Listing <i>Included Components</i>	75
<i>Section VII-a:</i>	Expenditures by Year <i>- Next 3 Years</i>	82
<i>Section X:</i>	Auditor Notes	86
<i>Section X-a:</i>	Supplementary Information for Auditor <i>Component Method</i>	88
<i>Section XI:</i>	Glossary <i>Reserve Study Terms</i>	94



Glenshire Devonshire Residents Association

2022 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		98
Assessment and Reserve Funding	<i>[Civil Code §5570]</i>	100
Disclosure Summary		
<i>Section III:</i> 30 Year Reserve Funding Plan	<i>Cash Flow Method {c}</i>	102

Glenshire Devonshire Residents Association

2022 Update- 4

Published - November 09, 2022

Prepared for the 2023 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 \$1,005,423.**
 - **[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, 2023 is estimated to be \$512,253, constituting 50.9% of the total expenditures anticipated for all such major components through their first end of useful life replacement.**

4. Based upon the schedule of annual reserve contributions necessary to defray the cost of repairing, replacing, restoring or maintaining such major components in the years such expenditures are estimated to be required, it is estimated that annual reserve contributions in the initial amount of \$105,262 [\$77.57 per Unit per year (average)] for the fiscal year ending December 31, 2023 (the first full fiscal year following first distribution of this report) will be necessary in order to meet all such reserve expenditures when they are projected to come due.

Funding Assessment

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

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

Percent Funded Status

Based on paragraphs 1 - 3 above, the Association is 50.9% funded. The following scale can be used as a measure to determine the Association's financial picture whereas the lower the percentage, the higher the likelihood of the Association requiring a special assessment, or other large increases to the reserve contribution in the future.



Methodology

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

Funding Goals

The funding goal employed for Glenshire Devonshire Residents Association is

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

Limitations

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

Statutory Disclosures

Compliance

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

Open Meeting

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

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

Supplemental Disclosures

General:

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

Personnel Credentials:

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

Completeness:

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

Reliance on Client Data:

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

Scope:

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

Reserve Balance:

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

Reserve Projects:

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

Component Quantities:

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



Browning Reserve Group, LLC

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost	Life Useful / Remaining	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
01000 - Paving																	
340 - Asphalt: Major Repairs 28,150 sf Parking Major Repairs	138,819	25 23															
Total 01000 - Paving	138,819																
02000 - Concrete																	
220 - Walkways 4,130 sf Clubhouse Perimeter (50%)	30,066	20 1		30,818													
400 - Pavers 8,240 sf Pool Deck	83,982	30 24															
Total 02000 - Concrete	114,048			30,818													
04000 - Structural Repairs																	
204 - Siding 2,242 sf Clubhouse Exterior (50%)	16,322	25 9										20,384					
208 - Siding 2,471 sf Pool Building	77,095	30 24															
550 - Bridge Maintenance 830 sf Lake & School Boardwalk Decking (50%)	10,790	8 1		11,060								13,475					
554 - Bridge Maintenance 830 sf Lake & School Bdwk Structural (10%)	3,884	3 2			4,081			4,395			4,733			5,097			5,489
800 - Wood: Gazebo Repairs 900 sf BBQ Area Shade Structure	1,591	10 1		1,631										2,088			
912 - Doors 4 Clubhouse Storefront Type Doors 4 Of 9	18,304	30 4					20,204										
914 - Doors 5 Clubhouse Storefront Type Doors 5 Of 9	22,880	30 3				24,639											
916 - Doors 3 Clubhouse Slider Doors	7,060	30 7								8,392							
920 - Doors 10 Clubhouse Interior Doors	9,464	30 7								11,250							
924 - Doors 7 Pool Building	14,414	30 24															
928 - Doors Pool Building Overhead Roll-Up Door	1,175	30 24															
936 - Windows Northwest Replacements	32,781	30 2			34,440												
940 - Windows Northeast Replacements	16,801	30 2			17,652												
944 - Windows Office Interior To Greatroom Windows	10,400	30 2			10,926												
948 - Windows Southwest Replacements	16,801	30 2			17,652												

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
30 Year Expense Forecast - Detailed
2022 Update- 4

Prepared for the 2023 Fiscal Year

Reserve Component	Current Replacement	Life Useful /	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
952 - Windows Front Replacements	16,801	30 2			17,652												
Total 04000 - Structural Repairs	276,565			12,691	102,403	24,639	20,204	4,395		19,642	4,733	33,859		7,184			5,489
04500 - Decking/Balconies																	
100 - Composite 445 sf CH Front Entry- Structural Mod	64,792	40 31															
110 - Composite 445 sf CH Front Entry-Decking/Railing Repair	20,826	40 11												27,326			
120 - Wood 445 sf CH- Northeast Structural Mod	41,652	40 35															
130 - Composite 200 sf CH Northeast Decking/Railing Only	9,360	40 35															
140 - Wood 445 sf CH Southwest Structural Mod	41,652	40 1		42,693													
150 - Composite 184 sf CH Southwest Decking/Railings	8,611	40 1		8,826													
160 - Wood 890 sf CH Northwest Structural Mod	75,899	40 2			79,742												
170 - Composite 456 sf CH Northwest Decking/Railings	21,341	40 2			22,421												
960 - CA Mandated Inspections 2 Clubhouse Decks	1,560	9 2			1,639									2,047			
Total 04500 - Decking/Balconies	285,693			51,520	103,802									29,372			
05000 - Roofing																	
440 - Pitched: Dimensional Composition 28 Squares- Pool Building	13,104	25 19															
444 - Pitched: Dimensional Composition 9 Squares- BBQ Shade Structure	4,212	25 3				4,536											
680 - Pitched: Metal 55 Squares- Clubhouse	71,214	40 11												93,439			
780 - Heat Tape 110 lf Pool Building Roof	1,830	10 4					2,020										2,586
Total 05000 - Roofing	90,360					4,536	2,020							93,439			2,586
08000 - Rehab																	
100 - General Clubhouse	4,706	25 1		4,824													
102 - General 12 Clubhouse - Floor Mats	5,000	15 1		5,125													
104 - General Pool Building Office	5,294	25 19															
106 - Doors 40 Clubhouse - Rekey	10,000	15 1		10,250													
220 - Restrooms Clubhouse Upstairs	3,214	15 8									3,915						
224 - Bathrooms 2 Clubhouse Downstairs Pool Bathrooms	14,560	20 12													19,582		
230 - Kitchen Clubhouse	26,000	25 3				27,999											
Total 08000 - Rehab	68,773			20,199		27,999					3,915				19,582		
12000 - Pool																	

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
30 Year Expense Forecast - Detailed
2022 Update- 4
Prepared for the 2023 Fiscal Year

Reserve Component	Current Life			2022 Update- 4														
	Replacement	Useful /		Prepared for the 2023 Fiscal Year														
	Cost	Remaining		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
110 - Resurface 252 If Lap Pool	40,622	10	4					44,840										57,398
114 - Resurface 51 If Wading Pool	15,392	10	1		15,777										20,196			
200 - Edge: Tile, Coping, Mastic 252 If Lap Pool	13,104	24	18															
204 - Edge: Tile, Coping, Mastic 51 If Wading Pool	3,200	24	1		3,280													
400 - ADA Chair Lift Wading Pool	9,412	10	3				10,136										12,975	
640 - Deck: Replace Lap & Wading Pool Deck Pavers	35,121	40	34															
700 - Chemical System Lap Pool Acu-Trol AK110 Chemical Controller	4,368	10	4					4,821										6,172
702 - Chemical System 2 Lap Pool Acu-Trol AK110 Chemical Sensors	615	1	0	615	630	646	662	679	696	713	731	749	768	787	807	827	848	869
704 - Chemical System Wading Pool Acu-Trol AK110 Chemical Controller	4,368	10	4					4,821										6,172
706 - Chemical System 2 Wading Pool Acu-Trol AK110 Chemical Sensors	624	1	1		640	656	672	689	706	724	742	760	779	799	819	839	860	882
708 - Chemical System 2 Lap Pool Stenner Pumps	1,404	5	4					1,550					1,753					1,984
712 - Chemical System 2 Wading Pool Stenner Pumps	1,404	5	4					1,550					1,753					1,984
714 - Drain Covers Pool Drain & Skimmer Covers	2,356	5	3				2,537					2,870					3,247	
716 - Equipment: Replacement Lap Pool Sondex Heat Exchanger	4,160	10	3				4,480										5,735	
720 - Equipment: Replacement 2 Lap Pool Pressure Tanks	1,404	20	14															1,984
724 - Heater Lap Pool Boiler	32,000	15	4					35,322										
728 - Heater Wading Pool	8,237	10	4					9,092										11,638
730 - Filter Lap Pool	14,118	15	9										17,631					
732 - Filter Lap Pool- Sand Replacement	4,914	5	0	4,914					5,560					6,290				
734 - Filter Wading Pool	1,768	14	8									2,154						
736 - Filter Wading Pool- Sand Replacement	520	14	8									634						
738 - Pumps Pool Pump VSD	2,500	25	0	2,500														
740 - Pumps Pool Grundfos Heater Pump	2,116	8	2		2,224									2,709				
744 - Pumps Lap Pool Pentair 7.5 HP Pump	6,602	6	0	6,602						7,656						8,879		
748 - Pumps Wading Pool Sta Rite 2 HP Pump	1,950	8	1		1,999								2,435					
750 - Cover Lap Pool	7,296	8	1		7,478								9,111					

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
30 Year Expense Forecast - Detailed
2022 Update- 4

Prepared for the 2023 Fiscal Year

Reserve Component	Current Replacement	Life Useful /	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
754 - Cover Wading Pool	1,409	8 1		1,444								1,760					
760 - Lane Ropes 225 lf Lap Pool	2,644	5 1		2,710					3,066					3,469			
950 - Furniture: Lifeguard Chair 3 Pool	2,106	10 3				2,268										2,903	
990 - Storage Reel Lap Pool Cover Reel	3,058	10 3				3,293										4,215	
994 - Miscellaneous 3 Pool Sunshades	15,990	10 3				17,219										22,042	
Total 12000 - Pool	244,782		14,631	33,958	3,525	41,267	103,363	6,962	12,160	1,473	7,167	35,992	10,586	25,291	10,545	52,825	89,083
17000 - Tennis Court																	
100 - Reseal 13,200 sf [2] Tennis Courts	33,496	7 4					36,974							43,950			
500 - Resurface 13,200 sf [2] Tennis Courts	77,628	21 17															
Total 17000 - Tennis Court	111,124						36,974							43,950			
17500 - Basketball / Sport Court																	
300 - Basketball Standard Tennis Court	1,768	15 4					1,952										
Total 17500 - Basketball / Sport Court	1,768						1,952										
18000 - Landscaping																	
100 - Irrigation: Misc. Sprinkler System	15,061	20 17															
104 - Irrigation: Misc. Pool Area Landscaping/Irrigation	12,012	15 12													16,155		
300 - Irrigation: Backflow Preventors Clubhouse South Buried Backflow	2,350	20 4					2,594										
400 - Turf Renovation Flag Pole Lawn	17,482	20 17															
Total 18000 - Landscaping	46,906						2,594								16,155		
19000 - Fencing																	
100 - Chain Link: 10' 76 lf Mesh at Tennis Court Divider	3,162	30 26															
130 - Chain Link: 10' 500 lf Tennis Court Perimeter	41,600	30 25															
224 - Wrought Iron 684 lf Pool Perimeter (10%)	2,845	30 24															
228 - Tubular Steel: 6' 165 lf Tot Lot Perimeter	4,976	30 26															
234 - Wrought Iron 684 lf Pool Perimeter (90%)	25,609	30 9										31,982					
340 - Wood: 6' 40 lf Trash Enclosure	6,240	18 1		6,396													
360 - Wood: Split Rail 281 lf Clubhouse North Perimeter	4,968	25 10											6,360				
Total 19000 - Fencing	89,400			6,396								31,982	6,360				
20000 - Lighting																	
100 - Exterior: Misc. Fixtures 10 Clubhouse	936	15 2			983												

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
30 Year Expense Forecast - Detailed
2022 Update- 4
Prepared for the 2023 Fiscal Year

Reserve Component	Current Replacement	Life Useful /	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
104 - Exterior: Misc. Fixtures 7 Pool Pass Building	1,019	15	9									1,273					
Total 20000 - Lighting	1,955				983							1,273					
21000 - Signage																	
714 - Wood Monument Cobble Base Monument W/Trellis/Signage-West Entry	10,400	15	4				11,480										
718 - Wood Monument Clubhouse Tri-Post Monument	6,240	15	2		6,556												
722 - Wood Monument All Wood Monument- East Entrance	6,240	15	4				6,888										
Total 21000 - Signage	22,880				6,556		18,367										
22000 - Office Equipment																	
200 - Computers, Misc. Pass Office Laptop	1,113	5	0	1,113				1,259					1,425				
210 - Computers, Misc. Administration Office Desktop	1,310	5	4				1,446					1,636					1,851
218 - Computers, Misc. Clerical Office Desktop	1,310	5	4				1,446					1,636					1,851
220 - Computers, Misc. GM Office Desktop	1,310	5	4				1,446					1,636					1,851
222 - Computers, Misc. 2 Office Laptops	1,425	5	5					1,612					1,824				
223 - Computers, Misc. Office Laptops (2022 Only)[nr:1]	1,071	1	0	1,071													
230 - Computers, Misc. Pool System- Printer, Scanner, Software	3,120	4	1		3,198			3,530				3,896				4,301	
260 - iPad iPad	890	5	0	890				1,007					1,139				
300 - Copier Office Copier	10,587	10	1		10,852									13,891			
Total 22000 - Office Equipment	22,136			3,074	14,050		4,338	7,408				8,804	4,388	13,891		4,301	5,553
23000 - Mechanical Equipment																	
200 - Furnace 2 Clubhouse- Furnaces #4 & #2	11,767	15	3				12,671										
210 - HVAC Clubhouse Office Air Conditioner	2,590	10	1		2,654									3,398			
600 - Water Heater Clubhouse	3,531	12	2			3,710											4,989
Total 23000 - Mechanical Equipment	17,887				2,654	3,710	12,671							3,398			4,989
24000 - Furnishings																	
200 - Chairs 66 Clubhouse- Padded Folding Chairs	2,334	5	1		2,392				2,706					3,062			
204 - Chairs 65 Clubhouse- Non Padded Folding Chairs	1,555	18	4				1,716										
330 - Tables 23 Folding Tables	4,784	20	1		4,904												
334 - Tables 7 Square Folding Tables	510	20	6						591								

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
30 Year Expense Forecast - Detailed
2022 Update- 4
Prepared for the 2023 Fiscal Year

Reserve Component	Current Replacement Cost	Life Useful /	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
620 - Office Desk, Chair 2 Office Sets	2,288	10 4					2,526										3,233
622 - Office Desk, Chair Office Set	686	10 6							796								
680 - Lockers Clubhouse Lower Floor	2,350	18 8									2,864						
900 - Miscellaneous 4 Chair & Table Dollies	1,414	20 6							1,640								
910 - Window Coverings CH Upstairs- Roller Sun Shades	2,522	20 14															3,564
Total 24000 - Furnishings	18,443			7,296			4,242		5,734		2,864			3,062			6,796
24500 - Audio / Visual																	
120 - Television Clubhouse	1,000	10 0	1,000										1,280				
Total 24500 - Audio / Visual	1,000		1,000										1,280				
24600 - Safety / Access																	
560 - Cameras 8 Security Cameras	866	6 0	866						1,004						1,165		
Total 24600 - Safety / Access	866		866						1,004						1,165		
25000 - Flooring																	
200 - Carpeting 39 Sq. Yds. Clubhouse Office	2,839	15 3				3,058											
204 - Carpeting 65 Sq. Yds. Clubhouse Lower Floor	5,408	15 8									6,589						
400 - Tile 1,048 sf Downstairs Pool Bathroom Wall Tile	14,768	22 14															20,867
700 - Vinyl 1,895 sf Clubhouse	13,401	18 3				14,432											
920 - Coatings 734 sf CH Downstairs Pool Bathroom Epoxy	8,397	12 4				9,269											
924 - Coatings 314 sf Pool Pass Building Office Epoxy Floor	2,286	12 6							2,651								
Total 25000 - Flooring	47,100					17,489	9,269		2,651		6,589						20,867
25500 - Wallcoverings																	
300 - FRP 392 sf Pool Equipment Room	1,614	25 19															
Total 25500 - Wallcoverings	1,614																
26000 - Outdoor Equipment																	
100 - Tot Lot: Play Equipment Playground- Little Tikes Structure	11,768	18 2			12,363												
104 - Tot Lot: Play Equipment 2 Swing Sets	3,536	25 14															4,996
140 - Tot Lot: Safety Surface Tot Lot	5,000	10 2			5,253										6,724		
144 - Tot Lot: Safety Surface 175 lf Tot Lot Safety Surface Border	3,458	20 2			3,633												

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
30 Year Expense Forecast - Detailed
2022 Update- 4

Prepared for the 2023 Fiscal Year

Reserve Component	Current Replacement Cost	Life Useful /	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
280 - Picnic Tables 11 Clubhouse Deck & BBQ Area- Plastic Type	3,890	18 3				4,189											
284 - Picnic Tables BBQ Area- Composite Type	1,061	18 6							1,230								
288 - Picnic Tables 3 Various Areas- 8' Wood	2,824	20 6							3,275								
306 - Benches 11 Various Area Benches	7,722	15 2			8,113												
330 - Chairs 5 Pool Sand Chairs	1,768	10 3				1,904										2,437	
334 - Chairs 40 Pool Vinyl Strap Chairs	6,448	12 7								7,665							
340 - Chaise Lounges 56 Pool Lounges	14,560	12 7								17,307							
342 - Chairs 15 Adirondack Chairs	5,304	15 10											6,790				
360 - Bear Boxes Clubhouse & Gazebo	2,808	20 9										3,507					
376 - Pet Stations 4 Various Areas	1,144	5 2			1,202					1,360						1,539	
380 - Garbage Receptacles 12 Grounds	8,424	18 11												11,053			
480 - Drinking Fountain Tennis Court	4,592	20 1		4,706													
786 - Umbrellas 11 Pool (20%)	1,144	1 1		1,173	1,202	1,232	1,263	1,294	1,327	1,360	1,394	1,429	1,464	1,501	1,539	1,577	1,616
Total 26000 - Outdoor Equipment	85,449			5,879	31,766	7,325	1,263	1,294	5,831	27,692	1,394	4,936	8,254	12,554	9,802	4,014	6,613
27000 - Appliances																	
200 - Refrigerator Clubhouse Kitchen	1,768	12 3				1,904											
204 - Refrigerator Pool Pass Office	1,144	12 6							1,327								
260 - Cook Top Stove Clubhouse Kitchen- Stove Top	2,689	12 3				2,896											
274 - Oven: Wall Clubhouse Kitchen	2,943	12 3				3,170											
284 - Microwave Oven Clubhouse Kitchen	702	10 3				756										968	
Total 27000 - Appliances	9,247					8,726			1,327							968	
29000 - Infrastructure																	
964 - Utilities Clubhouse	5,881	30 23															
Total 29000 - Infrastructure	5,881																
30000 - Miscellaneous																	
200 - BBQ BBQ Area	936	15 4					1,033										
810 - Maintenance Equipment Aerator- Husqvarna	9,757	10 2			10,251										13,122		
814 - Maintenance Equipment Snow Blower- Honda HSS1332A	4,332	10 4					4,781										6,120
818 - Maintenance Equipment Snow Blower- Honda HS828	2,943	15 1		3,017													

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
 30 Year Expense Forecast - Detailed
 2022 Update- 4
 Prepared for the 2023 Fiscal Year

Reserve Component		Current Replacement	Life Useful / Cost Remaining	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Total	30000 - Miscellaneous	17,968			3,017	10,251		5,814								13,122		6,120
Total Expenditures Inflated @ 2.50%				19,571	188,477	262,997	144,652	210,401	20,059	28,707	48,806	26,662	116,846	30,867	232,142	70,370	62,108	148,096
Total Current Replacement Cost		1,720,666																

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
 30 Year Expense Forecast - Detailed
 2022 Update- 4
 Prepared for the 2023 Fiscal Year

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
01000 - Paving															
340 - Asphalt: Major Repairs									244,962						
28,150 sf Parking Major Repairs															
Total 01000 - Paving									244,962						
02000 - Concrete															
220 - Walkways						50,499									
4,130 sf Clubhouse Perimeter (50%)															
400 - Pavers									151,901						
8,240 sf Pool Deck															
Total 02000 - Concrete						50,499			151,901						
04000 - Structural Repairs															
204 - Siding															
2,242 sf Clubhouse Exterior (50%)															
208 - Siding									139,444						
2,471 sf Pool Building															
550 - Bridge Maintenance			16,418								20,004				
830 sf Lake & School Boardwalk Decking (50%)															
554 - Bridge Maintenance			5,911			6,365			6,854			7,381			7,949
830 sf Lake & School Bdwk Structural (10%)															
800 - Wood: Gazebo Repairs							2,673								
900 sf BBQ Area Shade Structure															
912 - Doors															
4 Clubhouse Storefront Type Doors 4 Of 9															
914 - Doors															
5 Clubhouse Storefront Type Doors 5 Of 9															
916 - Doors															
3 Clubhouse Slider Doors															
920 - Doors															
10 Clubhouse Interior Doors															
924 - Doors										26,072					
7 Pool Building															
928 - Doors										2,126					
Pool Building Overhead Roll-Up Door															
936 - Windows															
Northwest Replacements															
940 - Windows															
Northeast Replacements															
944 - Windows															
Office Interior To Greatroom Windows															
948 - Windows															
Southwest Replacements															
952 - Windows															
Front Replacements															
Total 04000 - Structural Repairs			22,329			6,365	2,673		6,854	167,641	20,004	7,381			7,949
04500 - Decking/Balconies															
100 - Composite															
445 sf CH Front Entry- Structural Mod															

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
 30 Year Expense Forecast - Detailed
 2022 Update- 4
 Prepared for the 2023 Fiscal Year

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
110 - Composite 445 sf CH Front Entry-Decking/Railing Repair															
120 - Wood 445 sf CH- Northeast Structural Mod															
130 - Composite 200 sf CH Northeast Decking/Railing Only															
140 - Wood 445 sf CH Southwest Structural Mod															
150 - Composite 184 sf CH Southwest Decking/Railings															
160 - Wood 890 sf CH Northwest Structural Mod															
170 - Composite 456 sf CH Northwest Decking/Railings															
960 - CA Mandated Inspections 2 Clubhouse Decks						2,556									3,192
Total 04500 - Decking/Balconies						2,556									3,192
05000 - Roofing															
440 - Pitched: Dimensional Composition 28 Squares- Pool Building					20,949										
444 - Pitched: Dimensional Composition 9 Squares- BBQ Shade Structure														8,409	
680 - Pitched: Metal 55 Squares- Clubhouse															
780 - Heat Tape 110 lf Pool Building Roof										3,311					
Total 05000 - Roofing					20,949					3,311				8,409	
08000 - Rehab															
100 - General Clubhouse												8,943			
102 - General 12 Clubhouse - Floor Mats		7,423													
104 - General Pool Building Office					8,463										
106 - Doors 40 Clubhouse - Rekey		14,845													
220 - Restrooms Clubhouse Upstairs									5,671						
224 - Bathrooms 2 Clubhouse Downstairs Pool Bathrooms															
230 - Kitchen Clubhouse														51,909	
Total 08000 - Rehab		22,268			8,463				5,671			8,943		51,909	
12000 - Pool															
110 - Resurface 252 lf Lap Pool										73,475					
114 - Resurface 51 lf Wading Pool						25,852									
200 - Edge: Tile, Coping, Mastic 252 lf Lap Pool				20,438											

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
 30 Year Expense Forecast - Detailed
 2022 Update- 4
 Prepared for the 2023 Fiscal Year

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
204 - Edge: Tile, Coping, Mastic 51 If Wading Pool											5,933				
400 - ADA Chair Lift Wading Pool								16,609							
640 - Deck: Replace Lap & Wading Pool Deck Pavers															
700 - Chemical System Lap Pool Acu-Trol AK110 Chemical Controller										7,901					
702 - Chemical System 2 Lap Pool Acu-Trol AK110 Chemical Sensors	891	913	936	959	983	1,008	1,033	1,059	1,085	1,112	1,140	1,169	1,198	1,228	1,259
704 - Chemical System Wading Pool Acu-Trol AK110 Chemical Controller										7,901					
706 - Chemical System 2 Wading Pool Acu-Trol AK110 Chemical Sensors	904	926	949	973	998	1,022	1,048	1,074	1,101	1,129	1,157	1,186	1,215	1,246	1,277
708 - Chemical System 2 Lap Pool Stenner Pumps					2,245					2,539					2,873
712 - Chemical System 2 Wading Pool Stenner Pumps					2,245					2,539					2,873
714 - Drain Covers Pool Drain & Skimmer Covers				3,674					4,157					4,703	
716 - Equipment: Replacement Lap Pool Sondex Heat Exchanger									7,341						
720 - Equipment: Replacement 2 Lap Pool Pressure Tanks															
724 - Heater Lap Pool Boiler					51,157										
728 - Heater Wading Pool										14,898					
730 - Filter Lap Pool										25,536					
732 - Filter Lap Pool- Sand Replacement	7,117					8,052					9,110				
734 - Filter Wading Pool								3,044							
736 - Filter Wading Pool- Sand Replacement								895							
738 - Pumps Pool Pump VSD											4,635				
740 - Pumps Pool Grundfos Heater Pump				3,301								4,022			
744 - Pumps Lap Pool Pentair 7.5 HP Pump				10,297						11,941					
748 - Pumps Wading Pool Sta Rite 2 HP Pump			2,967								3,615				
750 - Cover Lap Pool			11,101								13,526				
754 - Cover Wading Pool			2,144								2,613				
760 - Lane Ropes 225 If Lap Pool		3,925					4,441					5,025			
950 - Furniture: Lifeguard Chair 3 Pool									3,716						

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
 30 Year Expense Forecast - Detailed
 2022 Update- 4
 Prepared for the 2023 Fiscal Year

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
990 - Storage Reel Lap Pool Cover Reel									5,395						
994 - Miscellaneous 3 Pool Sunshades									28,216						
Total 12000 - Pool	8,911	5,765	18,098	39,642	57,627	10,082	32,374	6,072	67,620	148,971	41,728	11,401	2,413	7,177	8,282
17000 - Tennis Court															
100 - Reseal 13,200 sf [2] Tennis Courts				52,243							62,100				
500 - Resurface 13,200 sf [2] Tennis Courts			118,120												
Total 17000 - Tennis Court			118,120	52,243							62,100				
17500 - Basketball / Sport Court															
300 - Basketball Standard Tennis Court					2,826										
Total 17500 - Basketball / Sport Court					2,826										
18000 - Landscaping															
100 - Irrigation: Misc. Sprinkler System			22,918												
104 - Irrigation: Misc. Pool Area Landscaping/Irrigation												23,397			
300 - Irrigation: Backflow Preventors Clubhouse South Buried Backflow									4,251						
400 - Turf Renovation Flag Pole Lawn			26,602												
Total 18000 - Landscaping			49,519						4,251			23,397			
19000 - Fencing															
100 - Chain Link: 10' 76 lf Mesh at Tennis Court Divider												6,008			
130 - Chain Link: 10' 500 lf Tennis Court Perimeter										77,124					
224 - Wrought Iron 684 lf Pool Perimeter (10%)									5,147						
228 - Tubular Steel: 6' 165 lf Tot Lot Perimeter												9,457			
234 - Wrought Iron 684 lf Pool Perimeter (90%)															
340 - Wood: 6' 40 lf Trash Enclosure					9,976										
360 - Wood: Split Rail 281 lf Clubhouse North Perimeter															
Total 19000 - Fencing					9,976				5,147	77,124	15,465				
20000 - Lighting															
100 - Exterior: Misc. Fixtures 10 Clubhouse			1,424												
104 - Exterior: Misc. Fixtures 7 Pool Pass Building									1,843						
Total 20000 - Lighting			1,424						1,843						
21000 - Signage															

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
30 Year Expense Forecast - Detailed
2022 Update- 4
Prepared for the 2023 Fiscal Year

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
714 - Wood Monument Cobble Base Monument W/Trellis/Signage-West Entry					16,626										
718 - Wood Monument Clubhouse Tri-Post Monument			9,495												
722 - Wood Monument All Wood Monument- East Entrance					9,976										
Total 21000 - Signage			9,495		26,602										
22000 - Office Equipment															
200 - Computers, Misc. Pass Office Laptop	1,612					1,824					2,063				
210 - Computers, Misc. Administration Office Desktop					2,094					2,369				2,681	
218 - Computers, Misc. Clerical Office Desktop					2,094					2,369				2,681	
220 - Computers, Misc. GM Office Desktop					2,094					2,369				2,681	
222 - Computers, Misc. 2 Office Laptops	2,064					2,335					2,641				
223 - Computers, Misc. Office Laptops (2022 Only)[nr:1]															
230 - Computers, Misc. Pool System- Printer, Scanner, Software			4,747				5,240				5,784			6,385	
260 - iPad iPad	1,289					1,458					1,650				
300 - Copier Office Copier							17,782								
Total 22000 - Office Equipment	4,964		4,747		6,283	5,617	23,022			7,108	12,139				14,427
23000 - Mechanical Equipment															
200 - Furnace 2 Clubhouse- Furnaces #4 & #2				18,352											
210 - HVAC Clubhouse Office Air Conditioner							4,349								
600 - Water Heater Clubhouse												6,710			
Total 23000 - Mechanical Equipment				18,352			4,349					6,710			
24000 - Furnishings															
200 - Chairs 66 Clubhouse- Padded Folding Chairs		3,464					3,920					4,435			
204 - Chairs 65 Clubhouse- Non Padded Folding Chairs								2,677							
330 - Tables 23 Folding Tables							8,035								
334 - Tables 7 Square Folding Tables												968			
620 - Office Desk, Chair 2 Office Sets										4,138					
622 - Office Desk, Chair Office Set		1,019										1,304			
680 - Lockers Clubhouse Lower Floor												4,466			

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
 30 Year Expense Forecast - Detailed
 2022 Update- 4
 Prepared for the 2023 Fiscal Year

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
900 - Miscellaneous 4 Chair & Table Dollies												2,688			
910 - Window Coverings CH Upstairs- Roller Sun Shades															
Total 24000 - Furnishings		4,483					11,955	2,677		4,138		13,862			
24500 - Audio / Visual															
120 - Television Clubhouse						1,639									
Total 24500 - Audio / Visual						1,639									
24600 - Safety / Access															
560 - Cameras 8 Security Cameras				1,351						1,566					
Total 24600 - Safety / Access				1,351						1,566					
25000 - Flooring															
200 - Carpeting 39 Sq. Yds. Clubhouse Office				4,428											
204 - Carpeting 65 Sq. Yds. Clubhouse Lower Floor									9,543						
400 - Tile 1,048 sf Downstairs Pool Bathroom Wall															
Tile															
700 - Vinyl 1,895 sf Clubhouse							22,509								
920 - Coatings 734 sf CH Downstairs Pool Bathroom		12,465												16,764	
Epoxy															
924 - Coatings 314 sf Pool Pass Building Office Epoxy				3,565											
Floor															
Total 25000 - Flooring		12,465		7,993			22,509		9,543					16,764	
25500 - Wallcoverings															
300 - FRP 392 sf Pool Equipment Room					2,581										
Total 25500 - Wallcoverings					2,581										
26000 - Outdoor Equipment															
100 - Tot Lot: Play Equipment Playground- Little Tikes Structure						19,283									
104 - Tot Lot: Play Equipment 2 Swing Sets															
140 - Tot Lot: Safety Surface Tot Lot								8,608							
144 - Tot Lot: Safety Surface 175 lf Tot Lot Safety Surface Border								5,953							
280 - Picnic Tables 11 Clubhouse Deck & BBQ Area- Plastic							6,533								
Type															
284 - Picnic Tables BBQ Area- Composite Type										1,919					
288 - Picnic Tables 3 Various Areas- 8' Wood												5,366			

See Section VI-b for Excluded Components

Glenshire Devonshire Residents Association
30 Year Expense Forecast - Detailed
2022 Update- 4
Prepared for the 2023 Fiscal Year

Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
306 - Benches 11 Various Area Benches			11,750												
330 - Chairs 5 Pool Sand Chairs									3,120						
334 - Chairs 40 Pool Vinyl Strap Chairs					10,308										
340 - Chaise Lounges 56 Pool Lounges					23,276										
342 - Chairs 15 Adirondack Chairs										9,833					
360 - Bear Boxes Clubhouse & Gazebo															5,746
376 - Pet Stations 4 Various Areas			1,741					1,969					2,228		
380 - Garbage Receptacles 12 Grounds															17,239
480 - Drinking Fountain Tennis Court							7,712								
786 - Umbrellas 11 Pool (20%)	1,657	1,698	1,741	1,784	1,829	1,875	1,921	1,969	2,019	2,069	2,121	2,174	2,228	2,284	2,341
Total 26000 - Outdoor Equipment	1,657	1,698	15,231	1,784	35,413	21,157	16,166	18,500	5,139	3,988	11,954	7,540	4,457	2,284	25,326
27000 - Appliances															
200 - Refrigerator Clubhouse Kitchen	2,561												3,444		
204 - Refrigerator Pool Pass Office				1,784											
260 - Cook Top Stove Clubhouse Kitchen- Stove Top	3,895												5,238		
274 - Oven: Wall Clubhouse Kitchen	4,263												5,733		
284 - Microwave Oven Clubhouse Kitchen									1,239						
Total 27000 - Appliances	10,718			1,784					1,239				14,415		
29000 - Infrastructure															
964 - Utilities Clubhouse								10,378							
Total 29000 - Infrastructure								10,378							
30000 - Miscellaneous															
200 - BBQ BBQ Area					1,496										
810 - Maintenance Equipment Aerator- Husqvarna								16,798							
814 - Maintenance Equipment Snow Blower- Honda HSS1332A										7,835					
818 - Maintenance Equipment Snow Blower- Honda HS828		4,369													
Total 30000 - Miscellaneous		4,369			1,496			16,798		7,835					
Total Expenditures Inflated @ 2.50%	26,251	51,048	238,963	123,149	172,215	47,416	163,548	44,047	351,406	507,700	225,050	71,301	44,682	86,543	59,177

30 Year Reserve Funding Plan Cash Flow Method

2022 Update- 4

Prepared for the 2023 Fiscal Year

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Beginning Balance	502,932	589,984	512,253	362,026	332,503	239,973	341,280	438,481	520,133	628,646
Inflated Expenditures @ 2.5%	19,571	188,477	262,997	144,652	210,401	20,059	28,707	48,806	26,662	116,846
Reserve Contribution	102,186	105,262	108,420	111,673	115,023	118,474	122,028	125,689	129,460	133,344
<i>Units/year @ 1357</i>	75.30	77.57	79.90	82.29	84.76	87.31	89.92	92.62	95.40	98.26
<i>Percentage Increase</i>		3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Special Assessments / Other¹	-1,000	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.00%	5,437	5,484	4,350	3,455	2,848	2,892	3,879	4,769	5,715	6,369
Ending Balance	589,984	512,253	362,026	332,503	239,973	341,280	438,481	520,133	628,646	651,513

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

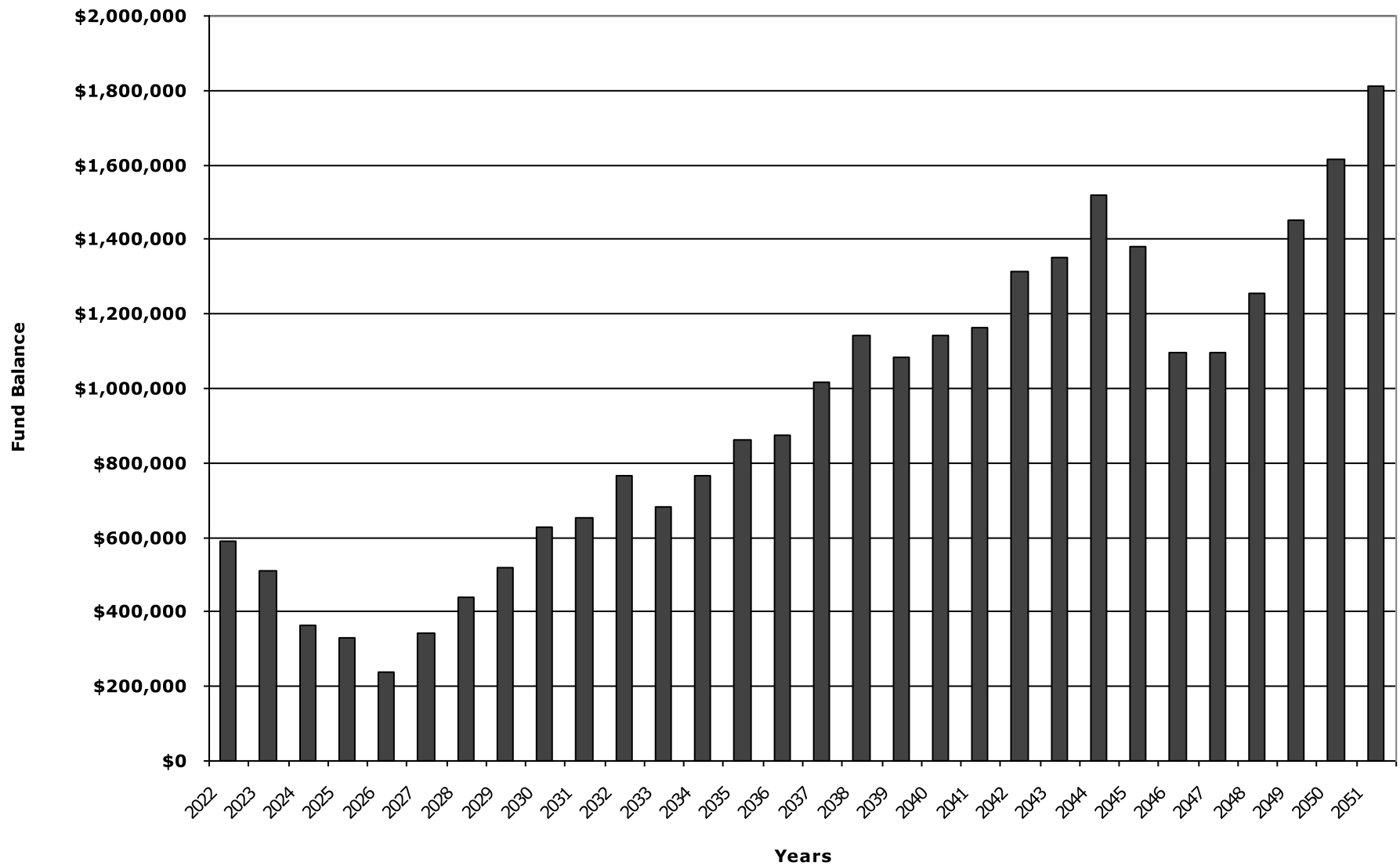
	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Beginning Balance	651,513	765,037	681,556	764,086	860,138	875,257	1,017,641	1,141,329	1,082,344	1,144,254
Inflated Expenditures @ 2.5%	30,867	232,142	70,370	62,108	148,096	26,251	51,048	238,963	123,149	172,215
Reserve Contribution	137,344	141,464	145,708	150,079	154,581	159,218	163,995	168,915	173,982	179,201
<i>Units/year @ 1357</i>	101.21	104.25	107.38	110.60	113.91	117.33	120.85	124.48	128.21	132.06
<i>Percentage Increase</i>	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.00%	7,048	7,197	7,192	8,081	8,634	9,417	10,741	11,063	11,078	11,477
Ending Balance	765,037	681,556	764,086	860,138	875,257	1,017,641	1,141,329	1,082,344	1,144,254	1,162,718

	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Beginning Balance	1,162,718	1,312,192	1,352,013	1,518,062	1,382,781	1,095,151	1,094,973	1,255,761	1,451,554	1,614,079
Inflated Expenditures @ 2.5%	47,416	163,548	44,047	351,406	507,700	225,050	71,301	44,682	86,543	59,177
Reserve Contribution	184,577	190,114	195,817	201,692	207,743	213,975	220,394	227,006	233,816	240,830
<i>Units/year @ 1357</i>	136.02	140.10	144.30	148.63	153.09	157.68	162.41	167.29	172.30	177.47
<i>Percentage Increase</i>	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.00%	12,313	13,255	14,279	14,432	12,328	10,896	11,695	13,469	15,252	17,049
Ending Balance	1,312,192	1,352,013	1,518,062	1,382,781	1,095,151	1,094,973	1,255,761	1,451,554	1,614,079	1,812,781

30 Year Reserve Funding Plan Cash Flow Method - Ending Balances

2022 Update- 4

Prepared for the 2023 Fiscal Year



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

2022 Update- 4

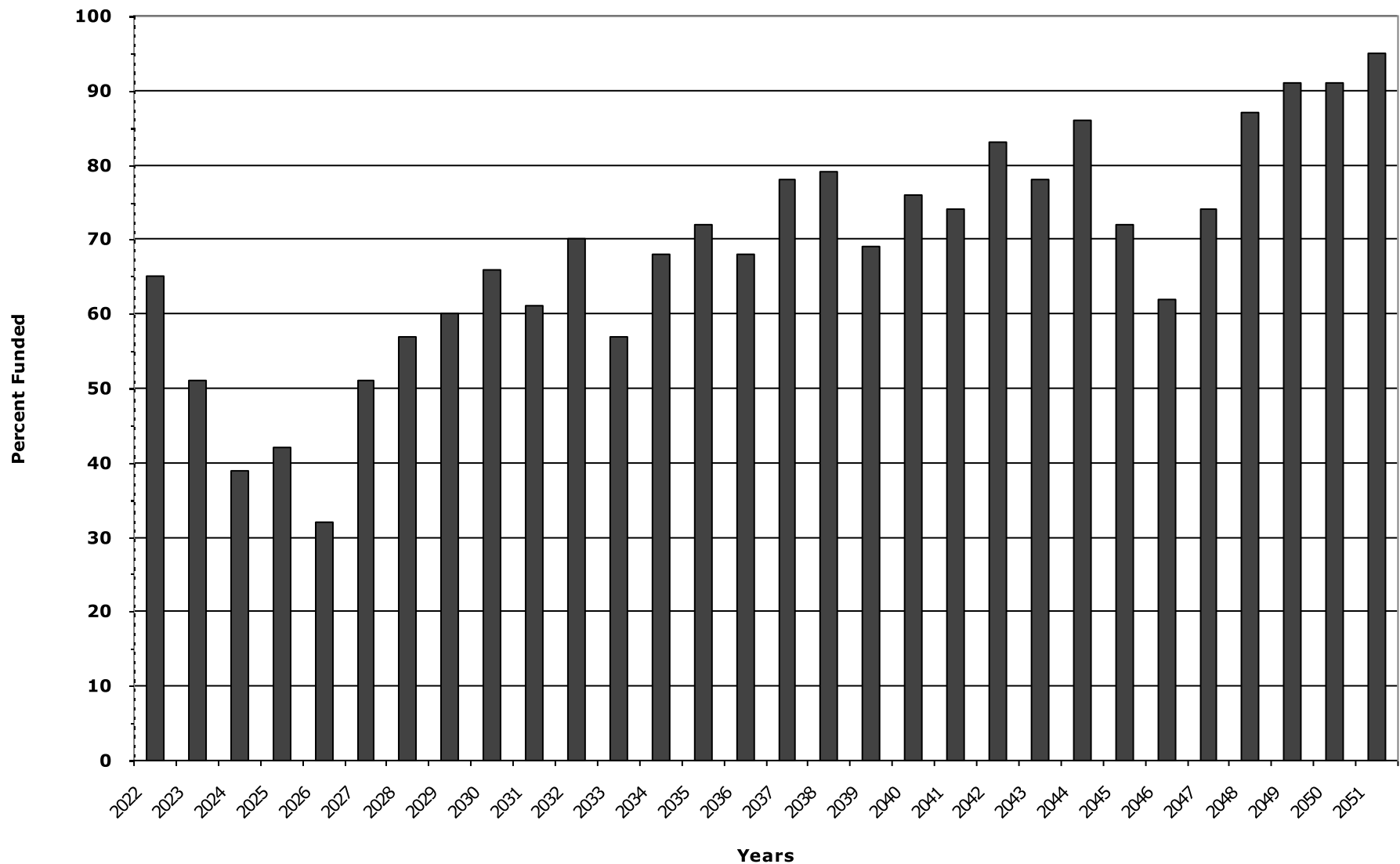
Prepared for the 2023 Fiscal Year

Year	Beginning Balance	Fully Funded Balance	Percent Funded	Inflated Expenditures @ 2.50%	Reserve Contribution	Special Assessments & Other Contributions	Interest	Ending Balance
2022	502,932	909,873	64.8%	19,571	102,186	-1,000	5,437	589,984
2023	589,984	1,005,423	50.9%	188,477	105,262	0	5,484	512,253
2024	512,253	933,733	38.8%	262,997	108,420	0	4,350	362,026
2025	362,026	786,277	42.3%	144,652	111,673	0	3,455	332,503
2026	332,503	758,908	31.6%	210,401	115,023	0	2,848	239,973
2027	239,973	665,992	51.2%	20,059	118,474	0	2,892	341,280
2028	341,280	768,449	57.1%	28,707	122,028	0	3,879	438,481
2029	438,481	867,262	60.0%	48,806	125,689	0	4,769	520,133
2030	520,133	950,669	66.1%	26,662	129,460	0	5,715	628,646
2031	628,646	1,061,653	61.4%	116,846	133,344	0	6,369	651,513
2032	651,513	1,085,837	70.5%	30,867	137,344	0	7,048	765,037
2033	765,037	1,201,689	56.7%	232,142	141,464	0	7,197	681,556
2034	681,556	1,117,139	68.4%	70,370	145,708	0	7,192	764,086
2035	764,086	1,199,375	71.7%	62,108	150,079	0	8,081	860,138
2036	860,138	1,295,297	67.6%	148,096	154,581	0	8,634	875,257
2037	875,257	1,308,719	77.8%	26,251	159,218	0	9,417	1,017,641
2038	1,017,641	1,450,688	78.7%	51,048	163,995	0	10,741	1,141,329
2039	1,141,329	1,574,194	68.8%	238,963	168,915	0	11,063	1,082,344
2040	1,082,344	1,511,663	75.7%	123,149	173,982	0	11,078	1,144,254
2041	1,144,254	1,569,855	74.1%	172,215	179,201	0	11,477	1,162,718
2042	1,162,718	1,582,876	82.9%	47,416	184,577	0	12,313	1,312,192
2043	1,312,192	1,727,897	78.2%	163,548	190,114	0	13,255	1,352,013
2044	1,352,013	1,761,361	86.2%	44,047	195,817	0	14,279	1,518,062
2045	1,518,062	1,922,098	71.9%	351,406	201,692	0	14,432	1,382,781
2046	1,382,781	1,775,856	61.7%	507,700	207,743	0	12,328	1,095,151
2047	1,095,151	1,469,904	74.5%	225,050	213,975	0	10,896	1,094,973
2048	1,094,973	1,450,270	86.6%	71,301	220,394	0	11,695	1,255,761
2049	1,255,761	1,592,096	91.2%	44,682	227,006	0	13,469	1,451,554
2050	1,451,554	1,769,218	91.2%	86,543	233,816	0	15,252	1,614,079
2051	1,614,079	1,912,438	94.8%	59,177	240,830	0	17,049	1,812,781

30 Year Reserve Funding Plan Cash Flow Method - Percent Funded

2022 Update- 4

Prepared for the 2023 Fiscal Year



Reserve Fund Balance Forecast Component Method

2022 Update- 4

Prepared for the 2023 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
01000 - Paving									
340 - Asphalt: Major Repairs 28,150 sf Parking Major Repairs	138,819	25	23	244,962	9,798	11,106	17,075	9.07%	9,548
02000 - Concrete									
220 - Walkways 4,130 sf Clubhouse Perimeter (50%)	30,066	20	1	30,818	1,541	28,563	30,818	1.43%	1,501
400 - Pavers 8,240 sf Pool Deck	83,982	30	24	151,901	5,063	16,796	20,086	4.69%	4,934
Sub-total [02000 - Concrete]	114,048			182,719	6,604	45,360	50,904	6.11%	6,435

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
04000 - Structural Repairs									
204 - Siding 2,242 sf Clubhouse Exterior (50%)	16,322	25	9	20,384	815	10,446	11,376	0.75%	794
208 - Siding 2,471 sf Pool Building	77,095	30	24	139,444	4,648	15,419	18,439	4.30%	4,529
550 - Bridge Maintenance 830 sf Lake & School Boardwalk Decking (50%)	10,790	8	1	11,060	1,382	9,441	11,060	1.28%	1,347
554 - Bridge Maintenance 830 sf Lake & School Bdwk Structural (10%)	3,884	3	2	4,081	1,360	1,295	2,654	1.26%	1,326
800 - Wood: Gazebo Repairs 900 sf BBQ Area Shade Structure	1,591	10	1	1,631	163	1,432	1,631	0.15%	159
912 - Doors 4 Clubhouse Storefront Type Doors 4 Of 9	18,304	30	4	20,204	673	15,863	16,885	0.62%	656
914 - Doors 5 Clubhouse Storefront Type Doors 5 Of 9	22,880	30	3	24,639	821	20,592	21,889	0.76%	800
916 - Doors 3 Clubhouse Slider Doors	7,060	30	7	8,392	280	5,413	5,789	0.26%	273
920 - Doors 10 Clubhouse Interior Doors	9,464	30	7	11,250	375	7,256	7,760	0.35%	365
924 - Doors 7 Pool Building	14,414	30	24	26,072	869	2,883	3,447	0.80%	847
928 - Doors Pool Building Overhead Roll-Up Door	1,175	30	24	2,126	71	235	281	0.07%	69
936 - Windows Northwest Replacements	32,781	30	2	34,440	1,148	30,595	32,480	1.06%	1,119
940 - Windows Northeast Replacements	16,801	30	2	17,652	588	15,681	16,647	0.54%	573
944 - Windows Office Interior To Greatroom Windows	10,400	30	2	10,926	364	9,707	10,305	0.34%	355
948 - Windows Southwest Replacements	16,801	30	2	17,652	588	15,681	16,647	0.54%	573
952 - Windows Front Replacements	16,801	30	2	17,652	588	15,681	16,647	0.54%	573
Sub-total [04000 - Structural Repairs]	276,565			367,604	14,736	177,620	193,939	13.64%	14,359

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
04500 - Decking/Balconies									
100 - Composite 445 sf CH Front Entry- Structural Mod	64,792	40	31	0	0	14,578	16,603	0.00%	0
110 - Composite 445 sf CH Front Entry-Decking/Railing Repair	20,826	40	11	27,326	683	15,099	16,010	0.63%	666
120 - Wood 445 sf CH- Northeast Structural Mod	41,652	40	35	0	0	5,207	6,404	0.00%	0
130 - Composite 200 sf CH Northeast Decking/Railing Only	9,360	40	35	0	0	1,170	1,439	0.00%	0
140 - Wood 445 sf CH Southwest Structural Mod	41,652	40	1	42,693	1,067	40,611	42,693	0.99%	1,040
150 - Composite 184 sf CH Southwest Decking/Railings	8,611	40	1	8,826	221	8,396	8,826	0.20%	215
160 - Wood 890 sf CH Northwest Structural Mod	75,899	40	2	79,742	1,994	72,104	75,852	1.85%	1,943
170 - Composite 456 sf CH Northwest Decking/Railings	21,341	40	2	22,421	561	20,274	21,327	0.52%	546
960 - CA Mandated Inspections 2 Clubhouse Decks	1,560	9	2	1,639	182	1,213	1,421	0.17%	177
Sub-total [04500 - Decking/Balconies]	285,693			182,647	4,707	178,652	190,576	4.36%	4,587
05000 - Roofing									
440 - Pitched: Dimensional Composition 28 Squares- Pool Building	13,104	25	19	20,949	838	3,145	3,761	0.78%	817
444 - Pitched: Dimensional Composition 9 Squares- BBQ Shade Structure	4,212	25	3	4,536	181	3,707	3,972	0.17%	177
680 - Pitched: Metal 55 Squares- Clubhouse	71,214	40	11	93,439	2,336	51,630	54,746	2.16%	2,276
780 - Heat Tape 110 lf Pool Building Roof	1,830	10	4	2,020	202	1,098	1,313	0.19%	197
Sub-total [05000 - Roofing]	90,360			120,944	3,557	59,580	63,792	3.29%	3,466

<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>2022 Fully Funded Balance</i>	<i>2023 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2023 Line Item Contribution based on Cash Flow Method</i>
08000 - Rehab									
100 - General Clubhouse	4,706	25	1	4,824	193	4,518	4,824	0.18%	188
102 - General Clubhouse - Floor Mats	5,000	15	1	5,125	342	4,667	5,125	0.32%	333
104 - General Pool Building Office	5,294	25	19	8,463	339	1,270	1,519	0.31%	330
106 - Doors Clubhouse - Rekey	10,000	15	1	10,250	683	9,333	10,250	0.63%	666
220 - Restrooms Clubhouse Upstairs	3,214	15	8	3,915	261	1,500	1,757	0.24%	254
224 - Bathrooms Clubhouse Downstairs Pool Bathrooms	14,560	20	12	19,582	979	5,824	6,716	0.91%	954
230 - Kitchen Clubhouse	26,000	25	3	27,999	1,120	22,880	24,518	1.04%	1,091
Sub-total [08000 - Rehab]	68,773			80,157	3,917	49,992	54,708	3.63%	3,816

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
12000 - Pool									
110 - Resurface 252 lf Lap Pool	40,622	10	4	44,840	4,484	24,373	29,147	4.15%	4,369
114 - Resurface 51 lf Wading Pool	15,392	10	1	15,777	1,578	13,853	15,777	1.46%	1,537
200 - Edge: Tile, Coping, Mastic 252 lf Lap Pool	13,104	24	18	20,438	852	3,276	3,918	0.79%	830
204 - Edge: Tile, Coping, Mastic 51 lf Wading Pool	3,200	24	1	3,280	137	3,067	3,280	0.13%	133
400 - ADA Chair Lift Wading Pool	9,412	10	3	10,136	1,014	6,588	7,718	0.94%	988
640 - Deck: Replace Lap & Wading Pool Deck Pavers	35,121	40	34	0	0	5,268	6,300	0.00%	0
700 - Chemical System Lap Pool Acu-Trol AK110 Chemical Controller	4,368	10	4	4,821	482	2,621	3,134	0.45%	470
702 - Chemical System 2 Lap Pool Acu-Trol AK110 Chemical Sensors	615	1	0	615	615	615	630	0.57%	599
704 - Chemical System Wading Pool Acu-Trol AK110 Chemical Controller	4,368	10	4	4,821	482	2,621	3,134	0.45%	470
706 - Chemical System 2 Wading Pool Acu-Trol AK110 Chemical Sensors	624	1	1	640	320	312	640	0.30%	312
708 - Chemical System 2 Lap Pool Stenner Pumps	1,404	5	4	1,550	310	281	576	0.29%	302
712 - Chemical System 2 Wading Pool Stenner Pumps	1,404	5	4	1,550	310	281	576	0.29%	302
714 - Drain Covers Pool Drain & Skimmer Covers	2,356	5	3	2,537	507	942	1,449	0.47%	494
716 - Equipment: Replacement Lap Pool Sondex Heat Exchanger	4,160	10	3	4,480	448	2,912	3,411	0.41%	437
720 - Equipment: Replacement 2 Lap Pool Pressure Tanks	1,404	20	14	1,984	99	421	504	0.09%	97
724 - Heater Lap Pool Boiler	32,000	15	4	35,322	2,355	23,467	26,240	2.18%	2,295
728 - Heater Wading Pool	8,237	10	4	9,092	909	4,942	5,910	0.84%	886
730 - Filter Lap Pool	14,118	15	9	17,631	1,175	5,647	6,753	1.09%	1,145
732 - Filter Lap Pool- Sand Replacement	4,914	5	0	4,914	983	4,914	1,007	0.91%	958
734 - Filter Wading Pool	1,768	14	8	2,154	154	758	906	0.14%	150
736 - Filter Wading Pool- Sand Replacement	520	14	8	634	45	223	267	0.04%	44

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
12000 - Pool									
738 - Pumps Pool Pump VSD	2,500	25	0	2,500	100	2,500	103	0.09%	97
740 - Pumps Pool Grundfos Heater Pump	2,116	8	2	2,224	278	1,587	1,898	0.26%	271
744 - Pumps Lap Pool Pentair 7.5 HP Pump	6,602	6	0	6,602	1,100	6,602	1,128	1.02%	1,072
748 - Pumps Wading Pool Sta Rite 2 HP Pump	1,950	8	1	1,999	250	1,706	1,999	0.23%	243
750 - Cover Lap Pool	7,296	8	1	7,478	935	6,384	7,478	0.87%	911
754 - Cover Wading Pool	1,409	8	1	1,444	181	1,233	1,444	0.17%	176
760 - Lane Ropes 225 lf Lap Pool	2,644	5	1	2,710	542	2,115	2,710	0.50%	528
950 - Furniture: Lifeguard Chair 3 Pool	2,106	10	3	2,268	227	1,474	1,727	0.21%	221
990 - Storage Reel Lap Pool Cover Reel	3,058	10	3	3,293	329	2,140	2,507	0.30%	321
994 - Miscellaneous 3 Pool Sunshades	15,990	10	3	17,219	1,722	11,193	13,112	1.59%	1,678
Sub-total [12000 - Pool]	244,782			234,951	22,922	144,317	155,380	21.22%	22,335
17000 - Tennis Court									
100 - Reseal 13,200 sf [2] Tennis Courts	33,496	7	4	36,974	5,282	14,356	19,619	4.89%	5,147
500 - Resurface 13,200 sf [2] Tennis Courts	77,628	21	17	118,120	5,625	14,786	18,945	5.21%	5,481
Sub-total [17000 - Tennis Court]	111,124			155,093	10,907	29,142	38,564	10.10%	10,628
17500 - Basketball / Sport Court									
300 - Basketball Standard Tennis Court	1,768	15	4	1,952	130	1,297	1,450	0.12%	127

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
18000 - Landscaping									
100 - Irrigation: Misc. Sprinkler System	15,061	20	17	22,918	1,146	2,259	3,088	1.06%	1,117
104 - Irrigation: Misc. Pool Area Landscaping/Irrigation	12,012	15	12	16,155	1,077	2,402	3,283	1.00%	1,049
300 - Irrigation: Backflow Preventors Clubhouse South Buried Backflow	2,350	20	4	2,594	130	1,880	2,048	0.12%	126
400 - Turf Renovation Flag Pole Lawn	17,482	20	17	26,602	1,330	2,622	3,584	1.23%	1,296
Sub-total [18000 - Landscaping]	46,906			68,268	3,683	9,164	12,003	3.41%	3,588
19000 - Fencing									
100 - Chain Link: 10' 76 lf Mesh at Tennis Court Divider	3,162	30	26	6,008	200	422	540	0.19%	195
130 - Chain Link: 10' 500 lf Tennis Court Perimeter	41,600	30	25	77,124	2,571	6,933	8,528	2.38%	2,505
224 - Wrought Iron 684 lf Pool Perimeter (10%)	2,845	30	24	5,147	172	569	681	0.16%	167
228 - Tubular Steel: 6' 165 lf Tot Lot Perimeter	4,976	30	26	9,457	315	664	850	0.29%	307
234 - Wrought Iron 684 lf Pool Perimeter (90%)	25,609	30	9	31,982	1,066	17,926	19,249	0.99%	1,039
340 - Wood: 6' 40 lf Trash Enclosure	6,240	18	1	6,396	355	5,893	6,396	0.33%	346
360 - Wood: Split Rail 281 lf Clubhouse North Perimeter	4,968	25	10	6,360	254	2,981	3,259	0.24%	248
Sub-total [19000 - Fencing]	89,400			142,473	4,934	35,388	39,503	4.57%	4,807
20000 - Lighting									
100 - Exterior: Misc. Fixtures 10 Clubhouse	936	15	2	983	66	811	895	0.06%	64
104 - Exterior: Misc. Fixtures 7 Pool Pass Building	1,019	15	9	1,273	85	408	488	0.08%	83
Sub-total [20000 - Lighting]	1,955			2,256	150	1,219	1,383	0.14%	147

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
21000 - Signage									
714 - Wood Monument Cobble Base Monument W/Trellis/Signage-West Entry	10,400	15	4	11,480	765	7,627	8,528	0.71%	746
718 - Wood Monument Clubhouse Tri-Post Monument	6,240	15	2	6,556	437	5,408	5,970	0.40%	426
722 - Wood Monument All Wood Monument- East Entrance	6,240	15	4	6,888	459	4,576	5,117	0.43%	447
Sub-total [21000 - Signage]	22,880			24,923	1,662	17,611	19,614	1.54%	1,619
22000 - Office Equipment									
200 - Computers, Misc. Pass Office Laptop	1,113	5	0	1,113	223	1,113	228	0.21%	217
210 - Computers, Misc. Administration Office Desktop	1,310	5	4	1,446	289	262	537	0.27%	282
218 - Computers, Misc. Clerical Office Desktop	1,310	5	4	1,446	289	262	537	0.27%	282
220 - Computers, Misc. GM Office Desktop	1,310	5	4	1,446	289	262	537	0.27%	282
222 - Computers, Misc. 2 Office Laptops	1,425	5	5	1,612	269	237	292	0.25%	262
223 - Computers, Misc. Office Laptops (2022 Only)[nr:1]	1,071	1	0	0	0	1,071	0	0.00%	0
230 - Computers, Misc. Pool System- Printer, Scanner, Software	3,120	4	1	3,198	800	2,340	3,198	0.74%	779
260 - iPad iPad	890	5	0	890	178	890	182	0.16%	173
300 - Copier Office Copier	10,587	10	1	10,852	1,085	9,528	10,852	1.00%	1,057
Sub-total [22000 - Office Equipment]	22,136			22,003	3,422	15,966	16,364	3.17%	3,334
23000 - Mechanical Equipment									
200 - Furnace 2 Clubhouse- Furnaces #4 & #2	11,767	15	3	12,671	845	9,413	10,453	0.78%	823
210 - HVAC Clubhouse Office Air Conditioner	2,590	10	1	2,654	265	2,331	2,654	0.25%	259
600 - Water Heater Clubhouse	3,531	12	2	3,710	309	2,942	3,317	0.29%	301
Sub-total [23000 - Mechanical Equipment]	17,887			19,035	1,419	14,686	16,424	1.31%	1,383

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
24000 - Furnishings									
200 - Chairs 66 Clubhouse- Padded Folding Chairs	2,334	5	1	2,392	478	1,867	2,392	0.44%	466
204 - Chairs 65 Clubhouse- Non Padded Folding Chairs	1,555	18	4	1,716	95	1,209	1,328	0.09%	93
330 - Tables 23 Folding Tables	4,784	20	1	4,904	245	4,545	4,904	0.23%	239
334 - Tables 7 Square Folding Tables	510	20	6	591	30	357	392	0.03%	29
620 - Office Desk, Chair 2 Office Sets	2,288	10	4	2,526	253	1,373	1,642	0.23%	246
622 - Office Desk, Chair Office Set	686	10	6	796	80	275	352	0.07%	78
680 - Lockers Clubhouse Lower Floor	2,350	18	8	2,864	159	1,306	1,472	0.15%	155
900 - Miscellaneous 4 Chair & Table Dollies	1,414	20	6	1,640	82	990	1,087	0.08%	80
910 - Window Coverings CH Upstairs- Roller Sun Shades	2,522	20	14	3,564	178	757	905	0.16%	174
Sub-total [24000 - Furnishings]	18,443			20,992	1,600	12,678	14,473	1.48%	1,559
24500 - Audio / Visual									
120 - Television Clubhouse	1,000	10	0	1,000	100	1,000	103	0.09%	97
24600 - Safety / Access									
560 - Cameras 8 Security Cameras	866	6	0	866	144	866	148	0.13%	141
25000 - Flooring									
200 - Carpeting 39 Sq. Yds. Clubhouse Office	2,839	15	3	3,058	204	2,271	2,522	0.19%	199
204 - Carpeting 65 Sq. Yds. Clubhouse Lower Floor	5,408	15	8	6,589	439	2,524	2,956	0.41%	428
400 - Tile 1,048 sf Downstairs Pool Bathroom Wall Tile	14,768	22	14	20,867	949	5,370	6,193	0.88%	924
700 - Vinyl 1,895 sf Clubhouse	13,401	18	3	14,432	802	11,168	12,210	0.74%	781
920 - Coatings 734 sf CH Downstairs Pool Bathroom Epoxy	8,397	12	4	9,269	772	5,598	6,455	0.72%	753
924 - Coatings 314 sf Pool Pass Building Office Epoxy Floor	2,286	12	6	2,651	221	1,143	1,367	0.20%	215
Sub-total [25000 - Flooring]	47,100			56,866	3,387	28,074	31,703	3.14%	3,300

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
25500 - Wallcoverings									
300 - FRP 392 sf Pool Equipment Room	1,614	25	19	2,581	103	387	463	0.10%	101
26000 - Outdoor Equipment									
100 - Tot Lot: Play Equipment Playground- Little Tikes Structure	11,768	18	2	12,363	687	10,460	11,392	0.64%	669
104 - Tot Lot: Play Equipment 2 Swing Sets	3,536	25	14	4,996	200	1,556	1,740	0.19%	195
140 - Tot Lot: Safety Surface Tot Lot	5,000	10	2	5,253	525	4,000	4,613	0.49%	512
144 - Tot Lot: Safety Surface 175 lf Tot Lot Safety Surface Border	3,458	20	2	3,633	182	3,112	3,367	0.17%	177
280 - Picnic Tables 11 Clubhouse Deck & BBQ Area- Plastic Type	3,890	18	3	4,189	233	3,241	3,544	0.22%	227
284 - Picnic Tables BBQ Area- Composite Type	1,061	18	6	1,230	68	707	785	0.06%	67
288 - Picnic Tables 3 Various Areas- 8' Wood	2,824	20	6	3,275	164	1,977	2,171	0.15%	160
306 - Benches 11 Various Area Benches	7,722	15	2	8,113	541	6,692	7,387	0.50%	527
330 - Chairs 5 Pool Sand Chairs	1,768	10	3	1,904	190	1,238	1,450	0.18%	186
334 - Chairs 40 Pool Vinyl Strap Chairs	6,448	12	7	7,665	639	2,687	3,305	0.59%	622
340 - Chaise Lounges 56 Pool Lounges	14,560	12	7	17,307	1,442	6,067	7,462	1.34%	1,405
342 - Chairs 15 Adirondack Chairs	5,304	15	10	6,790	453	1,768	2,175	0.42%	441
360 - Bear Boxes Clubhouse & Gazebo	2,808	20	9	3,507	175	1,544	1,727	0.16%	171
376 - Pet Stations 4 Various Areas	1,144	5	2	1,202	240	686	938	0.22%	234
380 - Garbage Receptacles 12 Grounds	8,424	18	11	11,053	614	3,276	3,838	0.57%	598
480 - Drinking Fountain Tennis Court	4,592	20	1	4,706	235	4,362	4,706	0.22%	229
786 - Umbrellas 11 Pool (20%)	1,144	1	1	1,173	586	572	1,173	0.54%	571
Sub-total [26000 - Outdoor Equipment]	85,449			98,358	7,175	53,945	61,771	6.64%	6,991

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
27000 - Appliances									
200 - Refrigerator Clubhouse Kitchen	1,768	12	3	1,904	159	1,326	1,510	0.15%	155
204 - Refrigerator Pool Pass Office	1,144	12	6	1,327	111	572	684	0.10%	108
260 - Cook Top Stove Clubhouse Kitchen- Stove Top	2,689	12	3	2,896	241	2,017	2,297	0.22%	235
274 - Oven: Wall Clubhouse Kitchen	2,943	12	3	3,170	264	2,207	2,514	0.24%	257
284 - Microwave Oven Clubhouse Kitchen	702	10	3	756	76	491	576	0.07%	74
Sub-total [27000 - Appliances]	9,247			10,052	850	6,614	7,581	0.79%	829
29000 - Infrastructure									
964 - Utilities Clubhouse	5,881	30	23	10,378	346	1,372	1,608	0.32%	337
30000 - Miscellaneous									
200 - BBQ BBQ Area	936	15	4	1,033	69	686	768	0.06%	67
810 - Maintenance Equipment Aerator- Husqvarna	9,757	10	2	10,251	1,025	7,806	9,001	0.95%	999
814 - Maintenance Equipment Snow Blower- Honda HSS1332A	4,332	10	4	4,781	478	2,599	3,108	0.44%	466
818 - Maintenance Equipment Snow Blower- Honda HS828	2,943	15	1	3,017	201	2,747	3,017	0.19%	196
Sub-total [30000 - Miscellaneous]	17,968			19,082	1,773	13,838	15,893	1.64%	1,728
Totals	1,720,666			2,070,164	108,026	909,873	1,005,423	100.00%	105,262
						[A] [EndBal]	[B] [EndBal]		
						[A]	[B]		
Percent Funded						64.84%	50.95%		

01000 - Paving

340 - Asphalt: Major Repairs	Useful Life 25	Remaining Life 23
28,150 sf Parking Major Repairs	Quantity 28,150	Unit of Measure Square Feet
	Cost /SqFt \$4.93	
	% Included 100.00%	Total Cost/Study \$138,819
Summary	Replacement Year 2045	Future Cost \$244,962

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

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

02000 - Concrete

220 - Walkways	Useful Life 20	Remaining Life 1
4,130 sf Clubhouse Perimeter (50%)	Quantity 4,130	Unit of Measure Square Feet
	Cost /SqFt \$14.56	Qty * \$/SqFt \$60,133
	% Included 50.00%	Total Cost/Study \$30,066
Summary	Replacement Year 2023	Future Cost \$30,818

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

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

2022- Per client 9/23/2022, change remaining life from 2022 to 2023.
2021- Per client, defer to 2022 and increase amount to \$30,000 for 50-60% replacement. BRG changed the useful life from 5 to 20. **Vertical displacements were observed which should be remedied sooner rather than later.**
2018- Estimate increased per client as they thought may be low.
2016- There is a failure area at the northeast side of the clubhouse near the tennis court entry.

400 - Pavers	Useful Life 30	Remaining Life 24
8,240 sf Pool Deck	Quantity 8,240	Unit of Measure Square Feet
	Cost /SqFt \$10.19	
	% Included 100.00%	Total Cost/Study \$83,982
Summary	Replacement Year 2046	Future Cost \$151,901

This is to repair and replace the concrete pavers.

2016- \$71,700 was expended.

04000 - Structural Repairs

204 - Siding	Useful Life 25	Remaining Life 9
2,242 sf Clubhouse Exterior (50%)	Quantity 2,242	Unit of Measure Square Feet
	Cost /SqFt \$14.56	Qty * \$/SqFt \$32,644
	% Included 50.00%	Total Cost/Study \$16,322
Summary	Replacement Year 2031	Future Cost \$20,384

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

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

208 - Siding	Useful Life 30	Remaining Life 24
2,471 sf Pool Building	Quantity 2,471	Unit of Measure Square Feet
	Cost /SqFt \$31.20	
	% Included 100.00%	Total Cost/Study \$77,095
Summary	Replacement Year 2046	Future Cost \$139,444

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

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

550 - Bridge Maintenance	Useful Life 8	Remaining Life 1
830 sf Lake & School Boardwalk Decking (50%)	Quantity 830	Unit of Measure Square Feet
	Cost /SqFt \$26.00	Qty * \$/SqFt \$21,580
	% Included 50.00%	Total Cost/Study \$10,790
Summary	Replacement Year 2023	Future Cost \$11,060

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

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

2022- Per client 9/23/2022, change remaining life from 2022 to 2023.
2021- Remaining life extended from 2021 to 2022 per client. Most transitions from decomposed granite to decking are vertical displacements.
2016- Major percentage of the walks were placed in service in 2006 per information received. Client provided information will further define this component.

04000 - Structural Repairs

554 - Bridge Maintenance	Useful Life 3	Remaining Life 2
830 sf Lake & School Bdwk Structural (10%)	Quantity 830	Unit of Measure Square Feet
	Cost /SqFt \$46.80	Qty * \$/SqFt \$38,844
	% Included 10.00%	Total Cost/Study \$3,884
Summary	Replacement Year 2024	Future Cost \$4,081

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

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

2022- Per client 9/23/2022, change remaining life from 2022 to 2023.
2021- Remaining life extended from 2021 to 2022 per client.
2018- Deferred from 2018 to 2019.
2016- Not totally viewable structures at the time of the site visit and therefore could not be fully assessed.
2006- Placed in service.

800 - Wood: Gazebo Repairs	Useful Life 10	Remaining Life 1
900 sf BBQ Area Shade Structure	Quantity 900	Unit of Measure Square Feet
	Cost /SqFt \$1.77	
	% Included 100.00%	Total Cost/Study \$1,591
Summary	Replacement Year 2023	Future Cost \$1,631

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.

2022- Per client 9/23/2022, change remaining life from 2022 to 2023.
2021- Remaining life extended from 2021 to 2022 per client.
2000- Placed in service.

912 - Doors	Useful Life 30	Remaining Life 4
4 Clubhouse Storefront Type Doors 4 Of 9	Quantity 4	Unit of Measure Items
	Cost /Itm \$4,576	
	% Included 100.00%	Total Cost/Study \$18,304
Summary	Replacement Year 2026	Future Cost \$20,204

This is to repair, replace and maintain the doors.

2- double sets store front type

2022- Per client 9/23/2022, change remaining life from 2022 to 2023. Per client, 10/27/22, extend remaining life from 2023 to 2026.
2021- Per client 9/15/2021, 4 of 9 doors anticipated for replacement in 2022 the remaining 5 doors anticipated for 2025 which are provided within another component.
2017- Remaining life reduced from 2029 to 2025.
1999- Placed in service.

04000 - Structural Repairs

914 - Doors	Useful Life 30	Remaining Life 3
5 Clubhouse Storefront Type Doors 5 Of 9	Quantity 5	Unit of Measure Items
	Cost /Itm \$4,576	
	% Included 100.00%	Total Cost/Study \$22,880
Summary	Replacement Year 2025	Future Cost \$24,639

This is to repair, replace and maintain the doors.

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

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

916 - Doors	Useful Life 30	Remaining Life 7
3 Clubhouse Slider Doors	Quantity 3	Unit of Measure Items
	Cost /Itm \$2,353	
	% Included 100.00%	Total Cost/Study \$7,060
Summary	Replacement Year 2029	Future Cost \$8,392

This is to replace the sliding glass doors.

1999- Placed in service.

920 - Doors	Useful Life 30	Remaining Life 7
10 Clubhouse Interior Doors	Quantity 10	Unit of Measure Items
	Cost /Itm \$946	
	% Included 100.00%	Total Cost/Study \$9,464
Summary	Replacement Year 2029	Future Cost \$11,250

This is to replace the interior doors.

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

924 - Doors	Useful Life 30	Remaining Life 24
7 Pool Building	Quantity 7	Unit of Measure Items
	Cost /Itm \$2,059	
	% Included 100.00%	Total Cost/Study \$14,414
Summary	Replacement Year 2046	Future Cost \$26,072

This is to repair, replace and maintain the doors.

- 1- interior
- 2- exterior
- 4- utility

2016- Placed in service

04000 - Structural Repairs

928 - Doors	Useful Life 30	Remaining Life 24
Pool Building Overhead Roll-Up Door	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,175	
	% Included 100.00%	Total Cost/Study \$1,175
Summary	Replacement Year 2046	Future Cost \$2,126
This is to replace the pool pass building maintenance 10'x10' overhead door.		

936 - Windows	Useful Life 30	Remaining Life 2
Northwest Replacements	Quantity 1	Unit of Measure Items
	Cost /Itm \$32,781	
	% Included 100.00%	Total Cost/Study \$32,781
Summary	Replacement Year 2024	Future Cost \$34,440
This is to replace the windows.		
2021- Per client 9/15/2021, remaining life extended from 2022 to 2024.		

940 - Windows	Useful Life 30	Remaining Life 2
Northeast Replacements	Quantity 1	Unit of Measure Items
	Cost /Itm \$16,801	
	% Included 100.00%	Total Cost/Study \$16,801
Summary	Replacement Year 2024	Future Cost \$17,652
This is to replace the windows.		
2021- Per client 9/15/2021, remaining life extended from 2022 to 2024.		

944 - Windows	Useful Life 30	Remaining Life 2
Office Interior To Greatroom Windows	Quantity 1	Unit of Measure Items
	Cost /Itm \$10,400	
	% Included 100.00%	Total Cost/Study \$10,400
Summary	Replacement Year 2024	Future Cost \$10,927
This is to soundproof, as possible, the windows dividing the office from the clubhouse great room.		
2021- Per client 9/15/2021, remaining life extended from 2022 to 2024.		

948 - Windows	Useful Life 30	Remaining Life 2
Southwest Replacements	Quantity 1	Unit of Measure Items
	Cost /Itm \$16,801	
	% Included 100.00%	Total Cost/Study \$16,801
Summary	Replacement Year 2024	Future Cost \$17,652
This is to replace the windows.		
Per client, 10/27/22, extend remaining life from 2023 to 2024.		
2021- Remaining life extended from 2021 to 2023 per client.		

04000 - Structural Repairs

952 - Windows	Useful Life 30	Remaining Life 2
Front Replacements	Quantity 1	Unit of Measure Items
	Cost /Itm \$16,801	
	% Included 100.00%	Total Cost/Study \$16,801
Summary	Replacement Year 2024	Future Cost \$17,652

This is to replace the windows.

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

04500 - Decking/Balconies

100 - Composite	Useful Life 40	Remaining Life 31
445 sf CH Front Entry- Structural Mod	Quantity 445	Unit of Measure Square Feet
	Cost /SqFt \$146	
	% Included 100.00%	Total Cost/Study \$64,792
Summary	Replacement Year 2053	Future Cost \$139,303

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 11
445 sf CH Front Entry-Decking/Railing Repair	Quantity 445	Unit of Measure Square Feet
	Cost /SqFt \$46.80	
	% Included 100.00%	Total Cost/Study \$20,826
Summary	Replacement Year 2033	Future Cost \$27,326

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

deck and ramp- 445 sf
railings- 177 lf

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

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

120 - Wood	Useful Life 40	Remaining Life 35
445 sf CH- Northeast Structural Mod	Quantity 445	Unit of Measure Square Feet
	Cost /SqFt \$93.60	
	% Included 100.00%	Total Cost/Study \$41,652
Summary	Replacement Year 2057	Future Cost \$98,849

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

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

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

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

1995- Placed in service.

04500 - Decking/Balconies

130 - Composite	Useful Life 40	Remaining Life 35
200 sf CH Northeast Decking/Railing Only	Quantity 200	Unit of Measure Square Feet
	Cost /SqFt \$46.80	
	% Included 100.00%	Total Cost/Study \$9,360
Summary	Replacement Year 2057	Future Cost \$22,213

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

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

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

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

140 - Wood	Useful Life 40	Remaining Life 1
445 sf CH Southwest Structural Mod	Quantity 445	Unit of Measure Square Feet
	Cost /SqFt \$93.60	
	% Included 100.00%	Total Cost/Study \$41,652
Summary	Replacement Year 2023	Future Cost \$42,693

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

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

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

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

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

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

1995- Placed in service.

150 - Composite	Useful Life 40	Remaining Life 1
184 sf CH Southwest Decking/Railings	Quantity 184	Unit of Measure Square Feet
	Cost /SqFt \$46.80	
	% Included 100.00%	Total Cost/Study \$8,611
Summary	Replacement Year 2023	Future Cost \$8,826

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

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

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

2016- Remaining life reduced to 3 years per client.

04500 - Decking/Balconies

160 - Wood	Useful Life 40	Remaining Life 2
890 sf CH Northwest Structural Mod	Quantity 890	Unit of Measure Square Feet
	Cost /SqFt \$85.28	
	% Included 100.00%	Total Cost/Study \$75,899
Summary	Replacement Year 2024	Future Cost \$79,742

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

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

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

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

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

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

1995- Placed in service.

170 - Composite	Useful Life 40	Remaining Life 2
456 sf CH Northwest Decking/Railings	Quantity 456	Unit of Measure Square Feet
	Cost /SqFt \$46.80	
	% Included 100.00%	Total Cost/Study \$21,341
Summary	Replacement Year 2024	Future Cost \$22,421

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

deck- 456 sf
railings- 41 lf

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

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

960 - CA Mandated Inspections	Useful Life 9	Remaining Life 2
2 Clubhouse Decks	Quantity 2	Unit of Measure Items
	Cost /Itm \$780	
	% Included 100.00%	Total Cost/Study \$1,560
Summary	Replacement Year 2024	Future Cost \$1,639

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

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

05000 - Roofing

440 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 19
28 Squares- Pool Building	Quantity 28	Unit of Measure Squares
	Cost /Sqrs \$468	
	% Included 100.00%	Total Cost/Study \$13,104
Summary	Replacement Year 2041	Future Cost \$20,949

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

2016- Placed in service.

444 - Pitched: Dimensional Composition	Useful Life 25	Remaining Life 3
9 Squares- BBQ Shade Structure	Quantity 9	Unit of Measure Squares
	Cost /Sqrs \$468	
	% Included 100.00%	Total Cost/Study \$4,212
Summary	Replacement Year 2025	Future Cost \$4,536

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

2000- Placed in service.

680 - Pitched: Metal	Useful Life 40	Remaining Life 11
55 Squares- Clubhouse	Quantity 55	Unit of Measure Squares
	Cost /Sqrs \$1,295	
	% Included 100.00%	Total Cost/Study \$71,214
Summary	Replacement Year 2033	Future Cost \$93,439

This is to replace the metal roofing system.

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

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

1993- Placed in service.

780 - Heat Tape	Useful Life 10	Remaining Life 4
110 lf Pool Building Roof	Quantity 110	Unit of Measure Linear Feet
	Cost /l.f. \$16.64	
	% Included 100.00%	Total Cost/Study \$1,830
Summary	Replacement Year 2026	Future Cost \$2,020

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

2016- Placed in service.

08000 - Rehab

100 - General	Useful Life 25	Remaining Life 1
Clubhouse	Quantity 1	Unit of Measure Building
	Cost /Bldg \$4,706	
	% Included 100.00%	Total Cost/Study \$4,706
Summary	Replacement Year 2023	Future Cost \$4,824

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

2022- Per client 9/23/2022, change remaining life from 2022 to 2023.
2021- Reduced remaining life from 2023 to 2022 per client.

102 - General	Useful Life 15	Remaining Life 1
12 Clubhouse - Floor Mats	Quantity 12	Unit of Measure Items
	Cost /Itm \$417	
	% Included 100.00%	Total Cost/Study \$5,000
Summary	Replacement Year 2023	Future Cost \$5,125

This is to replace the floor mats.

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

104 - General	Useful Life 25	Remaining Life 19
Pool Building Office	Quantity 1	Unit of Measure Room
	Cost /Rm \$5,294	
	% Included 100.00%	Total Cost/Study \$5,294
Summary	Replacement Year 2041	Future Cost \$8,463

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.

106 - Doors	Useful Life 15	Remaining Life 1
40 Clubhouse - Rekey	Quantity 40	Unit of Measure Items
	Cost /Itm \$250	
	% Included 100.00%	Total Cost/Study \$10,000
Summary	Replacement Year 2023	Future Cost \$10,250

This is for rekeying 40 door handle locks.

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

08000 - Rehab

220 - Restrooms	Useful Life 15	Remaining Life 8	
Clubhouse Upstairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$3,214		
	% Included 100.00%	Total Cost/Study	\$3,214
Summary	Replacement Year 2030	Future Cost	\$3,915

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

2019- Per client, extend remaining life to 2030.

2018- \$935 was expended.

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

224 - Bathrooms	Useful Life 20	Remaining Life 12	
2 Clubhouse Downstairs Pool Bathrooms	Quantity 2	Unit of Measure	Room
	Cost /Rm \$7,280		
	% Included 100.00%	Total Cost/Study	\$14,560
Summary	Replacement Year 2034	Future Cost	\$19,582

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

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

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

2014- Placed in service.

230 - Kitchen	Useful Life 25	Remaining Life 3	
Clubhouse	Quantity 1	Unit of Measure	Room
	Cost /Rm \$26,000		
	% Included 100.00%	Total Cost/Study	\$26,000
Summary	Replacement Year 2025	Future Cost	\$27,999

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

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

2022- Per client 9/23/2022, change remaining life from 2022 to 2023. Per client, 10/27/22, extend remaining life from 2023 to 2025.

2021- Per client 9/15/2021, Increased cost from \$16,000 to \$25,000. Reduced remaining life from 2023 to 2022 per client.

2017- Increased estimate from \$9,500 to \$15,000.

1998- Placed in service.

12000 - Pool

110 - Resurface	Useful Life 10	Remaining Life 4
252 lf Lap Pool	Quantity 252	Unit of Measure Linear Feet
	Cost /l.f. \$161	
	% Included 100.00%	Total Cost/Study \$40,622
Summary	Replacement Year 2026	Future Cost \$44,840

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

2020- \$5,500 was expended for interim acid wash/polish.

2016- \$155,000 total was expended for complete lap and wading pool rehabs.

114 - Resurface	Useful Life 10	Remaining Life 1
51 lf Wading Pool	Quantity 51	Unit of Measure Linear Feet
	Cost /l.f. \$302	
	% Included 100.00%	Total Cost/Study \$15,392
Summary	Replacement Year 2023	Future Cost \$15,777

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

2022- \$15,392 is anticipated in 2023, per client 9/23/2022. Increased cost from \$8,752 to \$15,392.

2021- Work is anticipated per client.

2020- Per client 10/14/2020, move to 2021 for replacement cost of \$8,500

2019- Client advised this is being done in 2019. Later moved to 2020.

2016- \$155,000 total was expended for complete main and wading pool rehabs.

200 - Edge: Tile, Coping, Mastic	Useful Life 24	Remaining Life 18
252 lf Lap Pool	Quantity 252	Unit of Measure Linear Feet
	Cost /l.f. \$52.00	
	% Included 100.00%	Total Cost/Study \$13,104
Summary	Replacement Year 2040	Future Cost \$20,438

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

2016- Placed in service.

204 - Edge: Tile, Coping, Mastic	Useful Life 24	Remaining Life 1
51 lf Wading Pool	Quantity 51	Unit of Measure Linear Feet
	Cost /l.f. \$62.75	
	% Included 100.00%	Total Cost/Study \$3,200
Summary	Replacement Year 2023	Future Cost \$3,280

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

2022- \$3,200 is anticipated in 2023, per client 9/23/2022. Increased cost from \$2,652 to \$3,200.

2016- Placed in service.

12000 - Pool

400 - ADA Chair Lift	Useful Life 10	Remaining Life 3
Wading Pool	Quantity 1	Unit of Measure Items
	Cost /Itm \$9,412	
	% Included 100.00%	Total Cost/Study \$9,412
Summary	Replacement Year 2025	Future Cost \$10,136
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 34
Lap & Wading Pool Deck Pavers	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$35,121	
	% Included 100.00%	Total Cost/Study \$35,121
Summary	Replacement Year 2056	Future Cost \$81,316
This is to replace the pool area pavers.		
2016- Placed in service.		

700 - Chemical System	Useful Life 10	Remaining Life 4
Lap Pool Acu-Trol AK110 Chemical Controller	Quantity 1	Unit of Measure System
	Cost /Sys \$4,368	
	% Included 100.00%	Total Cost/Study \$4,368
Summary	Replacement Year 2026	Future Cost \$4,821
This is to replace the chemical feed equipment.		

2021- Per client, extend remaining life from 2021 to 2026, useful life from 5 to 10 years, and add an additional component for 2 sensors at \$300/each per year (\$600/year).
2020- Per client 10/14/2020, anticipate \$4,200 in 2021, so increased estimate from \$3,500 to \$4,200.
2016- Placed in service.

702 - Chemical System	Useful Life 1	Remaining Life 0
2 Lap Pool Acu-Trol AK110 Chemical Sensors	Quantity 2	Unit of Measure Items
	Cost /Itm \$308	
	% Included 100.00%	Total Cost/Study \$615
Summary	Replacement Year 2022	Future Cost \$615
This is to replace the chemical sensors.		

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

12000 - Pool

704 - Chemical System	Useful Life 10	Remaining Life 4
Wading Pool Acu-Trol AK110 Chemical Controller	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,368	
	% Included 100.00%	Total Cost/Study \$4,368
Summary	Replacement Year 2026	Future Cost \$4,821

This is to replace the chemical feed equipment.

2021- Per client, extend remaining life from 2021 to 2026, useful life from 5 to 10 years, and add an additional component for 2 sensors at \$300/each per year (\$600/year).
2020- Per client 10/14/2020, anticipate \$4,200 in 2021, so increased estimate from \$3,500 to \$4,200.
2016- Placed in service.

706 - Chemical System	Useful Life 1	Remaining Life 1
2 Wading Pool Acu-Trol AK110 Chemical Sensors	Quantity 2	Unit of Measure Items
	Cost /Itm \$312	
	% Included 100.00%	Total Cost/Study \$624
Summary	Replacement Year 2023	Future Cost \$640

This is to replace the chemical sensors.

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

708 - Chemical System	Useful Life 5	Remaining Life 4
2 Lap Pool Stenner Pumps	Quantity 2	Unit of Measure Items
	Cost /Itm \$702	
	% Included 100.00%	Total Cost/Study \$1,404
Summary	Replacement Year 2026	Future Cost \$1,550

This is to replace the lap pool Stenner pumps.

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

712 - Chemical System	Useful Life 5	Remaining Life 4
2 Wading Pool Stenner Pumps	Quantity 2	Unit of Measure Items
	Cost /Itm \$702	
	% Included 100.00%	Total Cost/Study \$1,404
Summary	Replacement Year 2026	Future Cost \$1,550

This is to replace the wading pool Stenner pumps.

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

714 - Drain Covers	Useful Life 5	Remaining Life 3
Pool Drain & Skimmer Covers	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$2,356	
	% Included 100.00%	Total Cost/Study \$2,356
Summary	Replacement Year 2025	Future Cost \$2,537

This is to replace the pool drain and skimmer covers.

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

12000 - Pool

716 - Equipment: Replacement	Useful Life 10	Remaining Life 3
Lap Pool Sondex Heat Exchanger	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,160	
	% Included 100.00%	Total Cost/Study \$4,160
Summary	Replacement Year 2025	Future Cost \$4,480

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

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

720 - Equipment: Replacement	Useful Life 20	Remaining Life 14
2 Lap Pool Pressure Tanks	Quantity 2	Unit of Measure Items
	Cost /Itm \$702	
	% Included 100.00%	Total Cost/Study \$1,404
Summary	Replacement Year 2036	Future Cost \$1,984

This is to replace the lap pool pressure tanks.

2016- Placed in service.

724 - Heater	Useful Life 15	Remaining Life 4
Lap Pool Boiler	Quantity 1	Unit of Measure Items
	Cost /Itm \$32,000	
	% Included 100.00%	Total Cost/Study \$32,000
Summary	Replacement Year 2026	Future Cost \$35,322

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

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

728 - Heater	Useful Life 10	Remaining Life 4
Wading Pool	Quantity 1	Unit of Measure Items
	Cost /Itm \$8,237	
	% Included 100.00%	Total Cost/Study \$8,237
Summary	Replacement Year 2026	Future Cost \$9,092

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

2016- Placed in service.

730 - Filter	Useful Life 15	Remaining Life 9
Lap Pool	Quantity 1	Unit of Measure Items
	Cost /Itm \$14,118	
	% Included 100.00%	Total Cost/Study \$14,118
Summary	Replacement Year 2031	Future Cost \$17,631

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

2016- Placed in service.

12000 - Pool

732 - Filter	Useful Life 5	Remaining Life 0
Lap Pool- Sand Replacement	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,914	
	% Included 100.00%	Total Cost/Study \$4,914
Summary	Replacement Year 2022	Future Cost \$4,914

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

2022- \$4,914 was expended.

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

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

734 - Filter	Useful Life 14	Remaining Life 8
Wading Pool	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,768	
	% Included 100.00%	Total Cost/Study \$1,768
Summary	Replacement Year 2030	Future Cost \$2,154

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

2016- Placed in service.

736 - Filter	Useful Life 14	Remaining Life 8
Wading Pool- Sand Replacement	Quantity 1	Unit of Measure Items
	Cost /Itm \$520	
	% Included 100.00%	Total Cost/Study \$520
Summary	Replacement Year 2030	Future Cost \$634

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

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

738 - Pumps	Useful Life 25	Remaining Life 0
Pool Pump VSD	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,500	
	% Included 100.00%	Total Cost/Study \$2,500
Summary	Replacement Year 2022	Future Cost \$2,500

This is to replace the pool pump VSD.

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

740 - Pumps	Useful Life 8	Remaining Life 2
Pool Grundfos Heater Pump	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,116	
	% Included 100.00%	Total Cost/Study \$2,116
Summary	Replacement Year 2024	Future Cost \$2,224

This is to replace the Grundfos pool heater circulation pump.

2016- Placed in service.

12000 - Pool

744 - Pumps	Useful Life 6	Remaining Life 0	
Lap Pool Pentair 7.5 HP Pump	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,602		
	% Included 100.00%	Total Cost/Study	\$6,602
Summary	Replacement Year 2022	Future Cost	\$6,602

This is to replace the Pentair 7.5 hp pump.

2022- \$6,602 was expended. Per client 9/23/2022, change useful life from 8 to 6 years.

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

2016- Placed in service.

748 - Pumps	Useful Life 8	Remaining Life 1	
Wading Pool Sta Rite 2 HP Pump	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,950		
	% Included 100.00%	Total Cost/Study	\$1,950
Summary	Replacement Year 2023	Future Cost	\$1,999

This is to replace the Sta Rite 2 hp pump.

2021- \$1,875 is anticipated per client.

2020- Per client 10/14/2020, \$1,575 is anticipated in 2021.

2016- Placed in service.

750 - Cover	Useful Life 8	Remaining Life 1	
Lap Pool	Quantity 1	Unit of Measure	Items
	Cost /Itm \$7,296		
	% Included 100.00%	Total Cost/Study	\$7,296
Summary	Replacement Year 2023	Future Cost	\$7,478

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

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

754 - Cover	Useful Life 8	Remaining Life 1	
Wading Pool	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,409		
	% Included 100.00%	Total Cost/Study	\$1,409
Summary	Replacement Year 2023	Future Cost	\$1,444

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.

12000 - Pool

760 - Lane Ropes	Useful Life 5	Remaining Life 1
225 lf Lap Pool	Quantity 225	Unit of Measure Linear Feet
	Cost /l.f. \$11.75	
	% Included 100.00%	Total Cost/Study \$2,644
Summary	Replacement Year 2023	Future Cost \$2,710

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

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

950 - Furniture: Lifeguard Chair	Useful Life 10	Remaining Life 3
3 Pool	Quantity 3	Unit of Measure Items
	Cost /Itm \$702	
	% Included 100.00%	Total Cost/Study \$2,106
Summary	Replacement Year 2025	Future Cost \$2,268

This is to replace the Tailwind lifeguard chair.

990 - Storage Reel	Useful Life 10	Remaining Life 3
Lap Pool Cover Reel	Quantity 1	Unit of Measure Items
	Cost /Itm \$3,058	
	% Included 100.00%	Total Cost/Study \$3,058
Summary	Replacement Year 2025	Future Cost \$3,293

This is to replace the lap pool cover reel.

2015- Placed in service.

994 - Miscellaneous	Useful Life 10	Remaining Life 3
3 Pool Sunshades	Quantity 3	Unit of Measure Items
	Cost /Itm \$5,330	
	% Included 100.00%	Total Cost/Study \$15,990
Summary	Replacement Year 2025	Future Cost \$17,219

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

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

2019- Remaining life extended to 2021.

2018- Remaining life reduced from 2020 to 2019.

2017- Remaining life reduced from 9 to 3 years.

2015- Placed in service.

17000 - Tennis Court

100 - Reseal	Useful Life 7	Remaining Life 4
13,200 sf [2] Tennis Courts	Quantity 13,200	Unit of Measure Square Feet
	Cost /SqFt \$2.54	
	% Included 100.00%	Total Cost/Study \$33,496
Summary	Replacement Year 2026	Future Cost \$36,974

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

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

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

2017- \$12,000 is anticipated in 2017.

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

500 - Resurface	Useful Life 21	Remaining Life 17
13,200 sf [2] Tennis Courts	Quantity 13,200	Unit of Measure Square Feet
	Cost /SqFt \$5.88	
	% Included 100.00%	Total Cost/Study \$77,628
Summary	Replacement Year 2039	Future Cost \$118,120

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

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

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

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

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

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

1992- Placed in service.

17500 - Basketball / Sport Court

300 - Basketball Standard	Useful Life 15	Remaining Life 4
Tennis Court	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,768	
	% Included 100.00%	Total Cost/Study \$1,768
Summary	Replacement Year 2026	Future Cost \$1,952

This is to replace the basketball standard.

18000 - Landscaping

100 - Irrigation: Misc.	Useful Life 20	Remaining Life 17
Sprinkler System	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$15,061	
	% Included 100.00%	Total Cost/Study \$15,061
Summary	Replacement Year 2039	Future Cost \$22,918

This is for major irrigation sprinkler system repair.

2019- \$13,785 was expended.

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

18000 - Landscaping

104 - Irrigation: Misc.	Useful Life 15	Remaining Life 12	
Pool Area Landscaping/Irrigation	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$12,012		
	% Included 100.00%	Total Cost/Study	\$12,012
Summary	Replacement Year 2034	Future Cost	\$16,155

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

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

300 - Irrigation: Backflow Preventors	Useful Life 20	Remaining Life 4	
Clubhouse South Buried Backflow	Quantity 1	Unit of Measure	Items
	Cost /Itm \$2,350		
	% Included 100.00%	Total Cost/Study	\$2,350
Summary	Replacement Year 2026	Future Cost	\$2,594

This is to replace the backflow prevention valve.

400 - Turf Renovation	Useful Life 20	Remaining Life 17	
Flag Pole Lawn	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$17,482		
	% Included 100.00%	Total Cost/Study	\$17,482
Summary	Replacement Year 2039	Future Cost	\$26,602

This is to renovate the common area turf.

2019- \$16,000 was expended.

2016- Change "Pool perimeter landscaping" location to "flag pole lawn" per client.

19000 - Fencing

100 - Chain Link: 10'	Useful Life 30	Remaining Life 26	
76 lf Mesh at Tennis Court Divider	Quantity 76	Unit of Measure	Linear Feet
	Cost /l.f. \$41.60		
	% Included 100.00%	Total Cost/Study	\$3,162
Summary	Replacement Year 2048	Future Cost	\$6,008

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

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

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

2016- Anticipate replacing the fencing in 2017 per client.

19000 - Fencing

130 - Chain Link: 10'	Useful Life 30	Remaining Life 25
500 lf Tennis Court Perimeter	Quantity 500	Unit of Measure Linear Feet
	Cost /l.f. \$83.20	
	% Included 100.00%	Total Cost/Study \$41,600
Summary	Replacement Year 2047	Future Cost \$77,124

This is to replace the 10' chain link fencing.

perimeter- 460 lf
center fencing- 40 lf

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

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

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

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

224 - Wrought Iron	Useful Life 30	Remaining Life 24
684 lf Pool Perimeter (10%)	Quantity 684	Unit of Measure Linear Feet
	Cost /l.f. \$41.60	Qty * \$/l.f. \$28,454
	% Included 10.00%	Total Cost/Study \$2,845
Summary	Replacement Year 2046	Future Cost \$5,147

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

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

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

228 - Tubular Steel: 6'	Useful Life 30	Remaining Life 26
165 lf Tot Lot Perimeter	Quantity 165	Unit of Measure Linear Feet
	Cost /l.f. \$30.16	
	% Included 100.00%	Total Cost/Study \$4,976
Summary	Replacement Year 2048	Future Cost \$9,457

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

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

19000 - Fencing

234 - Wrought Iron	Useful Life 30	Remaining Life 9
684 lf Pool Perimeter (90%)	Quantity 684	Unit of Measure Linear Feet
	Cost /l.f. \$41.60	Qty * \$/l.f. \$28,454
	% Included 90.00%	Total Cost/Study \$25,609
Summary	Replacement Year 2031	Future Cost \$31,982

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

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

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

340 - Wood: 6'	Useful Life 18	Remaining Life 1
40 lf Trash Enclosure	Quantity 40	Unit of Measure Linear Feet
	Cost /l.f. \$156	
	% Included 100.00%	Total Cost/Study \$6,240
Summary	Replacement Year 2023	Future Cost \$6,396

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

2021- Per client 9/15/2021, increase cost from \$3,800 to \$6,000 for a fire resistant fencing. Remaining life extended from 2021 to 2022 per client.
2018- Remaining life reduced from 2021 to 2019.

360 - Wood: Split Rail	Useful Life 25	Remaining Life 10
281 lf Clubhouse North Perimeter	Quantity 281	Unit of Measure Linear Feet
	Cost /l.f. \$17.68	
	% Included 100.00%	Total Cost/Study \$4,968
Summary	Replacement Year 2032	Future Cost \$6,360

This is to replace the split rail fencing.

2022- Per client 9/23/2022, remaining life from 2028 to 2032.
2021- Remaining life reduced from 2028 to 2022 for complete replacement per client.
2003- Placed in service.

20000 - Lighting

100 - Exterior: Misc. Fixtures	Useful Life 15	Remaining Life 2
10 Clubhouse	Quantity 10	Unit of Measure Items
	Cost /itm \$93.60	
	% Included 100.00%	Total Cost/Study \$936
Summary	Replacement Year 2024	Future Cost \$983

This is to replace the building exterior lighting fixtures.

20000 - Lighting

104 - Exterior: Misc. Fixtures	Useful Life 15	Remaining Life 9
7 Pool Pass Building	Quantity 7	Unit of Measure Items
	Cost /Itm \$146	
	% Included 100.00%	Total Cost/Study \$1,019
Summary	Replacement Year 2031	Future Cost \$1,273
This is to replace the building exterior lighting fixtures.		

21000 - Signage

714 - Wood Monument	Useful Life 15	Remaining Life 4
Cobble Base Monument W/Trellis/Signage- West Entry	Quantity 1	Unit of Measure Items
	Cost /Itm \$10,400	
	% Included 100.00%	Total Cost/Study \$10,400
Summary	Replacement Year 2026	Future Cost \$11,480

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

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

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

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

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

718 - Wood Monument	Useful Life 15	Remaining Life 2
Clubhouse Tri-Post Monument	Quantity 1	Unit of Measure Items
	Cost /Itm \$6,240	
	% Included 100.00%	Total Cost/Study \$6,240
Summary	Replacement Year 2024	Future Cost \$6,556

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

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

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

722 - Wood Monument	Useful Life 15	Remaining Life 4
All Wood Monument- East Entrance	Quantity 1	Unit of Measure Items
	Cost /Itm \$6,240	
	% Included 100.00%	Total Cost/Study \$6,240
Summary	Replacement Year 2026	Future Cost \$6,888

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

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

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

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

22000 - Office Equipment

200 - Computers, Misc.	Useful Life 5	Remaining Life 0
Pass Office Laptop	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,113	
	% Included 100.00%	Total Cost/Study \$1,113
Summary	Replacement Year 2022	Future Cost \$1,113

This is to replace the Pass office laptop.

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

2021- Replacement is anticipated per client.

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

210 - Computers, Misc.	Useful Life 5	Remaining Life 4
Administration Office Desktop	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,310	
	% Included 100.00%	Total Cost/Study \$1,310
Summary	Replacement Year 2026	Future Cost \$1,446

This is to replace the administration office desktop computer.

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

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

218 - Computers, Misc.	Useful Life 5	Remaining Life 4
Clerical Office Desktop	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,310	
	% Included 100.00%	Total Cost/Study \$1,310
Summary	Replacement Year 2026	Future Cost \$1,446

This is to replace the GM office desktop computer.

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

2017- This was added to the study per client.

220 - Computers, Misc.	Useful Life 5	Remaining Life 4
GM Office Desktop	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,310	
	% Included 100.00%	Total Cost/Study \$1,310
Summary	Replacement Year 2026	Future Cost \$1,446

This is to replace the GM office desktop computer.

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

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

22000 - Office Equipment

222 - Computers, Misc.	Useful Life 5	Remaining Life 5	
2 Office Laptops	Quantity 2	Unit of Measure Items	
	Cost /Itm \$712		
	% Included 100.00%	Total Cost/Study	\$1,425
Summary	Replacement Year 2027	Future Cost	\$1,612

This is to replace the office laptop.

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

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

2016- Added to later draft of study.

223 - Computers, Misc.	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Office Laptops (2022 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$1,071		
	% Included 100.00%	Total Cost/Study	\$1,071
Summary	Replacement Year 2022	Future Cost	\$1,071

This is for the \$1,071 expended for one laptop.

230 - Computers, Misc.	Useful Life 4	Remaining Life 1	
Pool System- Printer, Scanner, Software	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$3,120		
	% Included 100.00%	Total Cost/Study	\$3,120
Summary	Replacement Year 2023	Future Cost	\$3,198

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

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

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

260 - iPad	Useful Life 5	Remaining Life 0	
iPad	Quantity 1	Unit of Measure Items	
	Cost /Itm \$890		
	% Included 100.00%	Total Cost/Study	\$890
Summary	Replacement Year 2022	Future Cost	\$890

This is to replace the iPads.

2022- \$890 expended for office ipad. Placed in service.

300 - Copier	Useful Life 10	Remaining Life 1	
Office Copier	Quantity 1	Unit of Measure Items	
	Cost /Itm \$10,587		
	% Included 100.00%	Total Cost/Study	\$10,587
Summary	Replacement Year 2023	Future Cost	\$10,852

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.

22000 - Office Equipment

23000 - Mechanical Equipment

200 - Furnace	Useful Life 15	Remaining Life 3
2 Clubhouse- Furnaces #4 & #2	Quantity 2	Unit of Measure Items
	Cost /Itm \$5,883	
	% Included 100.00%	Total Cost/Study \$11,767
Summary	Replacement Year 2025	Future Cost \$12,671

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

Day & Night Plus 90

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

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

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

210 - HVAC	Useful Life 10	Remaining Life 1
Clubhouse Office Air Conditioner	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,590	
	% Included 100.00%	Total Cost/Study \$2,590
Summary	Replacement Year 2023	Future Cost \$2,654

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

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

600 - Water Heater	Useful Life 12	Remaining Life 2
Clubhouse	Quantity 1	Unit of Measure Items
	Cost /Itm \$3,531	
	% Included 100.00%	Total Cost/Study \$3,531
Summary	Replacement Year 2024	Future Cost \$3,710

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 \$35.36	
	% Included 100.00%	Total Cost/Study \$2,334
Summary	Replacement Year 2023	Future Cost \$2,392

This is to replace the padded folding chairs.

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

2018- Remaining life extended from 2019 to 2020.

2016- Client advised to shorten useful life to 5 years.

24000 - Furnishings

204 - Chairs	Useful Life 18	Remaining Life 4
65 Clubhouse- Non Padded Folding Chairs	Quantity 65	Unit of Measure Items
	Cost /Itm \$23.92	
	% Included 100.00%	Total Cost/Study \$1,555
Summary	Replacement Year 2026	Future Cost \$1,716
This is to replace the non padded folding chairs.		

330 - Tables	Useful Life 20	Remaining Life 1
23 Folding Tables	Quantity 23	Unit of Measure Items
	Cost /Itm \$208	
	% Included 100.00%	Total Cost/Study \$4,784
Summary	Replacement Year 2023	Future Cost \$4,904
This is to replace the 6' and '8 folding tables.		
9- 6' tables		
14- 8' tables		
2020- Per client 10/14/2020, increase remaining life from 2021 to 2023.		

334 - Tables	Useful Life 20	Remaining Life 6
7 Square Folding Tables	Quantity 7	Unit of Measure Items
	Cost /Itm \$72.80	
	% Included 100.00%	Total Cost/Study \$510
Summary	Replacement Year 2028	Future Cost \$591
This is to replace the 3'x3' tables.		

620 - Office Desk, Chair	Useful Life 10	Remaining Life 4
2 Office Sets	Quantity 2	Unit of Measure Items
	Cost /Itm \$1,144	
	% Included 100.00%	Total Cost/Study \$2,288
Summary	Replacement Year 2026	Future Cost \$2,526
This is to replace two of the three wood office desks and executive chairs.		
2018- \$614 was expended for one which is now provided for within a separate component.		
2016- \$2,000 was expended for 2 only.		

622 - Office Desk, Chair	Useful Life 10	Remaining Life 6
Office Set	Quantity 1	Unit of Measure Items
	Cost /Itm \$686	
	% Included 100.00%	Total Cost/Study \$686
Summary	Replacement Year 2028	Future Cost \$796
This is to replace the one of three wood office desks and executive chairs.		
2018- \$614 was expended for one set.		

24000 - Furnishings

680 - Lockers	Useful Life 18	Remaining Life 8
Clubhouse Lower Floor	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,350	
	% Included 100.00%	Total Cost/Study \$2,350
Summary	Replacement Year 2030	Future Cost \$2,864

This is to replace the custom wood lockers.

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

Per client, 10/27/22, extend remaining life from 2023 to 2030.
2020- Per client 10/14/2020, increase remaining life from 2021 to 2023.
2003- Placed in service.

900 - Miscellaneous	Useful Life 20	Remaining Life 6
4 Chair & Table Dollies	Quantity 4	Unit of Measure Items
	Cost /Itm \$354	
	% Included 100.00%	Total Cost/Study \$1,414
Summary	Replacement Year 2028	Future Cost \$1,640

This is to replace the table and chair dollies.

2- chair dollies
2- table dollies

910 - Window Coverings	Useful Life 20	Remaining Life 14
CH Upstairs- Roller Sun Shades	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$2,522	
	% Included 100.00%	Total Cost/Study \$2,522
Summary	Replacement Year 2036	Future Cost \$3,564

This is to replace the clubhouse second story window coverings.

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

24500 - Audio / Visual

120 - Television	Useful Life 10	Remaining Life 0
Clubhouse	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,000	
	% Included 100.00%	Total Cost/Study \$1,000
Summary	Replacement Year 2022	Future Cost \$1,000

This is to replace the NEC 42" television.

2022- \$1,000 was expended, included mics, spekaer and hardware.
2020- Per client 10/14/2020, increase remaining life from 2021 to 2023.

24600 - Safety / Access

560 - Cameras	Useful Life 6	Remaining Life 0
8 Security Cameras	Quantity 8	Unit of Measure Items
	Cost /Itm \$108	
	% Included 100.00%	Total Cost/Study \$866
Summary	Replacement Year 2022	Future Cost \$866

This is to replace the video cameras.

2022- \$866 expended. Added as a reserve study component, cost per client direction.

25000 - Flooring

200 - Carpeting	Useful Life 15	Remaining Life 3
39 Sq. Yds. Clubhouse Office	Quantity 39	Unit of Measure Square Yard
	Cost /SqYd \$72.80	
	% Included 100.00%	Total Cost/Study \$2,839
Summary	Replacement Year 2025	Future Cost \$3,058

This is to replace the carpeting.

office- 287 sf
stairs to office- 65 sf

Per client, 10/27/22, extend remaining life from 2023 to 2025.
2020- Per client 10/14/2020, increase remaining life from 2021 to 2023.
2019- Remaining life extended to 2021.
2016- Per client, set remaining life to 2018. Per client 8/10/2016, set remaining life to 2017.

204 - Carpeting	Useful Life 15	Remaining Life 8
65 Sq. Yds. Clubhouse Lower Floor	Quantity 65	Unit of Measure Square Yard
	Cost /SqYd \$83.20	
	% Included 100.00%	Total Cost/Study \$5,408
Summary	Replacement Year 2030	Future Cost \$6,589

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 14
1,048 sf Downstairs Pool Bathroom Wall Tile	Quantity 1,048	Unit of Measure Square Feet
	Cost /SqFt \$14.09	
	% Included 100.00%	Total Cost/Study \$14,768
Summary	Replacement Year 2036	Future Cost \$20,867

This is to replace the wall tile.

2014- Placed in service

25000 - Flooring

700 - Vinyl	Useful Life 18	Remaining Life 3
1,895 sf Clubhouse	Quantity 1,895	Unit of Measure Square Feet
	Cost /SqFt \$7.07	
	% Included 100.00%	Total Cost/Study \$13,401
Summary	Replacement Year 2025	Future Cost \$14,432

This is to replace the vinyl plank flooring.

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

920 - Coatings	Useful Life 12	Remaining Life 4
734 sf CH Downstairs Pool Bathroom Epoxy	Quantity 734	Unit of Measure Square Feet
	Cost /SqFt \$11.44	
	% Included 100.00%	Total Cost/Study \$8,397
Summary	Replacement Year 2026	Future Cost \$9,269

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

2014- Placed in service.

924 - Coatings	Useful Life 12	Remaining Life 6
314 sf Pool Pass Building Office Epoxy Floor	Quantity 314	Unit of Measure Square Feet
	Cost /SqFt \$7.28	
	% Included 100.00%	Total Cost/Study \$2,286
Summary	Replacement Year 2028	Future Cost \$2,651

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

2016- Placed in service.

25500 - Wallcoverings

300 - FRP	Useful Life 25	Remaining Life 19
392 sf Pool Equipment Room	Quantity 392	Unit of Measure Square Feet
	Cost /SqFt \$4.12	
	% Included 100.00%	Total Cost/Study \$1,614
Summary	Replacement Year 2041	Future Cost \$2,581

This is to replace the wall fiberglass reinforced panels (FRP).

26000 - Outdoor Equipment

100 - Tot Lot: Play Equipment	Useful Life 18	Remaining Life 2
Playground- Little Tikes Structure	Quantity 1	Unit of Measure Items
	Cost /Itm \$11,768	
	% Included 100.00%	Total Cost/Study \$11,768
Summary	Replacement Year 2024	Future Cost \$12,363

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 14
2 Swing Sets	Quantity 2	Unit of Measure Items
	Cost /Itm \$1,768	
	% Included 100.00%	Total Cost/Study \$3,536
Summary	Replacement Year 2036	Future Cost \$4,996

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 \$5,000	
	% Included 100.00%	Total Cost/Study \$5,000
Summary	Replacement Year 2024	Future Cost \$5,253

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

2022- Per client 9/23/2022, change cost from \$900 to \$5,000, change remaining life from 2022 to 2024.
2021- Remaining life extended from 2021 to 2022 per client.

144 - Tot Lot: Safety Surface	Useful Life 20	Remaining Life 2
175 lf Tot Lot Safety Surface Border	Quantity 175	Unit of Measure Linear Feet
	Cost /l.f. \$19.76	
	% Included 100.00%	Total Cost/Study \$3,458
Summary	Replacement Year 2024	Future Cost \$3,633

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 \$354	
	% Included 100.00%	Total Cost/Study \$3,890
Summary	Replacement Year 2025	Future Cost \$4,189

This is to replace the plastic type picnic tables.

5- BBQ area
6- clubhouse

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

26000 - Outdoor Equipment

284 - Picnic Tables	Useful Life 18	Remaining Life 6
BBQ Area- Composite Type	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,061	
	% Included 100.00%	Total Cost/Study \$1,061
Summary	Replacement Year 2028	Future Cost \$1,230
This is to replace the composite type picnic table.		

288 - Picnic Tables	Useful Life 20	Remaining Life 6
3 Various Areas- 8' Wood	Quantity 3	Unit of Measure Items
	Cost /Itm \$941	
	% Included 100.00%	Total Cost/Study \$2,824
Summary	Replacement Year 2028	Future Cost \$3,275
This is to replace the 8' wood plank picnic tables.		

306 - Benches	Useful Life 15	Remaining Life 2
11 Various Area Benches	Quantity 11	Unit of Measure Items
	Cost /Itm \$702	
	% Included 100.00%	Total Cost/Study \$7,722
Summary	Replacement Year 2024	Future Cost \$8,113
This is to replace the composite and wood type benches.		
5- wood type		
6- composite type		

330 - Chairs	Useful Life 10	Remaining Life 3
5 Pool Sand Chairs	Quantity 5	Unit of Measure Items
	Cost /Itm \$354	
	% Included 100.00%	Total Cost/Study \$1,768
Summary	Replacement Year 2025	Future Cost \$1,904
This is to replace the Poly-Wood outdoor sand chairs.		

334 - Chairs	Useful Life 12	Remaining Life 7
40 Pool Vinyl Strap Chairs	Quantity 40	Unit of Measure Items
	Cost /Itm \$161	
	% Included 100.00%	Total Cost/Study \$6,448
Summary	Replacement Year 2029	Future Cost \$7,665
This is to replace the vinyl strap outdoor chairs.		

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

26000 - Outdoor Equipment

340 - Chaise Lounges	Useful Life 12	Remaining Life 7
56 Pool Lounges	Quantity 56	Unit of Measure Items
	Cost /Itm \$260	
	% Included 100.00%	Total Cost/Study \$14,560
Summary	Replacement Year 2029	Future Cost \$17,307

This is to replace the outdoor lounge chairs.

2017- Client reduced quantity from 76 to 40 and later to 56.
2016- Per client 8/4/2016 email, \$22,000 anticipated for 2017.

342 - Chairs	Useful Life 15	Remaining Life 10
15 Adirondack Chairs	Quantity 15	Unit of Measure Items
	Cost /Itm \$354	
	% Included 100.00%	Total Cost/Study \$5,304
Summary	Replacement Year 2032	Future Cost \$6,790

This is to replace the Adirondack chairs.

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

360 - Bear Boxes	Useful Life 20	Remaining Life 9
Clubhouse & Gazebo	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$2,808	
	% Included 100.00%	Total Cost/Study \$2,808
Summary	Replacement Year 2031	Future Cost \$3,507

This is to replace the bear boxes.

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

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

376 - Pet Stations	Useful Life 5	Remaining Life 2
4 Various Areas	Quantity 4	Unit of Measure Items
	Cost /Itm \$286	
	% Included 100.00%	Total Cost/Study \$1,144
Summary	Replacement Year 2024	Future Cost \$1,202

This is to replace the pet stations.

2022- Per client 9/23/2022, change remaining life from 2022 to 2024.
2017- Per client, increase replacement scope to 100% instead of periodic replacement.

26000 - Outdoor Equipment

380 - Garbage Receptacles	Useful Life 18	Remaining Life 11
12 Grounds	Quantity 12	Unit of Measure Items
	Cost /Itm \$702	
	% Included 100.00%	Total Cost/Study \$8,424
Summary	Replacement Year 2033	Future Cost \$11,053
This is to replace the Barco Products garbage containers.		
4- recycle		
8- trash		

480 - Drinking Fountain	Useful Life 20	Remaining Life 1
Tennis Court	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,592	
	% Included 100.00%	Total Cost/Study \$4,592
Summary	Replacement Year 2023	Future Cost \$4,706
This is to replace the Haws drinking fountain.		
2020- Per client 10/14/2020, increase remaining life from 2021 to 2023.		
2019- Remaining life extended to 2021.		
2016- Per client email 8/4/2016, replacement anticipated in 2018.		

786 - Umbrellas	Useful Life 1	Remaining Life 1
11 Pool (20%)	Quantity 11	Unit of Measure Items
	Cost /Itm \$520	Qty * \$/Itm \$5,720
	% Included 20.00%	Total Cost/Study \$1,144
Summary	Replacement Year 2023	Future Cost \$1,173
This is to replace the umbrellas.		
2021- Per client, change scope to 20% annual replacement.		

27000 - Appliances

200 - Refrigerator	Useful Life 12	Remaining Life 3
Clubhouse Kitchen	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,768	
	% Included 100.00%	Total Cost/Study \$1,768
Summary	Replacement Year 2025	Future Cost \$1,904
This is to replace the Samsung refrigerator.		
Per client, 10/27/22, extend remaining life from 2023 to 2025.		
2010- Placed in service.		

204 - Refrigerator	Useful Life 12	Remaining Life 6
Pool Pass Office	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,144	
	% Included 100.00%	Total Cost/Study \$1,144
Summary	Replacement Year 2028	Future Cost \$1,327
This is to replace the Hot Point refrigerator.		
2016- Placed in service.		

27000 - Appliances

260 - Cook Top Stove	Useful Life 12	Remaining Life 3
Clubhouse Kitchen- Stove Top	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,689	
	% Included 100.00%	Total Cost/Study \$2,689
Summary	Replacement Year 2025	Future Cost \$2,896

This is to replace the induction stove top.

2022- Per client 9/23/2022, change remaining life from 2029 to 2023. Per client, 10/27/22, extend remaining life from 2023 to 2025.

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

274 - Oven: Wall	Useful Life 12	Remaining Life 3
Clubhouse Kitchen	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,943	
	% Included 100.00%	Total Cost/Study \$2,943
Summary	Replacement Year 2025	Future Cost \$3,170

This is to replace the Whirlpool double wall oven.

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

2008- Placed in service.

284 - Microwave Oven	Useful Life 10	Remaining Life 3
Clubhouse Kitchen	Quantity 1	Unit of Measure Items
	Cost /Itm \$702	
	% Included 100.00%	Total Cost/Study \$702
Summary	Replacement Year 2025	Future Cost \$756

This is to replace the Emerson microwave oven.

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

29000 - Infrastructure

964 - Utilities	Useful Life 30	Remaining Life 23
Clubhouse	Quantity 1	Unit of Measure Building
	Cost /Bldg \$5,881	
	% Included 100.00%	Total Cost/Study \$5,881
Summary	Replacement Year 2045	Future Cost \$10,378

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 4
BBQ Area	Quantity 1	Unit of Measure Items
	Cost /Itm \$936	
	% Included 100.00%	Total Cost/Study \$936
Summary	Replacement Year 2026	Future Cost \$1,033

This is to replace the custom BBQ.

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

810 - Maintenance Equipment	Useful Life 10	Remaining Life 2
Aerator- Husqvarna	Quantity 1	Unit of Measure Items
	Cost /Itm \$9,757	
	% Included 100.00%	Total Cost/Study \$9,757
Summary	Replacement Year 2024	Future Cost \$10,251

This is to replace the rototiller.

Husqvarna model 968981102

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

814 - Maintenance Equipment	Useful Life 10	Remaining Life 4
Snow Blower- Honda HSS1332A	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,332	
	% Included 100.00%	Total Cost/Study \$4,332
Summary	Replacement Year 2026	Future Cost \$4,781

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

Honda model HSS1332A

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

818 - Maintenance Equipment	Useful Life 15	Remaining Life 1
Snow Blower- Honda HS828	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,943	
	% Included 100.00%	Total Cost/Study \$2,943
Summary	Replacement Year 2023	Future Cost \$3,017

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

Honda model HS828

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

2006- Placed in service.

01000 - Paving

100 - Asphalt: Sealing	Useful Life 6	Remaining Life 3
28,150 sf Parking Lot	Quantity 28,150	Unit of Measure Square Feet
	Cost /SqFt \$0.176	
	% Included 100.00%	Total Cost/Study \$4,968
Summary	Replacement Year N/A	Future Cost N/A

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

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

200 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 5
28,150 sf Parking Lot (3%)	Quantity 28,150	Unit of Measure Square Feet
	Cost /SqFt \$3.83	Qty * \$/SqFt \$107,736
	% Included 3.00%	Total Cost/Study \$3,232
Summary	Replacement Year N/A	Future Cost N/A

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

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

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

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

03000 - Painting: Exterior

400 - Wrought Iron	Useful Life 5	Remaining Life 5
684 lf Pool Perimeter & Tot Lot	Quantity 684	Unit of Measure Linear Feet
	Cost /l.f. \$10.40	
	% Included 100.00%	Total Cost/Study \$7,114
Summary	Replacement Year N/A	Future Cost N/A

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

6' pool perimeter- 620 lf

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

165 lf (2018)

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

17000 - Tennis Court

501 - Repair	Useful Life 4	Remaining Life 1	Treatment [nr:1]
Asphalt Repairs (2023 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$3,959		
	% Included 100.00%	Total Cost/Study	\$3,959
Summary	Replacement Year N/A	Future Cost	N/A
Per client, 10/14/2020, \$4,000 is anticipated for court surface repairs in 2023.			
2022- Per client 10/27/2022, delete this component.			

18000 - Landscaping

460 - Defensible Space	Useful Life 10	Remaining Life 6	
Open Space Fuel Reduction- Somerset	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$19,188		
	% Included 100.00%	Total Cost/Study	\$19,188
Summary	Replacement Year N/A	Future Cost	N/A
This is to maintain the defensible space perimeter around buildings and structures. This may include vegetation management, fuel reduction, tree pruning, fire breaks, etc.			
10565 Somerset APN 049-240-012 9.6 Acres			
2021- Per client 10/26/2021, remove from the reserve report. BRG excluded to obtain history.			
2020- Per client 10/14/2020, added as a reserve study component, cost and schedule per client direction.			
464 - Defensible Space	Useful Life 10	Remaining Life 6	
Open Space Fuel Reduction- The Strand	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$19,188		
	% Included 100.00%	Total Cost/Study	\$19,188
Summary	Replacement Year N/A	Future Cost	N/A
This is to maintain the defensible space perimeter around buildings and structures. This may include vegetation management, fuel reduction, tree pruning, fire breaks, etc.			
10028 The Strand APN 040-150-001 11.53 Acres			
2021- Per client 10/26/2021, remove from the reserve report. BRG excluded to obtain history.			
2020- Per client 10/14/2020, added as a reserve study component, cost and schedule per client direction.			
468 - Defensible Space	Useful Life 10	Remaining Life 7	
Open Space Fuel Reduction- Icknield Way	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$19,188		
	% Included 100.00%	Total Cost/Study	\$19,188
Summary	Replacement Year N/A	Future Cost	N/A
This is to maintain the defensible space perimeter around buildings and structures. This may include vegetation management, fuel reduction, tree pruning, fire breaks, etc.			
15179 Icknield Way APN 040-470-001 8.85 Acres			
2021- Per client 10/26/2021, remove from the reserve report. BRG excluded to obtain history.			
2020- Per client 10/14/2020, added as a reserve study component, cost and schedule per client direction.			

18000 - Landscaping

472 - Defensible Space	Useful Life 10	Remaining Life 7	
Open Space Fuel Reduction- Huntsman Leap	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$19,188		
	% Included 100.00%	Total Cost/Study	\$19,188
Summary	Replacement Year N/A	Future Cost	N/A

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

Huntsman Leap APN 040-270-010 3.79 Acres

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

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

476 - Defensible Space	Useful Life 10	Remaining Life 7	
Open Space Fuel Reduction- Tudor Lane	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$19,188		
	% Included 100.00%	Total Cost/Study	\$19,188
Summary	Replacement Year N/A	Future Cost	N/A

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

14310 Tudor Lane APN 040-280-036 2.45 Acres

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

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

480 - Defensible Space	Useful Life 10	Remaining Life 8	
Open Space Fuel Reduction- Kent Drive	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$19,188		
	% Included 100.00%	Total Cost/Study	\$19,188
Summary	Replacement Year N/A	Future Cost	N/A

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

Kent Drive APN 049-240-009 6.28 Acres

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

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

18000 - Landscaping

484 - Defensible Space	Useful Life 10	Remaining Life 7	
Open Space Fuel Reduction- Kent Drive	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$19,188		
	% Included 100.00%	Total Cost/Study	\$19,188
Summary	Replacement Year N/A	Future Cost	N/A

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

15269 Kent Drive APN 049-240-003 1 Acre

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

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

488 - Defensible Space	Useful Life 10	Remaining Life 8	
Open Space Fuel Reduction- Dorchester	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$19,188		
	% Included 100.00%	Total Cost/Study	\$19,188
Summary	Replacement Year N/A	Future Cost	N/A

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

10499 Dorchester Dr APN 040-290-032 24.52 Acres

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

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

18500 - Lakes / Ponds

990 - Miscellaneous	Useful Life 30	Remaining Life 16	
Pond Hlth Maintenance	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$4,118		
	% Included 100.00%	Total Cost/Study	\$4,118
Summary	Replacement Year N/A	Future Cost	N/A

This is to repair the pond drain.

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

2021- Work is anticipated per client.

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

22000 - Office Equipment

100 - Miscellaneous	Useful Life 6	Remaining Life 4	
Canon Fax Machine	Quantity 1	Unit of Measure	Items
	Cost /Itm \$291		
	% Included 100.00%	Total Cost/Study	\$291
Summary	Replacement Year N/A	Future Cost	N/A

This is to replace the Canon Image Class fax machine.

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

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
010000 - Paving							
340 - Asphalt: Major Repairs	\$138,819	25	23	28,150	\$4.93/SqFt		Parking Major Repairs
020000 - Concrete							
220 - Walkways	\$30,066	20	1	4,130	\$14.56/SqFt (50%)		Clubhouse Perimeter
400 - Pavers	\$83,982	30	24	8,240	\$10.19/SqFt		Pool Deck
040000 - Structural Repairs							
204 - Siding	\$16,322	25	9	2,242	\$14.56/SqFt (50%)		Clubhouse Exterior
208 - Siding	\$77,095	30	24	2,471	\$31.20/SqFt		Pool Building
550 - Bridge Maintenance	\$10,790	8	1	830	\$26.00/SqFt (50%)		Lake & School Boardwalk Decking
554 - Bridge Maintenance	\$3,884	3	2	830	\$46.80/SqFt (10%)		Lake & School Bdwk Structural
800 - Wood: Gazebo Repairs	\$1,591	10	1	900	\$1.77/SqFt		BBQ Area Shade Structure
912 - Doors	\$18,304	30	4	4	\$4,576/Itm		Clubhouse Storefront Type Doors 4 Of 9
914 - Doors	\$22,880	30	3	5	\$4,576/Itm		Clubhouse Storefront Type Doors 5 Of 9
916 - Doors	\$7,060	30	7	3	\$2,353/Itm		Clubhouse Slider Doors
920 - Doors	\$9,464	30	7	10	\$946/Itm		Clubhouse Interior Doors
924 - Doors	\$14,414	30	24	7	\$2,059/Itm		Pool Building
928 - Doors	\$1,175	30	24	1	\$1,175/Itm		Pool Building Overhead Roll-Up Door
936 - Windows	\$32,781	30	2	1	\$32,781/Itm		Northwest Replacements
940 - Windows	\$16,801	30	2	1	\$16,801/Itm		Northwest Replacements
944 - Windows	\$10,400	30	2	1	\$10,400/Itm		Office Interior To Greatroom Windows
948 - Windows	\$16,801	30	2	1	\$16,801/Itm		Southwest Replacements
952 - Windows	\$16,801	30	2	1	\$16,801/Itm		Front Replacements
045000 - Decking/Balconies							
100 - Composite	\$64,792	40	31	445	\$146/SqFt		CH Front Entry- Structural Mod
110 - Composite	\$20,826	40	11	445	\$46.80/SqFt		CH Front Entry-Decking/Railing Repair
120 - Wood	\$41,652	40	35	445	\$93.60/SqFt		CH- Northeast Structural Mod
130 - Composite	\$9,360	40	35	200	\$46.80/SqFt		CH Northeast Decking/Railing Only
140 - Wood	\$41,652	40	1	445	\$93.60/SqFt		CH Southwest Structural Mod
150 - Composite	\$8,611	40	1	184	\$46.80/SqFt		CH Southwest Decking/Railings

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
04500 - Decking/Balconies							
160 - Wood	\$75,899	40	2	890	\$85.28/SqFt		CH Northwest Structural Mod
170 - Composite	\$21,341	40	2	456	\$46.80/SqFt		CH Northwest Decking/Railings
960 - CA Mandated Inspections	\$1,560	9	2	2	\$780/Itm		Clubhouse Decks
05000 - Roofing							
440 - Pitched: Dimensional Composition	\$13,104	25	19	28	\$468/Sqrs		Pool Building
444 - Pitched: Dimensional Composition	\$4,212	25	3	9	\$468/Sqrs		BBQ Shade Structure
680 - Pitched: Metal	\$71,214	40	11	55	\$1,295/Sqrs		Clubhouse
780 - Heat Tape	\$1,830	10	4	110	\$16.64/l.f.		Pool Building Roof
08000 - Rehab							
100 - General	\$4,706	25	1	1	\$4,706/Bldg		Clubhouse
102 - General	\$5,000	15	1	12	\$417/Itm		Clubhouse - Floor Mats
104 - General	\$5,294	25	19	1	\$5,294/Rm		Pool Building Office
106 - Doors	\$10,000	15	1	40	\$250/Itm		Clubhouse - Rekey
220 - Restrooms	\$3,214	15	8	1	\$3,214/LS		Clubhouse Upstairs
224 - Bathrooms	\$14,560	20	12	2	\$7,280/Rm		Clubhouse Downstairs Pool Bathrooms
230 - Kitchen	\$26,000	25	3	1	\$26,000/Rm		Clubhouse
12000 - Pool							
110 - Resurface	\$40,622	10	4	252	\$161/l.f.		Lap Pool
114 - Resurface	\$15,392	10	1	51	\$302/l.f.		Wading Pool
200 - Edge: Tile, Coping, Mastic	\$13,104	24	18	252	\$52.00/l.f.		Lap Pool
204 - Edge: Tile, Coping, Mastic	\$3,200	24	1	51	\$62.75/l.f.		Wading Pool
400 - ADA Chair Lift	\$9,412	10	3	1	\$9,412/Itm		Wading Pool
640 - Deck: Replace	\$35,121	40	34	1	\$35,121/LS		Lap & Wading Pool Deck Pavers
700 - Chemical System	\$4,368	10	4	1	\$4,368/Sys		Lap Pool Acu-Trol AK110 Chemical Controller
702 - Chemical System	\$615	1	0	2	\$308/Itm		Lap Pool Acu-Trol AK110 Chemical Sensors
704 - Chemical System	\$4,368	10	4	1	\$4,368/Itm		Wading Pool Acu-Trol AK110 Chemical Controller
706 - Chemical System	\$624	1	1	2	\$312/Itm		Wading Pool Acu-Trol AK110 Chemical Sensors
708 - Chemical System	\$1,404	5	4	2	\$702/Itm		Lap Pool Stenner Pumps
712 - Chemical System	\$1,404	5	4	2	\$702/Itm		Wading Pool Stenner Pumps
714 - Drain Covers	\$2,356	5	3	1	\$2,356/LS		Pool Drain & Skimmer Covers
716 - Equipment: Replacement	\$4,160	10	3	1	\$4,160/Itm		Lap Pool Sondex Heat Exchanger
720 - Equipment: Replacement	\$1,404	20	14	2	\$702/Itm		Lap Pool Pressure Tanks
724 - Heater	\$32,000	15	4	1	\$32,000/Itm		Lap Pool Boiler

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
12000 - Pool							
728 - Heater	\$8,237	10	4	1	\$8,237/Itm		Wading Pool
730 - Filter	\$14,118	15	9	1	\$14,118/Itm		Lap Pool
732 - Filter	\$4,914	5	0	1	\$4,914/Itm		Lap Pool- Sand Replacement
734 - Filter	\$1,768	14	8	1	\$1,768/Itm		Wading Pool
736 - Filter	\$520	14	8	1	\$520/Itm		Wading Pool- Sand Replacement
738 - Pumps	\$2,500	25	0	1	\$2,500/Itm		Pool Pump VSD
740 - Pumps	\$2,116	8	2	1	\$2,116/Itm		Pool Grundfos Heater Pump
744 - Pumps	\$6,602	6	0	1	\$6,602/Itm		Lap Pool Pentair 7.5 HP Pump
748 - Pumps	\$1,950	8	1	1	\$1,950/Itm		Wading Pool Sta Rite 2 HP Pump
750 - Cover	\$7,296	8	1	1	\$7,296/Itm		Lap Pool
754 - Cover	\$1,409	8	1	1	\$1,409/Itm		Wading Pool
760 - Lane Ropes	\$2,644	5	1	225	\$11.75/l.f.		Lap Pool
950 - Furniture: Lifeguard Chair	\$2,106	10	3	3	\$702/Itm		Pool
990 - Storage Reel	\$3,058	10	3	1	\$3,058/Itm		Lap Pool Cover Reel
994 - Miscellaneous	\$15,990	10	3	3	\$5,330/Itm		Pool Sunshades
17000 - Tennis Court							
100 - Reseal	\$33,496	7	4	13,200	\$2.54/SqFt		[2] Tennis Courts
500 - Resurface	\$77,628	21	17	13,200	\$5.88/SqFt		[2] Tennis Courts
17500 - Basketball / Sport Court							
300 - Basketball Standard	\$1,768	15	4	1	\$1,768/Itm		Tennis Court
18000 - Landscaping							
100 - Irrigation: Misc.	\$15,061	20	17	1	\$15,061/LS		Sprinkler System
104 - Irrigation: Misc.	\$12,012	15	12	1	\$12,012/LS		Pool Area Landscaping/Irrigation
300 - Irrigation: Backflow Preventors	\$2,350	20	4	1	\$2,350/Itm		Clubhouse South Buried Backflow
400 - Turf Renovation	\$17,482	20	17	1	\$17,482/LS		Flag Pole Lawn
19000 - Fencing							
100 - Chain Link: 10'	\$3,162	30	26	76	\$41.60/l.f.		Mesh at Tennis Court Divider
130 - Chain Link: 10'	\$41,600	30	25	500	\$83.20/l.f.		Tennis Court Perimeter
224 - Wrought Iron	\$2,845	30	24	684	\$41.60/l.f. (10%)		Pool Perimeter
228 - Tubular Steel: 6'	\$4,976	30	26	165	\$30.16/l.f.		Tot Lot Perimeter
234 - Wrought Iron	\$25,609	30	9	684	\$41.60/l.f. (90%)		Pool Perimeter
340 - Wood: 6'	\$6,240	18	1	40	\$156/l.f.		Trash Enclosure
360 - Wood: Split Rail	\$4,968	25	10	281	\$17.68/l.f.		Clubhouse North Perimeter

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
20000 - Lighting							
100 - Exterior: Misc. Fixtures	\$936	15	2	10	\$93.60/Itm		Clubhouse
104 - Exterior: Misc. Fixtures	\$1,019	15	9	7	\$146/Itm		Pool Pass Building
21000 - Signage							
714 - Wood Monument	\$10,400	15	4	1	\$10,400/Itm		Cobble Base Monument W/Trellis/Signage-West Entry
718 - Wood Monument	\$6,240	15	2	1	\$6,240/Itm		Clubhouse Tri-Post Monument
722 - Wood Monument	\$6,240	15	4	1	\$6,240/Itm		All Wood Monument- East Entrance
22000 - Office Equipment							
200 - Computers, Misc.	\$1,113	5	0	1	\$1,113/Itm		Pass Office Laptop
210 - Computers, Misc.	\$1,310	5	4	1	\$1,310/Itm		Administration Office Desktop
218 - Computers, Misc.	\$1,310	5	4	1	\$1,310/Itm		Clerical Office Desktop
220 - Computers, Misc.	\$1,310	5	4	1	\$1,310/Itm		GM Office Desktop
222 - Computers, Misc.	\$1,425	5	5	2	\$712/Itm		Office Laptops
223 - Computers, Misc.	\$1,071	1	0	1	\$1,071/LS [nr:1]		Office Laptops (2022 Only)
230 - Computers, Misc.	\$3,120	4	1	1	\$3,120/LS		Pool System- Printer, Scanner, Software
260 - iPad	\$890	5	0	1	\$890/Itm		iPad
300 - Copier	\$10,587	10	1	1	\$10,587/Itm		Office Copier
23000 - Mechanical Equipment							
200 - Furnace	\$11,767	15	3	2	\$5,883/Itm		Clubhouse- Furnaces #4 & #2
210 - HVAC	\$2,590	10	1	1	\$2,590/Itm		Clubhouse Office Air Conditioner
600 - Water Heater	\$3,531	12	2	1	\$3,531/Itm		Clubhouse
24000 - Furnishings							
200 - Chairs	\$2,334	5	1	66	\$35.36/Itm		Clubhouse- Padded Folding Chairs
204 - Chairs	\$1,555	18	4	65	\$23.92/Itm		Clubhouse- Non Padded Folding Chairs
330 - Tables	\$4,784	20	1	23	\$208/Itm		Folding Tables
334 - Tables	\$510	20	6	7	\$72.80/Itm		Square Folding Tables
620 - Office Desk, Chair	\$2,288	10	4	2	\$1,144/Itm		Office Sets
622 - Office Desk, Chair	\$686	10	6	1	\$686/Itm		Office Set
680 - Lockers	\$2,350	18	8	1	\$2,350/Itm		Clubhouse Lower Floor
900 - Miscellaneous	\$1,414	20	6	4	\$354/Itm		Chair & Table Dollies
910 - Window Coverings	\$2,522	20	14	1	\$2,522/LS		CH Upstairs- Roller Sun Shades
24500 - Audio / Visual							
120 - Television	\$1,000	10	0	1	\$1,000/Itm		Clubhouse

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
246000 - Safety / Access							
560 - Cameras	\$866	6	0	8	\$108/Itm		Security Cameras
250000 - Flooring							
200 - Carpeting	\$2,839	15	3	39	\$72.80/SqYd		Clubhouse Office
204 - Carpeting	\$5,408	15	8	65	\$83.20/SqYd		Clubhouse Lower Floor
400 - Tile	\$14,768	22	14	1,048	\$14.09/SqFt		Downstairs Pool Bathroom Wall Tile
700 - Vinyl	\$13,401	18	3	1,895	\$7.07/SqFt		Clubhouse
920 - Coatings	\$8,397	12	4	734	\$11.44/SqFt		CH Downstairs Pool Bathroom Epoxy
924 - Coatings	\$2,286	12	6	314	\$7.28/SqFt		Pool Pass Building Office Epoxy Floor
255000 - Wallcoverings							
300 - FRP	\$1,614	25	19	392	\$4.12/SqFt		Pool Equipment Room
260000 - Outdoor Equipment							
100 - Tot Lot: Play Equipment	\$11,768	18	2	1	\$11,768/Itm		Playground- Little Tikes Structure
104 - Tot Lot: Play Equipment	\$3,536	25	14	2	\$1,768/Itm		Swing Sets
140 - Tot Lot: Safety Surface	\$5,000	10	2	1	\$5,000/LS		Tot Lot
144 - Tot Lot: Safety Surface	\$3,458	20	2	175	\$19.76/l.f.		Tot Lot Safety Surface Border
280 - Picnic Tables	\$3,890	18	3	11	\$354/Itm		Clubhouse Deck & BBQ Area- Plastic Type
284 - Picnic Tables	\$1,061	18	6	1	\$1,061/Itm		BBQ Area- Composite Type
288 - Picnic Tables	\$2,824	20	6	3	\$941/Itm		Various Areas- 8' Wood
306 - Benches	\$7,722	15	2	11	\$702/Itm		Various Area Benches
330 - Chairs	\$1,768	10	3	5	\$354/Itm		Pool Sand Chairs
334 - Chairs	\$6,448	12	7	40	\$161/Itm		Pool Vinyl Strap Chairs
340 - Chaise Lounges	\$14,560	12	7	56	\$260/Itm		Pool Lounges
342 - Chairs	\$5,304	15	10	15	\$354/Itm		Adirondack Chairs
360 - Bear Boxes	\$2,808	20	9	1	\$2,808/LS		Clubhouse & Gazebo
376 - Pet Stations	\$1,144	5	2	4	\$286/Itm		Various Areas
380 - Garbage Receptacles	\$8,424	18	11	12	\$702/Itm		Grounds
480 - Drinking Fountain	\$4,592	20	1	1	\$4,592/Itm		Tennis Court
786 - Umbrellas	\$1,144	1	1	11	\$520/Itm (20%)		Pool
270000 - Appliances							
200 - Refrigerator	\$1,768	12	3	1	\$1,768/Itm		Clubhouse Kitchen
204 - Refrigerator	\$1,144	12	6	1	\$1,144/Itm		Pool Pass Office
260 - Cook Top Stove	\$2,689	12	3	1	\$2,689/Itm		Clubhouse Kitchen- Stove Top
274 - Oven: Wall	\$2,943	12	3	1	\$2,943/Itm		Clubhouse Kitchen
284 - Microwave Oven	\$702	10	3	1	\$702/Itm		Clubhouse Kitchen

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
29000 - Infrastructure							
964 - Utilities	\$5,881	30	23	1	\$5,881/Bldg		Clubhouse
30000 - Miscellaneous							
200 - BBQ	\$936	15	4	1	\$936/Itm		BBQ Area
810 - Maintenance Equipment	\$9,757	10	2	1	\$9,757/Itm		Aerator- Husqvarna
814 - Maintenance Equipment	\$4,332	10	4	1	\$4,332/Itm		Snow Blower- Honda HSS1332A
818 - Maintenance Equipment	\$2,943	15	1	1	\$2,943/Itm		Snow Blower- Honda HS828

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
01000 - Paving							
100 - Asphalt: Sealing	\$4,968	6	3	28,150	\$.18/SqFt		Parking Lot
200 - Asphalt: Ongoing Repairs	\$3,232	5	5	28,150	\$3.83/SqFt (3%)		Parking Lot
03000 - Painting: Exterior							
400 - Wrought Iron	\$7,114	5	5	684	\$10.40/l.f.		Pool Perimeter & Tot Lot
17000 - Tennis Court							
501 - Repair	\$3,959	4	1	1	\$3,959/LS [nr:1]		Asphalt Repairs (2023 Only)
18000 - Landscaping							
460 - Defensible Space	\$19,188	10	6	1	\$19,188/LS		Open Space Fuel Reduction- Somerset
464 - Defensible Space	\$19,188	10	6	1	\$19,188/LS		Open Space Fuel Reduction- The Strand
468 - Defensible Space	\$19,188	10	7	1	\$19,188/LS		Open Space Fuel Reduction- Icknield Way
472 - Defensible Space	\$19,188	10	7	1	\$19,188/LS		Open Space Fuel Reduction- Huntsman Leap
476 - Defensible Space	\$19,188	10	7	1	\$19,188/LS		Open Space Fuel Reduction- Tudor Lane
480 - Defensible Space	\$19,188	10	8	1	\$19,188/LS		Open Space Fuel Reduction- Kent Drive
484 - Defensible Space	\$19,188	10	7	1	\$19,188/LS		Open Space Fuel Reduction- Kent Drive
488 - Defensible Space	\$19,188	10	8	1	\$19,188/LS		Open Space Fuel Reduction- Dorchester
18500 - Lakes / Ponds							
990 - Miscellaneous	\$4,118	30	16	1	\$4,118/LS		Pond Hlth Maintenance
22000 - Office Equipment							
100 - Miscellaneous	\$291	6	4	1	\$291/itm		Canon Fax Machine

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
2022			
12000 - Pool			
702 - Chemical System 2 Lap Pool Acu-Trol AK110 Chemical Sensors	1	615	
732 - Filter Lap Pool- Sand Replacement	5	4,914	
738 - Pumps Pool Pump VSD	25	2,500	
744 - Pumps Lap Pool Pentair 7.5 HP Pump	6	6,602	
Total 12000 - Pool:		14,631	14,631
22000 - Office Equipment			
200 - Computers, Misc. Pass Office Laptop	5	1,113	
223 - Computers, Misc. Office Laptops (2022 Only)[nr:1]	1	1,071	
260 - iPad iPad	5	890	
Total 22000 - Office Equipment:		3,074	3,074
24500 - Audio / Visual			
120 - Television Clubhouse	10	1,000	
24600 - Safety / Access			
560 - Cameras 8 Security Cameras	6	866	
Total 2022:		19,571	
2023			
02000 - Concrete			
220 - Walkways 4,130 sf Clubhouse Perimeter (50%)	20	30,066	30,818
04000 - Structural Repairs			
550 - Bridge Maintenance 830 sf Lake & School Boardwalk Decking (50%)	8	10,790	11,060
800 - Wood: Gazebo Repairs 900 sf BBQ Area Shade Structure	10	1,591	1,631
Total 04000 - Structural Repairs:		12,381	12,691
04500 - Decking/Balconies			
140 - Wood 445 sf CH Southwest Structural Mod	40	41,652	42,693
150 - Composite 184 sf CH Southwest Decking/Railings	40	8,611	8,826
Total 04500 - Decking/Balconies:		50,263	51,519
08000 - Rehab			
100 - General Clubhouse	25	4,706	4,824

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2023			
08000 - Rehab			
102 - General 12 Clubhouse - Floor Mats	15	5,000	5,125
106 - Doors 40 Clubhouse - Rekey	15	10,000	10,250
Total 08000 - Rehab:		19,706	20,199
12000 - Pool			
114 - Resurface 51 lf Wading Pool	10	15,392	15,777
204 - Edge: Tile, Coping, Mastic 51 lf Wading Pool	24	3,200	3,280
702 - Chemical System 2 Lap Pool Acu-Trol AK110 Chemical Sensors	1	615	630
706 - Chemical System 2 Wading Pool Acu-Trol AK110 Chemical Sensors	1	624	640
748 - Pumps Wading Pool Sta Rite 2 HP Pump	8	1,950	1,999
750 - Cover Lap Pool	8	7,296	7,478
754 - Cover Wading Pool	8	1,409	1,444
760 - Lane Ropes 225 lf Lap Pool	5	2,644	2,710
Total 12000 - Pool:		33,130	33,958
19000 - Fencing			
340 - Wood: 6' 40 lf Trash Enclosure	18	6,240	6,396
22000 - Office Equipment			
230 - Computers, Misc. Pool System- Printer, Scanner, Software	4	3,120	3,198
300 - Copier Office Copier	10	10,587	10,852
Total 22000 - Office Equipment:		13,707	14,050
23000 - Mechanical Equipment			
210 - HVAC Clubhouse Office Air Conditioner	10	2,590	2,654
24000 - Furnishings			
200 - Chairs 66 Clubhouse- Padded Folding Chairs	5	2,334	2,392
330 - Tables 23 Folding Tables	20	4,784	4,904
Total 24000 - Furnishings:		7,118	7,296
26000 - Outdoor Equipment			
480 - Drinking Fountain Tennis Court	20	4,592	4,706
786 - Umbrellas 11 Pool (20%)	1	1,144	1,173
Total 26000 - Outdoor Equipment:		5,736	5,879
30000 - Miscellaneous			
818 - Maintenance Equipment Snow Blower- Honda HS828	15	2,943	3,017

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2023			
	Total 2023:	183,880	188,477
2024			
04000 - Structural Repairs			
554 - Bridge Maintenance 830 sf Lake & School Bdwk Structural (10%)	3	3,884	4,081
936 - Windows Northwest Replacements	30	32,781	34,440
940 - Windows Northeast Replacements	30	16,801	17,652
944 - Windows Office Interior To Greatroom Windows	30	10,400	10,927
948 - Windows Southwest Replacements	30	16,801	17,652
952 - Windows Front Replacements	30	16,801	17,652
Total 04000 - Structural Repairs:		97,468	102,404
04500 - Decking/Balconies			
160 - Wood 890 sf CH Northwest Structural Mod	40	75,899	79,742
170 - Composite 456 sf CH Northwest Decking/Railings	40	21,341	22,421
960 - CA Mandated Inspections 2 Clubhouse Decks	9	1,560	1,639
Total 04500 - Decking/Balconies:		98,800	103,802
12000 - Pool			
702 - Chemical System 2 Lap Pool Acu-Trol AK110 Chemical Sensors	1	615	646
706 - Chemical System 2 Wading Pool Acu-Trol AK110 Chemical Sensors	1	624	656
740 - Pumps Pool Grundfos Heater Pump	8	2,116	2,224
Total 12000 - Pool:		3,355	3,526
20000 - Lighting			
100 - Exterior: Misc. Fixtures 10 Clubhouse	15	936	983
21000 - Signage			
718 - Wood Monument Clubhouse Tri-Post Monument	15	6,240	6,556
23000 - Mechanical Equipment			
600 - Water Heater Clubhouse	12	3,531	3,710
26000 - Outdoor Equipment			
100 - Tot Lot: Play Equipment Playground- Little Tikes Structure	18	11,768	12,363
140 - Tot Lot: Safety Surface Tot Lot	10	5,000	5,253
144 - Tot Lot: Safety Surface 175 lf Tot Lot Safety Surface Border	20	3,458	3,633
306 - Benches 11 Various Area Benches	15	7,722	8,113

<i>Reserve Component</i>	<i>Life Useful</i>	<i>Current Replacement Cost</i>	<i>Forecast Inflated Cost @ 2.50%</i>
2024			
26000 - Outdoor Equipment			
376 - Pet Stations 4 Various Areas	5	1,144	1,202
786 - Umbrellas 11 Pool (20%)	1	1,144	1,202
Total 26000 - Outdoor Equipment:		30,236	31,766
30000 - Miscellaneous			
810 - Maintenance Equipment Aerator- Husqvarna	10	9,757	10,251
Total 2024:		250,323	262,998

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

Browning Reserve Group, LLC ("BRG") prepared a reserve study for the Association during the 2022 fiscal year. This was done to help determine the Association's reserve contribution for the next fiscal year (2023) 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 2022 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, 2021. You will notice in Section III, Reserve Fund Balance Forecast, a Beginning Reserve Balance of \$502,932 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 2022, and estimates an ending reserve fund balance. Again, see Section III and the 2022 ending reserve balance estimate of \$589,984.

"Re-building" the first year of the study as mentioned above simply means using the 2022 adopted budget for the 2022 reserve contribution. Finally, the 2022 reserve expenses both actual and projected are estimated.

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

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

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

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

Please see Section V - Reserve Fund Balance Forecast.

Browning Reserve Group, LLC

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
01000 - Paving						
340 - Asphalt: Major Repairs 28,150 sf Parking Major Repairs	138,819	25	23	11,106	17,075	9,548
02000 - Concrete						
220 - Walkways 4,130 sf Clubhouse Perimeter (50%)	30,066	20	1	28,563	30,818	1,501
400 - Pavers 8,240 sf Pool Deck	83,982	30	24	16,796	20,086	4,934
04000 - Structural Repairs						
204 - Siding 2,242 sf Clubhouse Exterior (50%)	16,322	25	9	10,446	11,376	794
208 - Siding 2,471 sf Pool Building	77,095	30	24	15,419	18,439	4,529
550 - Bridge Maintenance 830 sf Lake & School Boardwalk Decking (50%)	10,790	8	1	9,441	11,060	1,347
554 - Bridge Maintenance 830 sf Lake & School Bdwk Structural (10%)	3,884	3	2	1,295	2,654	1,326
800 - Wood: Gazebo Repairs 900 sf BBQ Area Shade Structure	1,591	10	1	1,432	1,631	159
912 - Doors 4 Clubhouse Storefront Type Doors 4 Of 9	18,304	30	4	15,863	16,885	656
914 - Doors 5 Clubhouse Storefront Type Doors 5 Of 9	22,880	30	3	20,592	21,889	800
916 - Doors 3 Clubhouse Slider Doors	7,060	30	7	5,413	5,789	273
920 - Doors 10 Clubhouse Interior Doors	9,464	30	7	7,256	7,760	365
924 - Doors 7 Pool Building	14,414	30	24	2,883	3,447	847
928 - Doors Pool Building Overhead Roll-Up Door	1,175	30	24	235	281	69
936 - Windows Northwest Replacements	32,781	30	2	30,595	32,480	1,119
940 - Windows Northeast Replacements	16,801	30	2	15,681	16,647	573
944 - Windows Office Interior To Greatroom Windows	10,400	30	2	9,707	10,305	355
948 - Windows Southwest Replacements	16,801	30	2	15,681	16,647	573
952 - Windows Front Replacements	16,801	30	2	15,681	16,647	573
04500 - Decking/Balconies						
100 - Composite 445 sf CH Front Entry- Structural Mod	64,792	40	31	14,578	16,603	0
110 - Composite 445 sf CH Front Entry-Decking/Railing Repair	20,826	40	11	15,099	16,010	666
120 - Wood 445 sf CH- Northeast Structural Mod	41,652	40	35	5,207	6,404	0
130 - Composite 200 sf CH Northeast Decking/Railing Only	9,360	40	35	1,170	1,439	0
140 - Wood 445 sf CH Southwest Structural Mod	41,652	40	1	40,611	42,693	1,040
150 - Composite 184 sf CH Southwest Decking/Railings	8,611	40	1	8,396	8,826	215

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
04500 - Decking/Balconies						
160 - Wood 890 sf CH Northwest Structural Mod	75,899	40	2	72,104	75,852	1,943
170 - Composite 456 sf CH Northwest Decking/Railings	21,341	40	2	20,274	21,327	546
960 - CA Mandated Inspections 2 Clubhouse Decks	1,560	9	2	1,213	1,421	177
05000 - Roofing						
440 - Pitched: Dimensional Composition 28 Squares- Pool Building	13,104	25	19	3,145	3,761	817
444 - Pitched: Dimensional Composition 9 Squares- BBQ Shade Structure	4,212	25	3	3,707	3,972	177
680 - Pitched: Metal 55 Squares- Clubhouse	71,214	40	11	51,630	54,746	2,276
780 - Heat Tape 110 If Pool Building Roof	1,830	10	4	1,098	1,313	197
08000 - Rehab						
100 - General Clubhouse	4,706	25	1	4,518	4,824	188
102 - General 12 Clubhouse - Floor Mats	5,000	15	1	4,667	5,125	333
104 - General Pool Building Office	5,294	25	19	1,270	1,519	330
106 - Doors 40 Clubhouse - Rekey	10,000	15	1	9,333	10,250	666
220 - Restrooms Clubhouse Upstairs	3,214	15	8	1,500	1,757	254
224 - Bathrooms 2 Clubhouse Downstairs Pool Bathrooms	14,560	20	12	5,824	6,716	954
230 - Kitchen Clubhouse	26,000	25	3	22,880	24,518	1,091
12000 - Pool						
110 - Resurface 252 If Lap Pool	40,622	10	4	24,373	29,147	4,369
114 - Resurface 51 If Wading Pool	15,392	10	1	13,853	15,777	1,537
200 - Edge: Tile, Coping, Mastic 252 If Lap Pool	13,104	24	18	3,276	3,918	830
204 - Edge: Tile, Coping, Mastic 51 If Wading Pool	3,200	24	1	3,067	3,280	133
400 - ADA Chair Lift Wading Pool	9,412	10	3	6,588	7,718	988
640 - Deck: Replace Lap & Wading Pool Deck Pavers	35,121	40	34	5,268	6,300	0
700 - Chemical System Lap Pool Acu-Trol AK110 Chemical Controller	4,368	10	4	2,621	3,134	470
702 - Chemical System 2 Lap Pool Acu-Trol AK110 Chemical Sensors	615	1	0	615	630	599
704 - Chemical System Wading Pool Acu-Trol AK110 Chemical Controller	4,368	10	4	2,621	3,134	470
706 - Chemical System 2 Wading Pool Acu-Trol AK110 Chemical Sensors	624	1	1	312	640	312
708 - Chemical System 2 Lap Pool Stenner Pumps	1,404	5	4	281	576	302
712 - Chemical System 2 Wading Pool Stenner Pumps	1,404	5	4	281	576	302
714 - Drain Covers Pool Drain & Skimmer Covers	2,356	5	3	942	1,449	494
716 - Equipment: Replacement Lap Pool Sondex Heat Exchanger	4,160	10	3	2,912	3,411	437
720 - Equipment: Replacement 2 Lap Pool Pressure Tanks	1,404	20	14	421	504	97
724 - Heater	32,000	15	4	23,467	26,240	2,295

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
12000 - Pool						
Lap Pool Boiler						
728 - Heater Wading Pool	8,237	10	4	4,942	5,910	886
730 - Filter Lap Pool	14,118	15	9	5,647	6,753	1,145
732 - Filter Lap Pool- Sand Replacement	4,914	5	0	4,914	1,007	958
734 - Filter Wading Pool	1,768	14	8	758	906	150
736 - Filter Wading Pool- Sand Replacement	520	14	8	223	267	44
738 - Pumps Pool Pump VSD	2,500	25	0	2,500	103	97
740 - Pumps Pool Grundfos Heater Pump	2,116	8	2	1,587	1,898	271
744 - Pumps Lap Pool Pentair 7.5 HP Pump	6,602	6	0	6,602	1,128	1,072
748 - Pumps Wading Pool Sta Rite 2 HP Pump	1,950	8	1	1,706	1,999	243
750 - Cover Lap Pool	7,296	8	1	6,384	7,478	911
754 - Cover Wading Pool	1,409	8	1	1,233	1,444	176
760 - Lane Ropes 225 lf Lap Pool	2,644	5	1	2,115	2,710	528
950 - Furniture: Lifeguard Chair 3 Pool	2,106	10	3	1,474	1,727	221
990 - Storage Reel Lap Pool Cover Reel	3,058	10	3	2,140	2,507	321
994 - Miscellaneous 3 Pool Sunshades	15,990	10	3	11,193	13,112	1,678
17000 - Tennis Court						
100 - Reseal 13,200 sf [2] Tennis Courts	33,496	7	4	14,356	19,619	5,147
500 - Resurface 13,200 sf [2] Tennis Courts	77,628	21	17	14,786	18,945	5,481
17500 - Basketball / Sport Court						
300 - Basketball Standard Tennis Court	1,768	15	4	1,297	1,450	127
18000 - Landscaping						
100 - Irrigation: Misc. Sprinkler System	15,061	20	17	2,259	3,088	1,117
104 - Irrigation: Misc. Pool Area Landscaping/Irrigation	12,012	15	12	2,402	3,283	1,049
300 - Irrigation: Backflow Preventors Clubhouse South Buried Backflow	2,350	20	4	1,880	2,048	126
400 - Turf Renovation Flag Pole Lawn	17,482	20	17	2,622	3,584	1,296
19000 - Fencing						
100 - Chain Link: 10' 76 lf Mesh at Tennis Court Divider	3,162	30	26	422	540	195
130 - Chain Link: 10' 500 lf Tennis Court Perimeter	41,600	30	25	6,933	8,528	2,505
224 - Wrought Iron 684 lf Pool Perimeter (10%)	2,845	30	24	569	681	167
228 - Tubular Steel: 6' 165 lf Tot Lot Perimeter	4,976	30	26	664	850	307
234 - Wrought Iron 684 lf Pool Perimeter (90%)	25,609	30	9	17,926	19,249	1,039
340 - Wood: 6' 40 lf Trash Enclosure	6,240	18	1	5,893	6,396	346
360 - Wood: Split Rail	4,968	25	10	2,981	3,259	248

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
19000 - Fencing						
281 If Clubhouse North Perimeter						
20000 - Lighting						
100 - Exterior: Misc. Fixtures 10 Clubhouse	936	15	2	811	895	64
104 - Exterior: Misc. Fixtures 7 Pool Pass Building	1,019	15	9	408	488	83
21000 - Signage						
714 - Wood Monument Cobble Base Monument W/Trellis/Signage-West Entry	10,400	15	4	7,627	8,528	746
718 - Wood Monument Clubhouse Tri-Post Monument	6,240	15	2	5,408	5,970	426
722 - Wood Monument All Wood Monument- East Entrance	6,240	15	4	4,576	5,117	447
22000 - Office Equipment						
200 - Computers, Misc. Pass Office Laptop	1,113	5	0	1,113	228	217
210 - Computers, Misc. Administration Office Desktop	1,310	5	4	262	537	282
218 - Computers, Misc. Clerical Office Desktop	1,310	5	4	262	537	282
220 - Computers, Misc. GM Office Desktop	1,310	5	4	262	537	282
222 - Computers, Misc. 2 Office Laptops	1,425	5	5	237	292	262
223 - Computers, Misc. Office Laptops (2022 Only)[nr:1]	1,071	1	0	1,071	0	0
230 - Computers, Misc. Pool System- Printer, Scanner, Software	3,120	4	1	2,340	3,198	779
260 - iPad iPad	890	5	0	890	182	173
300 - Copier Office Copier	10,587	10	1	9,528	10,852	1,057
23000 - Mechanical Equipment						
200 - Furnace 2 Clubhouse- Furnaces #4 & #2	11,767	15	3	9,413	10,453	823
210 - HVAC Clubhouse Office Air Conditioner	2,590	10	1	2,331	2,654	259
600 - Water Heater Clubhouse	3,531	12	2	2,942	3,317	301
24000 - Furnishings						
200 - Chairs 66 Clubhouse- Padded Folding Chairs	2,334	5	1	1,867	2,392	466
204 - Chairs 65 Clubhouse- Non Padded Folding Chairs	1,555	18	4	1,209	1,328	93
330 - Tables 23 Folding Tables	4,784	20	1	4,545	4,904	239
334 - Tables 7 Square Folding Tables	510	20	6	357	392	29
620 - Office Desk, Chair 2 Office Sets	2,288	10	4	1,373	1,642	246
622 - Office Desk, Chair Office Set	686	10	6	275	352	78
680 - Lockers Clubhouse Lower Floor	2,350	18	8	1,306	1,472	155
900 - Miscellaneous 4 Chair & Table Dollies	1,414	20	6	990	1,087	80
910 - Window Coverings CH Upstairs- Roller Sun Shades	2,522	20	14	757	905	174
24500 - Audio / Visual						
120 - Television Clubhouse	1,000	10	0	1,000	103	97

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
24600 - Safety / Access						
560 - Cameras 8 Security Cameras	866	6	0	866	148	141
25000 - Flooring						
200 - Carpeting 39 Sq. Yds. Clubhouse Office	2,839	15	3	2,271	2,522	199
204 - Carpeting 65 Sq. Yds. Clubhouse Lower Floor	5,408	15	8	2,524	2,956	428
400 - Tile 1,048 sf Downstairs Pool Bathroom Wall Tile	14,768	22	14	5,370	6,193	924
700 - Vinyl 1,895 sf Clubhouse	13,401	18	3	11,168	12,210	781
920 - Coatings 734 sf CH Downstairs Pool Bathroom Epoxy	8,397	12	4	5,598	6,455	753
924 - Coatings 314 sf Pool Pass Building Office Epoxy Floor	2,286	12	6	1,143	1,367	215
25500 - Wallcoverings						
300 - FRP 392 sf Pool Equipment Room	1,614	25	19	387	463	101
26000 - Outdoor Equipment						
100 - Tot Lot: Play Equipment Playground- Little Tikes Structure	11,768	18	2	10,460	11,392	669
104 - Tot Lot: Play Equipment 2 Swing Sets	3,536	25	14	1,556	1,740	195
140 - Tot Lot: Safety Surface Tot Lot	5,000	10	2	4,000	4,613	512
144 - Tot Lot: Safety Surface 175 lf Tot Lot Safety Surface Border	3,458	20	2	3,112	3,367	177
280 - Picnic Tables 11 Clubhouse Deck & BBQ Area- Plastic Type	3,890	18	3	3,241	3,544	227
284 - Picnic Tables BBQ Area- Composite Type	1,061	18	6	707	785	67
288 - Picnic Tables 3 Various Areas- 8' Wood	2,824	20	6	1,977	2,171	160
306 - Benches 11 Various Area Benches	7,722	15	2	6,692	7,387	527
330 - Chairs 5 Pool Sand Chairs	1,768	10	3	1,238	1,450	186
334 - Chairs 40 Pool Vinyl Strap Chairs	6,448	12	7	2,687	3,305	622
340 - Chaise Lounges 56 Pool Lounges	14,560	12	7	6,067	7,462	1,405
342 - Chairs 15 Adirondack Chairs	5,304	15	10	1,768	2,175	441
360 - Bear Boxes Clubhouse & Gazebo	2,808	20	9	1,544	1,727	171
376 - Pet Stations 4 Various Areas	1,144	5	2	686	938	234
380 - Garbage Receptacles 12 Grounds	8,424	18	11	3,276	3,838	598
480 - Drinking Fountain Tennis Court	4,592	20	1	4,362	4,706	229
786 - Umbrellas 11 Pool (20%)	1,144	1	1	572	1,173	571
27000 - Appliances						
200 - Refrigerator Clubhouse Kitchen	1,768	12	3	1,326	1,510	155
204 - Refrigerator Pool Pass Office	1,144	12	6	572	684	108
260 - Cook Top Stove Clubhouse Kitchen- Stove Top	2,689	12	3	2,017	2,297	235
274 - Oven: Wall Clubhouse Kitchen	2,943	12	3	2,207	2,514	257

<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>2022 Fully Funded Balance</i>	<i>2023 Fully Funded Balance</i>	<i>2023 Line Item Contribution based on Cash Flow Method</i>
27000 - Appliances						
284 - Microwave Oven Clubhouse Kitchen	702	10	3	491	576	74
29000 - Infrastructure						
964 - Utilities Clubhouse	5,881	30	23	1,372	1,608	337
30000 - Miscellaneous						
200 - BBQ BBQ Area	936	15	4	686	768	67
810 - Maintenance Equipment Aerator- Husqvarna	9,757	10	2	7,806	9,001	999
814 - Maintenance Equipment Snow Blower- Honda HSS1332A	4,332	10	4	2,599	3,108	466
818 - Maintenance Equipment Snow Blower- Honda HS828	2,943	15	1	2,747	3,017	196
				[A]	[B]	
Totals	1,720,666			909,873	1,005,423	105,262
				[EndBal] [A]	[EndBal] [B]	
Percent Funded				64.84%	50.95%	

Terms & Definitions CAI

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

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

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

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

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

CURRENT REPLACEMENT COST: See "Replacement Cost."

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

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

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

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

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

or

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

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

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

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

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

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

FUNDING PRINCIPLES:

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

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

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

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

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

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

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

RESERVE PROVIDER: An individual that prepares Reserve Studies.

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

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

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

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

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

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

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

Terms & Definitions BRG

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

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

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

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

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

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

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



RESERVE STUDY

Member Distribution Materials

Glenshire Devonshire Residents Association

Update w/o Site Visit Review

2022 Update- 4

Published - November 09, 2022

Prepared for the 2023 Fiscal Year

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

November 09, 2022

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, LLC prepared this Update w/o Site Visit Review for the January 1, 2023 - December 31, 2023 fiscal year.

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

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

Funding Assessment

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

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

Glenshire Devonshire Residents Association
California Member Summary
2022 Update- 4
Prepared for the 2023 Fiscal Year

Reserve Component	Current Replacement Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
01000 - Paving	138,819	25-25	23-23	11,106	17,075	9,548
02000 - Concrete	114,048	20-30	1-24	45,360	50,904	6,435
04000 - Structural Repairs	276,565	3-30	1-24	177,620	193,939	14,359
04500 - Decking/Balconies	285,693	9-40	1-35	178,652	190,576	4,587
05000 - Roofing	90,360	10-40	3-19	59,580	63,792	3,466
08000 - Rehab	68,773	15-25	1-19	49,992	54,708	3,816
12000 - Pool	244,782	1-40	0-34	144,317	155,380	22,335
17000 - Tennis Court	111,124	7-21	4-17	29,142	38,564	10,628
17500 - Basketball / Sport Court	1,768	15-15	4-4	1,297	1,450	127
18000 - Landscaping	46,906	15-20	4-17	9,164	12,003	3,588
19000 - Fencing	89,400	18-30	1-26	35,388	39,503	4,807
20000 - Lighting	1,955	15-15	2-9	1,219	1,383	147
21000 - Signage	22,880	15-15	2-4	17,611	19,614	1,619
22000 - Office Equipment	22,136	1-10	0-5	15,966	16,364	3,334
23000 - Mechanical Equipment	17,887	10-15	1-3	14,686	16,424	1,383
24000 - Furnishings	18,443	5-20	1-14	12,678	14,473	1,559
24500 - Audio / Visual	1,000	10-10	0-0	1,000	103	97
24600 - Safety / Access	866	6-6	0-0	866	148	141
25000 - Flooring	47,100	12-22	3-14	28,074	31,703	3,300
25500 - Wallcoverings	1,614	25-25	19-19	387	463	101
26000 - Outdoor Equipment	85,449	1-25	1-14	53,945	61,771	6,991
27000 - Appliances	9,247	10-12	3-6	6,614	7,581	829
29000 - Infrastructure	5,881	30-30	23-23	1,372	1,608	337
30000 - Miscellaneous	17,968	10-15	1-4	13,838	15,893	1,728
Totals	\$1,720,666			\$909,873	\$1,005,423	\$105,262
Estimated Ending Balance				\$589,984	\$512,253	\$77.57
Percent Funded				64.8%	50.9%	/Unit/year @ 1357

November 9, 2022

- (1) The regular assessment per ownership interest is _____ per year for the fiscal year beginning January 1, 2023.

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

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

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

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

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

Yes ☒ No ☐

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

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

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

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

- (6) Based on the method of calculation in paragraph (4) of the subdivision (b) of section 5570, the estimated amount required in the reserve fund at the end of the current fiscal year is \$909,873, based in whole or in part on the last reserve study or update prepared by Browning Reserve Group, LLC as of November, 2022. The projected reserve fund cash balance at the end of the current fiscal year is \$589,984 resulting in reserves being 64.8% 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)
2023	\$1,005,423	\$512,253	50.9%
2024	\$933,733	\$362,026	38.8%
2025	\$786,277	\$332,503	42.3%
2026	\$758,908	\$239,973	31.6%
2027	\$665,992	\$341,280	51.2%

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, 2023 is \$363 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 =
$$\frac{2023 \text{ Fully Funded Balance} - 2023 \text{ Reserve Ending Balance}}{\text{Ownership Interest Quantity}}$$

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

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

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

30 Year Reserve Funding Plan Cash Flow Method

2022 Update- 4

Prepared for the 2023 Fiscal Year

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Beginning Balance	502,932	589,984	512,253	362,026	332,503	239,973	341,280	438,481	520,133	628,646
Inflated Expenditures @ 2.5%	19,571	188,477	262,997	144,652	210,401	20,059	28,707	48,806	26,662	116,846
Reserve Contribution	102,186	105,262	108,420	111,673	115,023	118,474	122,028	125,689	129,460	133,344
<i>Units/year @ 1357</i>	75.30	77.57	79.90	82.29	84.76	87.31	89.92	92.62	95.40	98.26
<i>Percentage Increase</i>	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Special Assessments / Other¹	-1,000	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.00%	5,437	5,484	4,350	3,455	2,848	2,892	3,879	4,769	5,715	6,369
Ending Balance	589,984	512,253	362,026	332,503	239,973	341,280	438,481	520,133	628,646	651,513

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

	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Beginning Balance	651,513	765,037	681,556	764,086	860,138	875,257	1,017,641	1,141,329	1,082,344	1,144,254
Inflated Expenditures @ 2.5%	30,867	232,142	70,370	62,108	148,096	26,251	51,048	238,963	123,149	172,215
Reserve Contribution	137,344	141,464	145,708	150,079	154,581	159,218	163,995	168,915	173,982	179,201
<i>Units/year @ 1357</i>	101.21	104.25	107.38	110.60	113.91	117.33	120.85	124.48	128.21	132.06
<i>Percentage Increase</i>	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.00%	7,048	7,197	7,192	8,081	8,634	9,417	10,741	11,063	11,078	11,477
Ending Balance	765,037	681,556	764,086	860,138	875,257	1,017,641	1,141,329	1,082,344	1,144,254	1,162,718

	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Beginning Balance	1,162,718	1,312,192	1,352,013	1,518,062	1,382,781	1,095,151	1,094,973	1,255,761	1,451,554	1,614,079
Inflated Expenditures @ 2.5%	47,416	163,548	44,047	351,406	507,700	225,050	71,301	44,682	86,543	59,177
Reserve Contribution	184,577	190,114	195,817	201,692	207,743	213,975	220,394	227,006	233,816	240,830
<i>Units/year @ 1357</i>	136.02	140.10	144.30	148.63	153.09	157.68	162.41	167.29	172.30	177.47
<i>Percentage Increase</i>	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 1.00%	12,313	13,255	14,279	14,432	12,328	10,896	11,695	13,469	15,252	17,049
Ending Balance	1,312,192	1,352,013	1,518,062	1,382,781	1,095,151	1,094,973	1,255,761	1,451,554	1,614,079	1,812,781