

## Reserve Study Transmittal Letter

Date: November 04, 2021  
To: Bettsi Ledesma, First Service Residential (Sacramento)  
From: Browning Reserve Group (BRG)

**Re: Nepenthe Association; Update w/ Site Visit Review**

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

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

This is found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* **\$2,251,440** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **\$318.00 /Lot/month @ 590.** For any other funding related issues, if any, see *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."*

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

This is found for the 30-year term of the study in *Section IV, "30 Year Reserve Funding Plan, Including Fully Funded Balance and % Funded."* For the year for which the study was prepared, 2022, the Association is **63.6%** 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 **1.05%** for the interest rate and **2.50%** for the inflation factor. Please be advised these rates estimate the values that will stand the test of time over the 30-year term of the study, not simply only next year.

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

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

5. What are the next steps?

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

Please read the two helpful sections entitled "Glossary" and "Notes to the Auditor." The glossary explains common reserve study terms as well as BRG specific terminology. The Notes to the Auditor while intended to assist the auditor, has useful information for the casual reader on how year zero, (2021) the current fiscal year is dealt with in the study.

Thank you for the opportunity to work with the Nepenthe Association on this study.



## **RESERVE STUDY**

Update w/ Site Visit Review

## **Nepenthe Association**

Final

Published - November 04, 2021

Prepared for the 2022 Fiscal Year

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## Nepenthe Association

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### Member Distribution Materials

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

<i>Section</i>	<i>Report</i>	
<i>California:</i>	Member Summary	245
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### Reserve Study Summary

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

- development of a reserve component inventory (verification only, not quantification);
- condition assessment based upon on-site visual observation;
- life and valuation estimates;
- fund status;
- and a funding plan.

Nepenthe Association is a Planned Development with a total of 590 Lots.

### Physical Inspection

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

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

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

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

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

### Summary of Reserves

For the first year of the Reserve Study, the reserve contribution is based upon the existing budget unless otherwise noted in "*Section III, Reserve Funding Plan.*" In addition BRG relied on the Association to provide an accurate Beginning Reserve Balance.

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

1. The Expenditure Forecast of the following Reserve Study identifies the major components which the Association is obligated to repair, replace, restore or maintain, as determined in accordance with the criteria specified above, and specifies for each such component:
  - a. Its current estimated replacement cost;
  - b. Its estimated useful life; and
  - c. Its estimated remaining useful life.
2. It is estimated that the total cash reserves necessary to repair, replace, restore or maintain such major components (in the aggregate) during and at the end of their first remaining useful life is \$13,917,205.
  - [For purposes of this calculation, "necessary" is defined as the Fully Funded Balance (FFB) (Component Current Cost X Effective Age / Useful Life, including a provision for interest and inflation in future years.)]
3. The current amount of accumulated cash reserves actually set aside to repair, replace, restore, or maintain such major components as of the fiscal year ending December 31, 2022 is estimated to be \$8,848,373, constituting 63.6% 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 \$2,251,440 [*\$318.00 per Lot per month (average)*] for the fiscal year ending December 31, 2022 (the first full fiscal year following first distribution of this report) will be necessary in order to meet all such reserve expenditures when they are projected to come due.

### Funding Assessment

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

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

### Percent Funded Status

Based on paragraphs 1 - 3 above, the Association is 63.6% 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 Nepenthe Association is

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

## Limitations

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

## Statutory Disclosures

### Compliance

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

### Open Meeting

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

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

## Supplemental Disclosures

### General:

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

### Personnel Credentials:

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

### Completeness:

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

### Reliance on Client Data:

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

### Scope:

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

### Reserve Balance:

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

### Reserve Projects:

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

### Component Quantities:

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



*Browning Reserve Group*

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost	Life Useful / Remaining		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
<b>00010 - Unit Exteriors</b>																		
<b>03000 - Painting: Exterior</b>																		
120 - Surface Restoration 171 Homes- Phase 1 of 3	386,460	6	0	386,460						448,175						519,746		
122 - Surface Restoration 217 Homes- Phase 2 of 3	490,420	6	1		502,681						582,955						676,049	
126 - Surface Restoration 202 Homes- Phase 3 of 3- Future	456,520	6	2			479,631						556,225						645,051
190 - Miscellaneous Construction Management: Color Consultant Only	3,770	16	2			3,961												
198 - Supervision Construction Mgmt- Pre-Cycle Eval.	5,384	8	1		5,519								6,724					
200 - Supervision 171 CM- Future Painting, Siding- PH 1	84,645	6	0	84,645						98,162						113,838		
208 - Supervision 217 CM- Future Painting, Siding- PH 2	107,415	6	1		110,100						127,683						148,073	
210 - Supervision 202 CM- Future Painting, Siding- PH 3	99,990	6	2			105,052						121,828						141,283
350 - Touch-Up Building Touch Up As Needed	10,769	1	0	10,769	11,038	11,314	11,597	11,887	12,184	12,489	12,801	13,121	13,449	13,785	14,130	14,483	14,845	15,216
920 - Power Washing 171 Units- Brick Work Wash & Seal[se:3]	23,940	16	2			8,384	8,594	8,808										
924 - Power Washing 217 Units- Brick Work Wash & Seal	30,380	16	3				32,716											
926 - Power Washing 202 Units- Brick Work Wash & Seal	28,280	16	4					31,216										
<b>Total 03000 - Painting: Exterior</b>	<b>1,727,973</b>			<b>481,874</b>	<b>629,338</b>	<b>608,342</b>	<b>52,907</b>	<b>51,911</b>	<b>12,184</b>	<b>558,826</b>	<b>723,439</b>	<b>691,174</b>	<b>20,173</b>	<b>13,785</b>	<b>14,130</b>	<b>648,067</b>	<b>838,967</b>	<b>801,550</b>
<b>04000 - Structural Repairs</b>																		
204 - Wood: Siding & Trim On-going Repairs- Yearly Work Orders, Etc.	127,566	1	1		130,755	134,024	137,375	140,809	144,329	147,937	151,636	155,427	159,312	163,295	167,378	171,562	175,851	180,247
205 - Wood: Siding & Trim On-going Repairs- Yearly Work Orders(2021 Only)[nr:1]	75,000	2	0	75,000														
210 - Wood: Siding & Trim 171 2008 Siding Project- Long Term	1,473,165	30	24															
212 - Wood: Siding & Trim 217 2009 Siding Project- Long Term	1,869,455	30	25															
214 - Wood: Siding & Trim 202 2010 Siding Project- Long Term	1,740,230	30	26															
220 - Wood: Siding & Trim 171 Homes- Ongoing Siding Project w Paint 1	459,990	6	0	459,990						533,447						618,635		

See Section VI-b for Excluded Components

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Reserve Component	Current Replacement	Life Useful /	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
230 - Wood: Siding & Trim 217 Homes- Ongoing Siding Project w Paint 2	583,730	6 1		598,323						693,872						804,678	
232 - Wood: Siding & Trim 202 Homes- Ongoing Siding Project w Paint 3	543,380	6 2			570,889					662,056							767,782
290 - Miscellaneous Construction Management On-going	73,660	30 18															
294 - Miscellaneous Construction Management On-going	93,474	30 19															
298 - Miscellaneous Construction Management On-going	87,013	30 20															
Total 04000 - Structural Repairs	7,126,663		534,990	729,078	704,913	137,375	140,809	144,329	681,385	845,507	817,483	159,312	163,295	167,378	790,198	980,529	948,029
<b>05000 - Roofing</b>																	
200 - Low Slope: BUR 32 Squares- Small Flats- Done 2009	44,480	15 3				47,900											
206 - Low Slope: BUR 8 Squares- Small Flats- Done 2006	11,120	15 1		11,398													
212 - Low Slope: BUR 80 Squares- Large Flats- 2009	111,200	15 3				119,750											
216 - Low Slope: BUR 4 Squares- Small Flats- Done 2009	5,560	15 3				5,988											
220 - Low Slope: BUR 8 Squares- Small Flats- Done 2008	11,120	15 2			11,683												
400 - Pitched: Dimensional Composition 3,257 Squares- 2000 Thru 2003- 199 Homes[se:4]	6,139,445	30 19															
420 - Pitched: Dimensional Composition 2004 Roofing Project	2,533,883	30 23															
440 - Pitched: Dimensional Composition 1,853 Squares- 2005 Roofing Project[se:2]	3,492,905	30 24															
444 - Pitched: Dimensional Composition 2,098 Squares- 2006 Roofing Project[se:2]	3,954,730	30 26															
466 - Pitched: Dimensional Composition 1,650 Squares- 2007 Roofing Project[se:2]	3,110,250	30 28															
690 - Gutters / Downspouts 2004	150,765	30 13														207,831	
692 - Gutters / Downspouts 2005	156,150	30 14															220,636
694 - Gutters / Downspouts 2006	188,455	30 15															
696 - Gutters / Downspouts 2007	161,534	30 16															
700 - Gutters / Downspouts 1,484 lf 2008	26,712	30 17															
702 - Gutters / Downspouts 994 lf 2009	17,892	30 18															
704 - Gutters / Downspouts 10,741 lf 2010	193,338	30 19															
810 - Pitched: Dimensional Composition 2003 Roofing Project: Beams, Crts/Vllys, FP Chs	161,534	30 12													217,245		

See Section VI-b for Excluded Components

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Reserve Component	Current Replacement	Life Useful /	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
820 - Beam Replacement 2004 Beam replacement	69,998	30 13														96,493	
822 - Beam Replacement 2005 Roofing w/ 70% increase due to related siding	349,990	30 14															494,527
824 - Beam Replacement 2006- Roofing w/ 70% inc. due to related siding	142,150	30 15															
826 - Beam Replacement 2007- Roofing-w/ 70% inc. due to related siding	296,145	30 16															
838 - Hog Valleys 2000 - 2003 Roofing Project Midcycle	161,534	30 3				173,954											
840 - Hog Valleys 2004 Roofing Project Midcycle	161,534	30 3				173,954											
842 - Hog Valleys 2005 Roofing Project Midcycle	161,534	30 4					178,303										
844 - Hog Valleys 2006 Roofing Project Midcycle	161,534	30 5						182,761									
846 - Hog Valleys 2007 Roofing Project Midcycle	161,534	30 6							187,330								
920 - Roofing: Inspections & Repairs 590 All Units Ongoing	47,200	1 1		48,380	49,590	50,829	52,100	53,402	54,738	56,106	57,509	58,946	60,420	61,930	63,479	65,066	66,692
930 - Miscellaneous 590 Major Repairs to Extend Life[nr:1]	20,000	2 0	20,000														
Total 05000 - Roofing	22,204,226		20,000	59,778	61,272	572,376	230,403	236,163	242,067	56,106	57,509	58,946	60,420	61,930	280,724	369,390	781,855
<b>19000 - Fencing</b>																	
300 - Wood 22,881 If Patios (33%)[se:3]	434,739	8 0	144,913	148,536	152,249						176,562	180,976	185,501				
304 - Wood 1,900 If Interior Patio Party Fence (20%)[se:2]	52,440	8 2			27,547	28,236							33,564	34,403			
350 - Wood: Repair On-going Repairs Per Year	35,000	1 1		35,875	36,772	37,691	38,633	39,599	40,589	41,604	42,644	43,710	44,803	45,923	47,071	48,248	49,454
351 - Wood: Repair On-going Repairs Per Year (2021 Only)[nr:1]	60,000	2 0	60,000														
Total 19000 - Fencing	582,179		204,913	184,411	216,568	65,927	38,633	39,599	40,589	41,604	219,206	224,686	263,867	80,326	47,071	48,248	49,454
<b>21000 - Signage</b>																	
400 - Unit Address Plaques 590 Units with 2 at each	56,050	25 13														77,266	
Total 21000 - Signage	56,050															77,266	
Total [Unit Exteriors] Expenditures Inflated @ 2.50%			1,241,777	1,602,605	1,591,096	828,584	461,757	432,276	1,522,868	1,666,656	1,785,372	463,118	501,368	323,764	1,766,060	2,314,400	2,580,889
<b>00020 - Main Clubhouse Areas</b>																	
<b>02000 - Concrete</b>																	
400 - Pool Deck Main Clubhouse- Ongoing Repairs	1,390	5 4					1,534					1,736					1,964
Total 02000 - Concrete	1,390						1,534					1,736					1,964
<b>03000 - Painting: Exterior</b>																	
130 - Surface Restoration Main Clubhouse	16,155	10 9										20,175					



See Section VI-b for Excluded Components

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Reserve Component	Current Replacement	Life Useful /	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
400 - Wrought Iron 258 lf Pool Perimeter Fence	2,778	6 0	2,778						3,222						3,736		
Total 03000 - Painting: Exterior	18,933		2,778						3,222			20,175			3,736		
<b>03500 - Painting: Interior</b>																	
300 - Clubhouse 11,806 sf Clubhouse Interior	17,709	10 3				19,071										24,412	
Total 03500 - Painting: Interior	17,709					19,071										24,412	
<b>04000 - Structural Repairs</b>																	
200 - Wood: Siding & Trim Clubhouse Siding & Trim Replace	69,807	30 29															
302 - Awnings Clubhouse Pool Awning	5,600	15 8									6,823						
900 - Door: Hardware 17 Clubhouse- Exit Doors & Pool Pedestrian Gates	18,360	15 8									22,370						
912 - Doors Clubhouse Restroom Hall Exterior Door	2,972	25 24															
914 - Doors 12 Exterior Storefront Door Sets	35,664	25 17															
918 - Doors 17 Clubhouse- Interior Doors	18,275	25 18															
922 - Steel Doors 2 Exterior Storage Room Metal Doors	5,380	25 14															7,602
Total 04000 - Structural Repairs	156,058										29,193						7,602
<b>05000 - Roofing</b>																	
208 - Low Slope: BUR 6 Squares- Clubhouse- Vinyl	19,380	15 2			20,361												
460 - Pitched: Dimensional Composition 44 Squares- Clubhouse- 44 Squares	66,000	30 17															
Total 05000 - Roofing	85,380				20,361												
<b>08000 - Rehab</b>																	
094 - General Professional Fees	53,845	20 13														74,226	
100 - General Clubhouse- Lounge: Skylights & Windows	30,153	30 1		30,907													
102 - General Clubhouse- Living Rm & Kitchen Furnishings (50%)	28,807	10 3				31,022										39,711	
112 - General Clubhouse- Card Room Misc. (50%)	8,077	10 3				8,698										11,134	
116 - General Clubhouse Card Room- Counter & Cabinets	19,384	25 18															
138 - General Clubhouse- Entry Area- Furnishings- 50% (50%)	1,615	10 3				1,739										2,226	
150 - General Lobby Administration Office (50%)	7,538	10 3				8,117										10,391	
156 - General Clubhouse- Manager's Office (50%)	3,769	10 3				4,059										5,196	
160 - General Clubhouse- Gym (50%)	8,077	10 3				8,698										11,134	

See Section VI-b for Excluded Components

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Reserve Component	Current Replacement	Life Useful /	Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
180 - General 2 Clubhouse- 2 Restrooms	90,458	30	23															
190 - General Clubhouse-Assistant Community Manager Office (50%)	2,692	10	7								3,200							
192 - General Clubhouse- Audio Room (50%)	1,615	10	7								1,920							
194 - General Kitchen Rehab	49,535	25	18															
344 - General 2013 Contingency	43,615	20	13														60,124	
Total 08000 - Rehab	349,179				30,907		62,332				5,120						214,140	
<b>12000 - Pool</b>																		
100 - Resurface 116 lf Clubhouse Main Pool	12,180	12	0	12,180												16,381		
102 - Resurface 176 lf Clubhouse Lap Pool	23,603	12	10											30,214				
200 - Edge: Tile, Coping, Mastic 116 lf Clubhouse Main Pool	9,085	12	0	9,085												12,218		
202 - Edge: Tile, Coping, Mastic 176 lf Clubhouse Lap Pool	9,504	12	10											12,166				
600 - Miscellaneous 10,526 sf Replace Concrete Pool Deck	231,572	30	23															
700 - Equipment: Replacement Main Pool Equipment (50%)	3,750	5	0	3,750					4,243					4,800				
704 - Equipment: Replacement Lap Pool Equipment (50%)	3,750	5	0	3,750					4,243					4,800				
712 - Miscellaneous On-going Annual Pool Mechanical Repairs	3,680	1	0	3,680	3,772	3,866	3,963	4,062	4,164	4,268	4,374	4,484	4,596	4,711	4,828	4,949	5,073	5,200
910 - Furniture: Chairs 28 Clubhouse	3,304	10	3				3,558										4,555	
916 - Furniture: Lounges 18 Clubhouse	13,500	10	3				14,538										18,610	
920 - Furniture: Tables 6 Clubhouse	3,210	10	3				3,457										4,425	
940 - Furniture: Misc 4 Clubhouse- Umbrellas Stands	660	10	3				711										910	
942 - Furniture: Misc 4 Clubhouse- Umbrellas	1,760	8	1		1,804								2,198					
990 - Miscellaneous 2012 Misc. Safety, Caps, Water Quality, etc.	19,385	10	0	19,385										24,814				
994 - Miscellaneous Signage- Main CH	1,290	12	5						1,460									
Total 12000 - Pool	340,233			51,830	5,576	3,866	26,227	4,062	14,109	4,268	4,374	4,484	6,794	81,506	4,828	33,548	33,572	5,200
<b>13000 - Spa</b>																		
100 - Resurface Main Clubhouse	6,165	6	0	6,165						7,150						8,291		
120 - Tile Main CH Spa	3,500	6	0	3,500						4,059						4,707		
700 - Equipment Main CH Spa Equipment (50%)	3,750	5	0	3,750					4,243					4,800				
780 - Heater Main Clubhouse- Spa Heater	5,675	8	5						6,421								7,823	

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Reserve Component	Current Replacement		Life Useful /		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	Cost	Remaining																	
Total 13000 - Spa	19,090				13,415					10,664	11,208				4,800		12,998	7,823	
<b>14000 - Recreation</b>																			
200 - Exercise: Treadmill Matrix Commercial Series	3,960	5	2			4,160						4,707					5,326		
204 - Exercise: Treadmill Matrix Commercial Series	4,000	5	1		4,100						4,639					5,248			
212 - Exercise: Miscellaneous Equip. 2 Matrix Recumbent Bike	6,460	10	1		6,622											8,476			
218 - Miscellaneous Matrix Elliptical Machine	6,460	6	1		6,622							7,679						8,905	
222 - Exercise: Weight Machine Matrix Hoist & Press H2200	6,460	20	7									7,679							
224 - Miscellaneous Stair Climber	3,230	6	1		3,311							3,839						4,453	
226 - Miscellaneous Upright Cycle	2,370	6	1		2,429							2,817						3,267	
230 - Exercise: Miscellaneous Equip. Weight Bench	860	10	1		882											1,128			
860 - Television Fitness Room- LG 42" TV	860	6	1		882							1,022						1,186	
864 - Television Library- LG 32" TV	650	6	1		666							773						896	
Total 14000 - Recreation	35,310				25,512	4,160					4,639	28,517				14,853	5,326	18,706	
<b>17000 - Tennis Court</b>																			
100 - Reseal 4 Main Clubhouse	48,000	10	9											59,945					
101 - Reseal Main Clubhouse (2021 Only)[nr:1]	48,000	2	0	48,000															
306 - Miscellaneous Tennis Court Awning & Bench	2,585	16	3				2,784												
500 - Resurface 4 Main Clubhouse	102,500	21	19																
Total 17000 - Tennis Court	201,085			48,000			2,784							59,945					
<b>19000 - Fencing</b>																			
130 - Chain Link: 10' 770 If Main Clubhouse Tennis Courts	33,880	25	9											42,311					
200 - Wrought Iron 258 If Main Clubhouse	27,090	25	18																
340 - Wood: 6' 28 If Trash & Roof Access Enclosure	1,344	18	11													1,763			
Total 19000 - Fencing	62,314													42,311		1,763			
<b>20000 - Lighting</b>																			
260 - Bollard Lights 6 Clubhouse Front	6,450	20	12														8,675		
Total 20000 - Lighting	6,450																8,675		
<b>22000 - Office Equipment</b>																			
200 - Computers, Misc. Clubhouse Office Laptop	1,000	4	1		1,025					1,131				1,249				1,379	
Total 22000 - Office Equipment	1,000				1,025					1,131				1,249				1,379	
<b>23000 - Mechanical Equipment</b>																			

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200 - HVAC 4 Lennox Units- Clubhouse- A/C	42,460	15 1		43,522													
210 - HVAC 4 Units Clubhouse- Heating	47,380	15 1		48,565													
600 - Water Heater Clubhouse- State Select Water Heater	1,940	12 3				2,089											
Total 23000 - Mechanical Equipment	91,780			92,086		2,089											
<b>24000 - Furnishings</b>																	
610 - Office 13 Office Desk/Guest Chairs	5,850	12 5						6,619									
910 - Window Coverings Clubhouse	4,305	15 8									5,245						
Total 24000 - Furnishings	10,155							6,619			5,245						
<b>24500 - Audio / Visual</b>																	
142 - Miscellaneous Clubhouse Audio/Video Upgrades	35,330	10 7								41,996							
Total 24500 - Audio / Visual	35,330									41,996							
<b>24600 - Safety / Access</b>																	
140 - Security System Clubhouse Security System/Entry Access	44,572	10 3				47,999										61,443	
Total 24600 - Safety / Access	44,572					47,999										61,443	
<b>25000 - Flooring</b>																	
200 - Carpeting 298 Sq. Yds. Clubhouse	35,760	10 3				38,510										49,296	
224 - Carpeting 15 Sq. Yds. Assistant Community Manager Office	1,800	12 9									2,248						
400 - Tile 295 sf Kitchen	3,540	20 13														4,880	
600 - Vinyl 19 Sq. Yds. Clubhouse Restrooms	950	12 4					1,049										
608 - Vinyl 53 Sq. Yds. Lobby	2,120	20 13														2,922	
612 - Vinyl 6 Sq. Yds. Audio/Video Room	720	20 13														993	
Total 25000 - Flooring	44,890					38,510	1,049					2,248				58,090	
<b>26000 - Outdoor Equipment</b>																	
900 - Miscellaneous Outdoor Ping Pong Table	750	10 5						849									
Total 26000 - Outdoor Equipment	750							849									
<b>27000 - Appliances</b>																	
144 - Drinking Fountain 2 Drinking Fountains	5,600	15 8									6,823						
200 - Refrigerator Clubhouse- GE Profile	2,150	10 3				2,315										2,964	
204 - Refrigerator Clubhouse- Frigidaire Caterer's Refrigerator	2,690	15 8									3,278						
220 - 4-Burner Stove & Oven Clubhouse- Whirlpool Stove & Oven	1,505	20 13														2,075	

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Reserve Component	Current Replacement	Life Useful /	Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
240 - Dishwasher Clubhouse- Whirlpool Dishwasher	1,290	10	3				1,389										1,778	
740 - Microwave Oven Clubhouse	860	10	3				926										1,186	
950 - Ice Machine Clubhouse- Scotman	3,445	10	3				3,710										4,749	
998 - Miscellaneous Kitchen Aid Warming Oven	970	10	3				1,045										1,337	
Total 27000 - Appliances	18,510						9,385					10,101					14,088	
Total [Main Clubhouse Areas] Expenditures Inflated @ 2.50%				116,023	155,106	28,388	208,396	6,645	33,371	23,337	80,007	49,022	134,459	86,306	21,445	64,283	433,654	14,766
<b>00030 - Dunbarton Clubhouse Areas</b>																		
<b>02000 - Concrete</b>																		
404 - Pool Deck Clubhouse Pool- Ongoing Repairs	1,400	5	4					1,545					1,748					1,978
Total 02000 - Concrete	1,400							1,545					1,748					1,978
<b>03000 - Painting: Exterior</b>																		
136 - Surface Restoration Clubhouse & Pool Fence	3,230	6	0	3,230						3,746						4,344		
Total 03000 - Painting: Exterior	3,230			3,230						3,746						4,344		
<b>03500 - Painting: Interior</b>																		
900 - Miscellaneous Clubhouse- Dunbarton All Rooms	3,918	4	1		4,015				4,432				4,892				5,400	
Total 03500 - Painting: Interior	3,918				4,015				4,432				4,892				5,400	
<b>04000 - Structural Repairs</b>																		
908 - Door: Hardware 2 Pool Gates & Clubhouse	2,150	18	10											2,752				
Total 04000 - Structural Repairs	2,150													2,752				
<b>05000 - Roofing</b>																		
464 - Pitched: Dimensional Composition 20 Squares- Clubhouse	25,800	30	17															
Total 05000 - Roofing	25,800																	
<b>08000 - Rehab</b>																		
200 - Restrooms Clubhouse- 2 Restrooms	5,380	20	4					5,939										
220 - General Clubhouse Interior	7,000	20	10											8,961				
222 - General Cabana- Lighting Project	4,305	20	10											5,511				
224 - General Clubhouse- Kitchen	10,770	20	10											13,787				
Total 08000 - Rehab	27,455							5,939						28,258				
<b>12000 - Pool</b>																		
104 - Resurface 148 lf Dunbarton Pool	15,540	12	3				16,735											
204 - Edge: Tile, Coping, Mastic 104 lf Dunbarton Pool	8,145	12	3				8,771											
604 - Deck: Re-Surface 3,384 sf Clubhouse Pool Area	77,832	30	23															

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Reserve Component	Current Replacement	Life Useful /	Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
704 - Equipment: Replacement Dunbarton Pool Equipment (50%)	3,750	5	0	3,750					4,243					4,800				
730 - Heater Pool Heater	5,270	8	5						5,963								7,265	
960 - Furniture: Misc Lounges, Tables & Chairs	3,230	10	6							3,746								
995 - Miscellaneous Signage	1,505	12	5						1,703									
Total 12000 - Pool	115,272			3,750			25,506		11,908	3,746				4,800			7,265	
<b>13000 - Spa</b>																		
102 - Resurface Dunbarton Spa	6,165	6	4					6,805						7,892				
120 - Tile Dunbarton Spa	3,500	6	4					3,863						4,480				
704 - Equipment Dunbarton Spa Equipment (50%)	3,750	5	3				4,038					4,569					5,169	
782 - Heater Clubhouse Attached Equipment Rm	5,675	8	5						6,421								7,823	
Total 13000 - Spa	19,090						4,038	10,668	6,421			4,569		12,372			12,992	
<b>19000 - Fencing</b>																		
202 - Wrought Iron 146 lf Pool Perimeter	15,330	25	18															
Total 19000 - Fencing	15,330																	
<b>23000 - Mechanical Equipment</b>																		
300 - HVAC Trane Central Furnace- Dunbarton	9,905	15	2				10,406											
604 - Water Heater Dunbarton CH Kitchen Closet	1,940	12	1		1,989												2,674	
Total 23000 - Mechanical Equipment	11,845				1,989		10,406										2,674	
<b>24000 - Furnishings</b>																		
400 - Miscellaneous Clubhouse	5,385	10	1		5,520										7,066			
Total 24000 - Furnishings	5,385				5,520										7,066			
<b>24600 - Safety / Access</b>																		
520 - Card Readers 4 Gates & Clubhouse	12,300	10	8									14,986						
Total 24600 - Safety / Access	12,300											14,986						
<b>25000 - Flooring</b>																		
220 - Carpeting 60 Sq. Yds. Clubhouse	2,520	10	1		2,583										3,306			
Total 25000 - Flooring	2,520				2,583										3,306			
<b>27000 - Appliances</b>																		
202 - Refrigerator Clubhouse	1,290	10	3				1,389										1,778	
224 - 4-Burner Stove & Oven Clubhouse- GE Electric Profile Model	3,230	20	10											4,135				
244 - Dishwasher Clubhouse	1,290	10	1		1,322										1,693			

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Reserve Component	Current Replacement	Life Useful /	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
742 - Microwave Oven Clubhouse	650	15 5						735									
Total 27000 - Appliances	6,460			1,322		1,389		735					4,135	1,693		1,778	
Total [Dunbarton Clubhouse Areas] Expenditures Inflated @ 2.50%			6,980	15,429	10,406	30,934	18,152	23,497	7,492		19,555	6,641	52,317	12,065	4,344	30,110	1,978
<b>00040 - Elmhurst Cabana Areas</b>																	
<b>02000 - Concrete</b>																	
408 - Pool Deck Cabana- Ongoing Repairs	1,400	5 4					1,545					1,748					1,978
Total 02000 - Concrete	1,400						1,545					1,748					1,978
<b>03000 - Painting: Exterior</b>																	
138 - Surface Restoration Cabana & Pool Fence	2,800	6 0	2,800						3,247						3,766		
Total 03000 - Painting: Exterior	2,800		2,800						3,247						3,766		
<b>03500 - Painting: Interior</b>																	
920 - Miscellaneous All Rooms	4,950	10 3				5,331										6,824	
Total 03500 - Painting: Interior	4,950					5,331										6,824	
<b>05000 - Roofing</b>																	
462 - Pitched: Dimensional Composition 11 Squares- Elmhurst Cabana	14,190	30 17															
Total 05000 - Roofing	14,190																
<b>08000 - Rehab</b>																	
230 - General Restrooms	47,380	20 1		48,565													
234 - General Elmhurst- Gardeners Rstrm & Entry	7,775	20 18															
Total 08000 - Rehab	55,155			48,565													
<b>12000 - Pool</b>																	
106 - Resurface 159 lf Elmhurst Pool	16,695	12 0	16,695												22,453		
206 - Edge: Tile, Coping, Mastic 159 lf Elmhurst Pool	5,065	12 0	5,065												6,812		
608 - Deck: Re-Surface 2,900 sf Elmhurst Pool Area	66,700	30 23															
712 - Equipment: Replacement Elmhurst Pool Equipment (50%)	3,750	5 0	3,750					4,243					4,800				
960 - Furniture: Misc Lounges, Tables & Chairs	6,055	10 6							7,022								
996 - Miscellaneous Signage- Elmhurst	1,245	12 2			1,308												1,759
Total 12000 - Pool	99,510		25,510		1,308			4,243	7,022				4,800		29,265		1,759
<b>17000 - Tennis Court</b>																	
106 - Reseal 2 Elmhurst	12,920	7 2		13,574								16,135					
310 - Miscellaneous 3 Tennis Court Awning & Benches	3,600	16 2		3,782													

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504 - Resurface 2 Elmhurst	51,690	21 19															
Total 17000 - Tennis Court	68,210				17,356							16,135					
<b>19000 - Fencing</b>																	
134 - Chain Link: 10' 476 If Elmhurst Tennis Courts	20,944	25 8									25,518						
204 - Wrought Iron 260 If Elmhurst Pool	27,300	25 18															
Total 19000 - Fencing	48,244										25,518						
<b>23000 - Mechanical Equipment</b>																	
606 - Water Heater Elmhurst CH- 50 US Gallon	1,940	12 3				2,089											
Total 23000 - Mechanical Equipment	1,940					2,089											
<b>24600 - Safety / Access</b>																	
524 - Card Readers 2 Gates & Clubhouse	7,585	10 8									9,242						
Total 24600 - Safety / Access	7,585										9,242						
Total [Elmhurst Cabana Areas] Expenditures Inflated @ 2.50%			28,310	48,565	18,664	7,420	1,545	4,243	10,269		34,760	17,884	4,800		33,030	6,824	3,737
<b>00045 - Commons Tennis Ct Area</b>																	
<b>17000 - Tennis Court</b>																	
104 - Reseal 2 Commons	12,920	7 2			13,574							16,135					
308 - Miscellaneous Tennis Court Awning & Bench	2,585	16 3				2,784											
502 - Resurface 2 Commons	51,690	21 2			54,307												
Total 17000 - Tennis Court	67,195				67,881	2,784						16,135					
<b>19000 - Fencing</b>																	
132 - Chain Link: 10' 470 If Commons Tennis Courts	20,680	25 12													27,812		
Total 19000 - Fencing	20,680														27,812		
Total [Commons Tennis Ct Area] Expenditures Inflated @ 2.50%					67,881	2,784						16,135			27,812		
<b>00050 - Grounds</b>																	
<b>01000 - Paving</b>																	
100 - Asphalt: Sealing 70,541 sf Zone 1- 1 Coat	9,116	5 2			9,577					10,836					12,260		
114 - Asphalt: Sealing 60,092 sf Zone 2- 2 Coats	12,943	5 0	12,943					14,643					16,567				
124 - Asphalt: Sealing 113,674 sf Zone 3, 4- 2 Coats	24,483	5 0	24,483					27,700					31,340				
142 - Asphalt: Sealing 109,237 sf Zone 5, 6- 2 Coats	23,527	5 1	24,115					27,284					30,870				
152 - Asphalt: Sealing 32,877 sf Zone 7- 2 Coats	7,081	5 1	7,258					8,212					9,291				
182 - Asphalt: Sealing 64,975 sf PS- Elmhurst- 2 Coats	13,994	5 2			14,703			16,635							18,821		



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Reserve Component	Current Replacement	Life Useful /	Cost	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
184 - Asphalt: Sealing 71,000 sf PS- Dunbarton- 1 Coat[nr:1]	12,233	3	0	12,233														
186 - Asphalt: Sealing 71,000 sf PS- Dunbarton- 2 Coats	15,292	5	2			16,066					18,177					20,566		
188 - Asphalt: Sealing 64,975 sf PS- Elmhurst- 1 Coat[nr:1]	11,195	3	0	11,195														
200 - Asphalt: Ongoing Repairs 70,541 sf Zone 1 (5%)	17,092	5	0	17,092					19,338					21,879				
210 - Asphalt: Ongoing Repairs 60,092 sf Zone 2 (5%)	14,560	5	0	14,560					16,474					18,638				
220 - Asphalt: Ongoing Repairs 113,674 sf Zone 3, 4 (5%)	27,543	5	1		28,232					31,942					36,139			
240 - Asphalt: Ongoing Repairs 109,237 sf Zone 5, 6 (5%)	26,468	5	1		27,130					30,695					34,729			
250 - Asphalt: Ongoing Repairs 32,877 sf Zone 7 (5%)	7,966	5	1		8,165					9,238					10,452			
277 - Asphalt: Ongoing Repairs PS- All Private Streets- 2021 Only[nr:1]	10,505	2	0	10,505														
279 - Asphalt: Ongoing Repairs PS- All Private Streets- 2021 Only[nr:1]	10,505	1	0	10,505														
280 - Asphalt: Ongoing Repairs PS- All Private Streets- Yearly Repairs	3,675	1	1		3,767	3,861	3,958	4,057	4,158	4,262	4,368	4,478	4,590	4,704	4,822	4,942	5,066	5,193
282 - Asphalt: Ongoing Repairs 64,975 PS- Elmhurst Ongoing (5%)	16,618	5	2			17,459					19,754					22,350		
286 - Asphalt: Ongoing Repairs 71,000 PS- Dunbarton Ongoing (5%)	18,159	5	2			19,078					21,585					24,422		
300 - Asphalt: Mill & Inlay 70,541 sf Zone 1 / W/ CH Driveway & Pkng	303,860	15	15															
310 - Asphalt: Overlay 60,092 sf Zone 2	194,138	15	8									236,538						
320 - Asphalt: Overlay 113,674 sf Zone 3, 4	367,243	15	8									447,450						
340 - Asphalt: Overlay 109,237 sf Zone 5, 6	352,909	15	8									429,985						
350 - Asphalt: Overlay 32,877 sf Zone 7- Continued University	141,620	15	3				152,509											
380 - Asphalt: Overlay 64,975 sf PS- Elmhurst Circle- 2010 Last Done	181,925	15	15															
382 - Asphalt: Overlay 71,000 sf PS- Dunbarton Circle	198,794	15	15															
Total 01000 - Paving	2,023,444			113,517	98,667	80,745	156,467	4,057	82,313	111,633	91,355	1,118,451	4,590	93,130	126,302	103,360	5,066	5,193
<b>02000 - Concrete</b>																		
200 - Sidewalks, Curbs & Gutters 307,641 sf Public Streets- On-going (0.46%)	135,300	2	0	135,300		142,150		149,346		156,907		164,850		173,195		181,963		191,175
201 - Sidewalks, Curbs & Gutters All Areas- (2021 Only)[nr:1]	53,902	2	0	53,902														
208 - Sidewalks, Curbs & Gutters 307,641 sf All Areas- On-going (1%)	10,244	1	1		10,501	10,763	11,032	11,308	11,591	11,880	12,177	12,482	12,794	13,114	13,442	13,778	14,122	14,475
Total 02000 - Concrete	199,446			189,202	10,501	152,913	11,032	160,654	11,591	168,787	12,177	177,332	12,794	186,309	13,442	195,741	14,122	205,650
<b>04000 - Structural Repairs</b>																		

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550 - Bridge Maintenance Zone 1 Common Area	1,980	22	15															
Total 04000 - Structural Repairs	1,980																	
<b>18000 - Landscaping</b>																		
100 - Irrigation: Misc. Misc. Irrigation Repairs	28,415	1	0	28,415	29,125	29,854	30,600	31,365	32,149	32,953	33,777	34,621	35,486	36,374	37,283	38,215	39,170	40,150
104 - Irrigation: Controllers 542 Irrigation Controller Station Upgrade	72,133	12	0	72,133												97,011		
164 - Tree Maintenance Tree Pruning & Forest Health Management	149,600	1	0	149,600	153,340	157,174	161,103	165,130	169,259	173,490	177,827	182,273	186,830	191,501	196,288	201,195	206,225	211,381
168 - Tree Maintenance Tree Removals	108,000	1	0	108,000	110,700	113,468	116,304	119,212	122,192	125,247	128,378	131,588	134,877	138,249	141,705	145,248	148,879	152,601
172 - Tree Maintenance Tree Replacements	15,200	1	0	15,200	15,580	15,970	16,369	16,778	17,197	17,627	18,068	18,520	18,983	19,457	19,944	20,442	20,953	21,477
176 - Tree Maintenance Tree Grade Repairs for Removal Sites	24,000	1	0	24,000	24,600	25,215	25,845	26,492	27,154	27,833	28,528	29,242	29,973	30,722	31,490	32,277	33,084	33,911
180 - Tree Maintenance Tree Contingency	29,400	1	0	29,400	30,135	30,888	31,661	32,452	33,263	34,095	34,947	35,821	36,717	37,634	38,575	39,540	40,528	41,541
400 - Turf Renovation Turf Renovation (Phase 1 of 5)	49,000	25	0	49,000														
404 - Turf Renovation Turf Renovation (Phase 2 of 5)	49,000	25	1		50,225													
408 - Turf Renovation Turf Renovation (Phase 3 of 5)	49,000	25	2			51,481												
412 - Turf Renovation Turf Renovation (Phase 4 of 5)	49,000	25	3				52,768											
416 - Turf Renovation Turf Renovation (Phase 5 of 5)	49,000	25	4					54,087										
490 - Bark Replacement Bark Replacement	30,000	1	0	30,000	30,750	31,519	32,307	33,114	33,942	34,791	35,661	36,552	37,466	38,403	39,363	40,347	41,355	42,389
530 - Plant Replacement Plant Replacement	25,600	1	0	25,600	26,240	26,896	27,568	28,258	28,964	29,688	30,430	31,191	31,971	32,770	33,589	34,429	35,290	36,172
550 - Shrubs Shrub Removal (Phase 1 of 3)	270,000	40	0	270,000														
554 - Shrubs Shrub Removal (Phase 2 of 3)	270,000	40	1		276,750													
558 - Shrubs Shrub Removal (Phase 3 of 3)	270,000	40	2			283,669												
920 - Miscellaneous Fall Overseeding	16,800	1	0	16,800	17,220	17,651	18,092	18,544	19,008	19,483	19,970	20,469	20,981	21,505	22,043	22,594	23,159	23,738
924 - Miscellaneous Contingency- Emergency & Misc	12,060	1	0	12,060	12,362	12,671	12,987	13,312	13,645	13,986	14,336	14,694	15,061	15,438	15,824	16,219	16,625	17,040
928 - Miscellaneous Landscape Drains	31,500	1	0	31,500	32,288	33,095	33,922	34,770	35,639	36,530	37,444	38,380	39,339	40,323	41,331	42,364	43,423	44,509
Total 18000 - Landscaping	1,597,708			861,708	809,314	829,547	559,525	573,514	532,412	545,723	559,366	573,350	587,684	602,376	617,435	729,882	648,693	664,910
<b>19000 - Fencing</b>																		
140 - Miscellaneous Storage Lot Fence	15,075	25	15															
340 - Wood: 6' 218 If 1425 University Dr At Neighboring Complex	7,630	18	0	7,630														
Total 19000 - Fencing	22,705			7,630														

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<b>20000 - Lighting</b>																	
100 - Exterior: Misc. Fixtures 640 Fixtures Approx. Total- Conversion to LED	43,520	12 9										54,351					
110 - Exterior: Misc. Fixtures 640 Fixtures Approx. Ongoing Maintenance	12,613	1 0	12,613	12,928	13,252	13,583	13,922	14,270	14,627	14,993	15,368	15,752	16,146	16,549	16,963	17,387	17,822
Total 20000 - Lighting	56,133		12,613	12,928	13,252	13,583	13,922	14,270	14,627	14,993	15,368	70,102	16,146	16,549	16,963	17,387	17,822
<b>21000 - Signage</b>																	
200 - Street Signs 53 Alley Signage /Private Property/Tow	14,045	15 3				15,125											
204 - Monument 60 Wooden Alley Address Sign Holders	36,600	25 23															
712 - Lollipop 35 Speed Limit Signage Inserts	4,200	15 4					4,636										
Total 21000 - Signage	54,845					15,125	4,636										
<b>30000 - Miscellaneous</b>																	
990 - Utilities PS- Neighborhood Clean-up	1,650	1 0	1,650	1,691	1,734	1,777	1,821	1,867	1,913	1,961	2,010	2,061	2,112	2,165	2,219	2,275	2,331
992 - Utilities Underground	48,500	1 0	48,500	49,713	50,955	52,229	53,535	54,873	56,245	57,651	59,093	60,570	62,084	63,636	65,227	66,858	68,529
Total 30000 - Miscellaneous	50,150		50,150	51,404	52,689	54,006	55,356	56,740	58,159	59,613	61,103	62,630	64,196	65,801	67,446	69,132	70,861
Total [Grounds] Expenditures Inflated @ 2.50%			1,234,820	982,814	1,129,145	809,738	812,139	697,327	898,928	737,504	1,945,603	737,800	962,157	839,530	1,113,392	754,400	964,436
<b>00060 - Administrative</b>																	
<b>31000 - Reserve Study</b>																	
100 - 3 Year Update with Site Visit On-going	6,000	3 0	6,000			6,461			6,958			7,493			8,069		
500 - Annual Update Updates W/Out Site Visit	600	1 0	600	615	630	646	662	679	696	713	731	749	768	787	807	827	848
Total 31000 - Reserve Study	6,600		6,600	615	630	7,107	662	679	7,654	713	731	8,242	768	787	8,876	827	848
<b>32000 - Undesignated</b>																	
100 - Miscellaneous Reserve Items	8,000	1 0	8,000	8,200	8,405	8,615	8,831	9,051	9,278	9,509	9,747	9,991	10,241	10,497	10,759	11,028	11,304
Total 32000 - Undesignated	8,000		8,000	8,200	8,405	8,615	8,831	9,051	9,278	9,509	9,747	9,991	10,241	10,497	10,759	11,028	11,304
Total [Administrative] Expenditures Inflated @ 2.50%			14,600	8,815	9,035	15,723	9,493	9,730	16,932	10,223	10,478	18,233	11,009	11,284	19,635	11,855	12,152
Total Expenditures Inflated @ 2.50%			2,642,509	2,813,333	2,854,616	1,903,578	1,309,731	1,200,443	2,479,825	2,494,390	3,844,791	1,394,270	1,617,957	1,208,087	3,028,557	3,551,244	3,577,957
Total Current Replacement Cost	37,902,233																

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<b>00010 - Unit Exteriors</b>															
<b>03000 - Painting: Exterior</b>															
120 - Surface Restoration 171 Homes- Phase 1 of 3				602,746						699,000					
122 - Surface Restoration 217 Homes- Phase 2 of 3					784,010						909,211				
126 - Surface Restoration 202 Homes- Phase 3 of 3- Future						748,061						867,522			
190 - Miscellaneous Construction Management: Color Consultant Only				5,880											
198 - Supervision Construction Mgmt- Pre-Cycle Eval.			8,192								9,982				
200 - Supervision 171 CM- Future Painting, Siding- PH 1				132,017						153,100					
208 - Supervision 217 CM- Future Painting, Siding- PH 2					171,719						199,141				
210 - Supervision 202 CM- Future Painting, Siding- PH 3						163,845						190,010			
350 - Touch-Up Building Touch Up As Needed	15,597	15,987	16,386	16,796	17,216	17,646	18,087	18,540	19,003	19,478	19,965	20,464	20,976	21,500	22,038
920 - Power Washing 171 Units- Brick Work Wash & Seal[se:3]				12,446	12,757	13,076									
924 - Power Washing 217 Units- Brick Work Wash & Seal					48,567										
926 - Power Washing 202 Units- Brick Work Wash & Seal						46,340									
Total 03000 - Painting: Exterior	15,597	15,987	24,579	769,885	1,034,269	988,969	18,087	18,540	19,003	871,578	1,138,299	1,077,996	20,976	21,500	22,038
<b>04000 - Structural Repairs</b>															
204 - Wood: Siding & Trim On-going Repairs- Yearly Work Orders, Etc.	184,754	189,372	194,107	198,959	203,933	209,032	214,258	219,614	225,104	230,732	236,500	242,413	248,473	254,685	261,052
205 - Wood: Siding & Trim On-going Repairs- Yearly Work Orders(2021 Only)[nr:1]															
210 - Wood: Siding & Trim 171 2008 Siding Project- Long Term										2,664,552					
212 - Wood: Siding & Trim 217 2009 Siding Project- Long Term											3,465,865				
214 - Wood: Siding & Trim 202 2010 Siding Project- Long Term												3,306,946			
220 - Wood: Siding & Trim 171 Homes- Ongoing Siding Project w Paint 1				717,427						831,996					
230 - Wood: Siding & Trim 217 Homes- Ongoing Siding Project w Paint 2					933,180						1,082,203				
232 - Wood: Siding & Trim 202 Homes- Ongoing Siding Project w Paint 3						890,391						1,032,581			
290 - Miscellaneous Construction Management On-going				114,884											
294 - Miscellaneous Construction Management On-going					149,432										

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298 - Miscellaneous Construction Management On-going						142,581									
Total 04000 - Structural Repairs	184,754	189,372	194,107	1,031,271	1,286,546	1,242,004	214,258	219,614	225,104	3,727,280	4,784,568	4,581,940	248,473	254,685	261,052
<b>05000 - Roofing</b>															
200 - Low Slope: BUR 32 Squares- Small Flats- Done 2009				69,374											
206 - Low Slope: BUR 8 Squares- Small Flats- Done 2006		16,508													
212 - Low Slope: BUR 80 Squares- Large Flats- 2009				173,434											
216 - Low Slope: BUR 4 Squares- Small Flats- Done 2009				8,672											
220 - Low Slope: BUR 8 Squares- Small Flats- Done 2008			16,920												
400 - Pitched: Dimensional Composition 3,257 Squares- 2000 Thru 2003- 199 Homes[se:4]					2,453,706	2,515,049	2,577,925	2,642,373							
420 - Pitched: Dimensional Composition 2004 Roofing Project								4,471,317							
440 - Pitched: Dimensional Composition 1,853 Squares- 2005 Roofing Project[se:2]									3,158,854	3,237,825					
444 - Pitched: Dimensional Composition 2,098 Squares- 2006 Roofing Project[se:2]											3,757,572	3,851,512			
466 - Pitched: Dimensional Composition 1,650 Squares- 2007 Roofing Project[se:2]														3,104,799	3,182,419
690 - Gutters / Downspouts 2004															
692 - Gutters / Downspouts 2005															
694 - Gutters / Downspouts 2006	272,939														
696 - Gutters / Downspouts 2007		239,798													
700 - Gutters / Downspouts 1,484 lf 2008			40,645												
702 - Gutters / Downspouts 994 lf 2009				27,905											
704 - Gutters / Downspouts 10,741 lf 2010					309,080										
810 - Pitched: Dimensional Composition 2003 Roofing Project: Beams, Crts/Vlys, FP Chs															
820 - Beam Replacement 2004 Beam replacement															
822 - Beam Replacement 2005 Roofing w/ 70% increase due to related siding															
824 - Beam Replacement 2006- Roofing w/ 70% inc. due to related siding	205,876														

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826 - Beam Replacement 2007- Roofing-w/ 70% inc. due to related siding	439,629														
838 - Hog Valleys 2000 - 2003 Roofing Project Midcycle															
840 - Hog Valleys 2004 Roofing Project Midcycle															
842 - Hog Valleys 2005 Roofing Project Midcycle															
844 - Hog Valleys 2006 Roofing Project Midcycle															
846 - Hog Valleys 2007 Roofing Project Midcycle															
920 - Roofing: Inspections & Repairs 590 All Units Ongoing	68,360	70,069	71,820	73,616	75,456	77,343	79,276	81,258	83,290	85,372	87,506	89,694	91,936	94,235	96,590
930 - Miscellaneous 590 Major Repairs to Extend Life[nr:1]															
Total 05000 - Roofing	547,174	766,003	129,386	353,001	2,838,242	2,592,392	2,657,201	2,723,631	4,554,607	3,244,226	3,325,331	3,847,266	3,943,448	3,199,034	3,279,010
<b>19000 - Fencing</b>															
300 - Wood 22,881 lf Patios (33%)[se:3]	215,124	220,502	226,015							262,108	268,660	275,377			
304 - Wood 1,900 lf Interior Patio Party Fence (20%)[se:2]			40,894	41,917								49,826	51,071		
350 - Wood: Repair On-going Repairs Per Year	50,690	51,958	53,257	54,588	55,953	57,352	58,785	60,255	61,761	63,305	64,888	66,510	68,173	69,877	71,624
351 - Wood: Repair On-going Repairs Per Year (2021 Only)[nr:1]															
Total 19000 - Fencing	50,690	267,082	273,759	321,497	97,869	57,352	58,785	60,255	61,761	325,413	333,548	391,713	119,244	69,877	71,624
<b>21000 - Signage</b>															
400 - Unit Address Plaques 590 Units with 2 at each															
Total 21000 - Signage															
Total [Unit Exteriors] Expenditures Inflated @ 2.50%	798,215	1,238,444	621,830	2,475,654	5,256,927	4,880,716	2,948,332	3,022,040	4,860,475	8,168,496	9,581,747	9,898,915	4,332,141	3,545,096	3,633,724
<b>00020 - Main Clubhouse Areas</b>															
<b>02000 - Concrete</b>															
400 - Pool Deck Main Clubhouse- Ongoing Repairs					2,222					2,514					2,845
Total 02000 - Concrete					2,222					2,514					2,845
<b>03000 - Painting: Exterior</b>															
130 - Surface Restoration Main Clubhouse					25,826										33,060
400 - Wrought Iron 258 lf Pool Perimeter Fence				4,333						5,025					
Total 03000 - Painting: Exterior				4,333	25,826					5,025					33,060
<b>03500 - Painting: Interior</b>															
300 - Clubhouse 11,806 sf Clubhouse Interior										31,249					
Total 03500 - Painting: Interior										31,249					

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<b>04000 - Structural Repairs</b>															
200 - Wood: Siding & Trim Clubhouse Siding & Trim Replace															142,854
302 - Awnings Clubhouse Pool Awning									9,882						
900 - Door: Hardware 17 Clubhouse- Exit Doors & Pool Pedestrian Gates									32,398						
912 - Doors Clubhouse Restroom Hall Exterior Door										5,376					
914 - Doors 12 Exterior Storefront Door Sets			54,267												
918 - Doors 17 Clubhouse- Interior Doors				28,503											
922 - Steel Doors 2 Exterior Storage Room Metal Doors															
Total 04000 - Structural Repairs			54,267	28,503					42,280	5,376					142,854
<b>05000 - Roofing</b>															
208 - Low Slope: BUR 6 Squares- Clubhouse- Vinyl			29,489												
460 - Pitched: Dimensional Composition 44 Squares- Clubhouse- 44 Squares				100,427											
Total 05000 - Roofing			129,916												
<b>08000 - Rehab</b>															
094 - General Professional Fees															
100 - General Clubhouse- Lounge: Skylights & Windows															
102 - General Clubhouse- Living Rm & Kitchen Furnishings (50%)									50,833						
112 - General Clubhouse- Card Room Misc. (50%)									14,252						
116 - General Clubhouse Card Room- Counter & Cabinets				30,232											
138 - General Clubhouse- Entry Area- Furnishings- 50% (50%)									2,850						
150 - General Lobby Administration Office (50%)									13,301						
156 - General Clubhouse- Manager's Office (50%)									6,651						
160 - General Clubhouse- Gym (50%)									14,252						
180 - General 2 Clubhouse- 2 Restrooms									159,623						
190 - General Clubhouse-Assistant Community Manager Office (50%)			4,096										5,243		
192 - General Clubhouse- Audio Room (50%)			2,457										3,146		
194 - General Kitchen Rehab				77,258											

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344 - General															
2013 Contingency															
Total 08000 - Rehab			6,554	107,490					261,761				8,389		
<b>12000 - Pool</b>															
100 - Resurface										22,030					
116 If Clubhouse Main Pool															
102 - Resurface								40,634							
176 If Clubhouse Lap Pool															
200 - Edge: Tile, Coping, Mastic										16,432					
116 If Clubhouse Main Pool															
202 - Edge: Tile, Coping, Mastic								16,362							
176 If Clubhouse Lap Pool															
600 - Miscellaneous									408,634						
10,526 sf Replace Concrete Pool Deck															
700 - Equipment: Replacement	5,431					6,145					6,952				
Main Pool Equipment (50%)															
704 - Equipment: Replacement	5,431					6,145					6,952				
Lap Pool Equipment (50%)															
712 - Miscellaneous	5,330	5,463	5,600	5,740	5,883	6,030	6,181	6,335	6,494	6,656	6,823	6,993	7,168	7,347	7,531
On-going Annual Pool Mechanical Repairs															
910 - Furniture: Chairs									5,830						
28 Clubhouse															
916 - Furniture: Lounges									23,822						
18 Clubhouse															
920 - Furniture: Tables									5,664						
6 Clubhouse															
940 - Furniture: Misc									1,165						
4 Clubhouse- Umbrellas Stands															
942 - Furniture: Misc			2,678								3,263				
4 Clubhouse- Umbrellas															
990 - Miscellaneous						31,765									
2012 Misc. Safety, Caps, Water Quality, etc.															
994 - Miscellaneous			1,963												2,640
Signage- Main CH															
Total 12000 - Pool	16,192	5,463	10,240	5,740	5,883	50,084	6,181	63,331	451,610	45,119	23,990	6,993	7,168	7,347	10,171
<b>13000 - Spa</b>															
100 - Resurface				9,615						11,151					
Main Clubhouse															
120 - Tile				5,459						6,331					
Main CH Spa															
700 - Equipment	5,431					6,145					6,952				
Main CH Spa Equipment (50%)															
780 - Heater							9,532								11,613
Main Clubhouse- Spa Heater															
Total 13000 - Spa	5,431			15,074		6,145	9,532			17,481	6,952				11,613
<b>14000 - Recreation</b>															
200 - Exercise: Treadmill			6,026					6,817					7,713		
Matrix Commercial Series															
204 - Exercise: Treadmill		5,938					6,718					7,601			
Matrix Commercial Series															
212 - Exercise: Miscellaneous Equip.							10,850								
2 Matrix Recumbent Bike															



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218 - Miscellaneous Matrix Elliptical Machine					10,327						11,976				
222 - Exercise: Weight Machine Matrix Hoist & Press H2200													12,583		
224 - Miscellaneous Stair Climber					5,164						5,988				
226 - Miscellaneous Upright Cycle					3,789						4,394				
230 - Exercise: Miscellaneous Equip. Weight Bench							1,444								
860 - Television Fitness Room- LG 42" TV					1,375						1,594				
864 - Television Library- LG 32" TV					1,039						1,205				
Total 14000 - Recreation		5,938	6,026		21,694		19,013	6,817			25,158	7,601	20,296		
<b>17000 - Tennis Court</b>															
100 - Reseal 4 Main Clubhouse					76,735										98,228
101 - Reseal Main Clubhouse (2021 Only)[nr:1]															
306 - Miscellaneous Tennis Court Awning & Bench					4,133										
500 - Resurface 4 Main Clubhouse					163,862										
Total 17000 - Tennis Court					244,729										98,228
<b>19000 - Fencing</b>															
130 - Chain Link: 10' 770 lf Main Clubhouse Tennis Courts															
200 - Wrought Iron 258 lf Main Clubhouse				42,251											
340 - Wood: 6' 28 lf Trash & Roof Access Enclosure															2,750
Total 19000 - Fencing				42,251											2,750
<b>20000 - Lighting</b>															
260 - Bollard Lights 6 Clubhouse Front															
Total 20000 - Lighting															
<b>22000 - Office Equipment</b>															
200 - Computers, Misc. Clubhouse Office Laptop			1,522				1,680				1,854				2,046
Total 22000 - Office Equipment			1,522				1,680				1,854				2,046
<b>23000 - Mechanical Equipment</b>															
200 - HVAC 4 Lennox Units- Clubhouse- A/C		63,032													
210 - HVAC 4 Units Clubhouse- Heating		70,336													
600 - Water Heater Clubhouse- State Select Water Heater	2,810												3,779		
Total 23000 - Mechanical Equipment	2,810	133,368											3,779		

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<b>24000 - Furnishings</b>															
610 - Office 13 Office Desk/Guest Chairs			8,901												11,971
910 - Window Coverings Clubhouse									7,597						
Total 24000 - Furnishings			8,901						7,597						11,971
<b>24500 - Audio / Visual</b>															
142 - Miscellaneous Clubhouse Audio/Video Upgrades			53,759										68,816		
Total 24500 - Audio / Visual			53,759										68,816		
<b>24600 - Safety / Access</b>															
140 - Security System Clubhouse Security System/Entry Access									78,652						
Total 24600 - Safety / Access									78,652						
<b>25000 - Flooring</b>															
200 - Carpeting 298 Sq. Yds. Clubhouse									63,102						
224 - Carpeting 15 Sq. Yds. Assistant Community Manager Office							3,023								
400 - Tile 295 sf Kitchen															
600 - Vinyl 19 Sq. Yds. Clubhouse Restrooms		1,410												1,897	
608 - Vinyl 53 Sq. Yds. Lobby															
612 - Vinyl 6 Sq. Yds. Audio/Video Room															
Total 25000 - Flooring		1,410					3,023		63,102					1,897	
<b>26000 - Outdoor Equipment</b>															
900 - Miscellaneous Outdoor Ping Pong Table	1,086										1,390				
Total 26000 - Outdoor Equipment	1,086										1,390				
<b>27000 - Appliances</b>															
144 - Drinking Fountain 2 Drinking Fountains									9,882						
200 - Refrigerator Clubhouse- GE Profile									3,794						
204 - Refrigerator Clubhouse- Frigidaire Caterer's Refrigerator									4,747						
220 - 4-Burner Stove & Oven Clubhouse- Whirlpool Stove & Oven															
240 - Dishwasher Clubhouse- Whirlpool Dishwasher									2,276						
740 - Microwave Oven Clubhouse									1,518						
950 - Ice Machine Clubhouse- Scotman									6,079						
998 - Miscellaneous Kitchen Aid Warming Oven									1,712						

See Section VI-b for Excluded Components

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Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Total 27000 - Appliances									30,007						
Total [Main Clubhouse Areas] Expenditures Inflated @ 2.50%	25,519	146,179	271,184	203,390	300,354	56,229	39,428	70,149	966,259	75,514	59,345	14,594	108,448	9,244	315,538
<b>00030 - Dunbarton Clubhouse Areas</b>															
<b>02000 - Concrete</b>															
404 - Pool Deck					2,238					2,532					2,865
Clubhouse Pool- Ongoing Repairs															
Total 02000 - Concrete					2,238					2,532					2,865
<b>03000 - Painting: Exterior</b>															
136 - Surface Restoration				5,038						5,842					
Clubhouse & Pool Fence															
Total 03000 - Painting: Exterior				5,038						5,842					
<b>03500 - Painting: Interior</b>															
900 - Miscellaneous			5,961				6,580				7,263				8,017
Clubhouse- Dunbarton All Rooms															
Total 03500 - Painting: Interior			5,961				6,580				7,263				8,017
<b>04000 - Structural Repairs</b>															
908 - Door: Hardware														4,292	
2 Pool Gates & Clubhouse															
Total 04000 - Structural Repairs														4,292	
<b>05000 - Roofing</b>															
464 - Pitched: Dimensional Composition			39,258												
20 Squares- Clubhouse															
Total 05000 - Roofing			39,258												
<b>08000 - Rehab</b>															
200 - Restrooms										9,731					
Clubhouse- 2 Restrooms															
220 - General															
Clubhouse Interior															
222 - General															
Cabana- Lighting Project															
224 - General															
Clubhouse- Kitchen															
Total 08000 - Rehab										9,731					
<b>12000 - Pool</b>															
104 - Resurface	22,507												30,269		
148 lf Dunbarton Pool															
204 - Edge: Tile, Coping, Mastic	11,797												15,865		
104 lf Dunbarton Pool															
604 - Deck: Re-Surface									137,343						
3,384 sf Clubhouse Pool Area															
704 - Equipment: Replacement	5,431					6,145					6,952				
Dunbarton Pool Equipment (50%)															
730 - Heater							8,851								10,785
Pool Heater															
960 - Furniture: Misc		4,795										6,138			
Lounges, Tables & Chairs															
995 - Miscellaneous			2,290												3,080
Signage															

See Section VI-b for Excluded Components

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Prepared for the 2022 Fiscal Year

Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Total 12000 - Pool	39,734	4,795	2,290			6,145	8,851		137,343		6,952	6,138	46,134		13,864
<b>13000 - Spa</b>															
102 - Resurface Dunbarton Spa		9,152						10,613						12,308	
120 - Tile Dunbarton Spa		5,196						6,025						6,988	
704 - Equipment Dunbarton Spa Equipment (50%)				5,849					6,617					7,487	
782 - Heater Clubhouse Attached Equipment Rm							9,532								11,613
Total 13000 - Spa		14,348		5,849			9,532	16,639	6,617					26,783	11,613
<b>19000 - Fencing</b>															
202 - Wrought Iron 146 lf Pool Perimeter				23,910											
Total 19000 - Fencing				23,910											
<b>23000 - Mechanical Equipment</b>															
300 - HVAC Trane Central Furnace- Dunbarton			15,072												
604 - Water Heater Dunbarton CH Kitchen Closet											3,597				
Total 23000 - Mechanical Equipment			15,072								3,597				
<b>24000 - Furnishings</b>															
400 - Miscellaneous Clubhouse							9,045								
Total 24000 - Furnishings							9,045								
<b>24600 - Safety / Access</b>															
520 - Card Readers 4 Gates & Clubhouse				19,184										24,557	
Total 24600 - Safety / Access				19,184										24,557	
<b>25000 - Flooring</b>															
220 - Carpeting 60 Sq. Yds. Clubhouse							4,233								
Total 25000 - Flooring							4,233								
<b>27000 - Appliances</b>															
202 - Refrigerator Clubhouse									2,276						
224 - 4-Burner Stove & Oven Clubhouse- GE Electric Profile Model															
244 - Dishwasher Clubhouse							2,167								
742 - Microwave Oven Clubhouse						1,065									
Total 27000 - Appliances						1,065	2,167		2,276						
Total [Dunbarton Clubhouse Areas] Expenditures Inflated @ 2.50%	39,734	19,143	62,580	53,980	2,238	7,210	40,407	16,639	146,237	18,105	17,812	6,138	46,134	55,632	36,360
<b>00040 - Elmhurst Cabana Areas</b>															
<b>02000 - Concrete</b>															

See Section VI-b for Excluded Components

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Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
408 - Pool Deck					2,238					2,532					2,865
Cabana- Ongoing Repairs															
Total 02000 - Concrete					2,238					2,532					2,865
<b>03000 - Painting: Exterior</b>															
138 - Surface Restoration				4,367						5,064					
Cabana & Pool Fence															
Total 03000 - Painting: Exterior				4,367						5,064					
<b>03500 - Painting: Interior</b>															
920 - Miscellaneous									8,735						
All Rooms															
Total 03500 - Painting: Interior									8,735						
<b>05000 - Roofing</b>															
462 - Pitched: Dimensional Composition			21,592												
11 Squares- Elmhurst Cabana															
Total 05000 - Roofing			21,592												
<b>08000 - Rehab</b>															
230 - General							79,579								
Restrooms															
234 - General				12,126											
Elmhurst- Gardeners Rstrm & Entry															
Total 08000 - Rehab				12,126			79,579								
<b>12000 - Pool</b>															
106 - Resurface										30,197					
159 If Elmhurst Pool															
206 - Edge: Tile, Coping, Mastic										9,161					
159 If Elmhurst Pool															
608 - Deck: Re-Surface									117,700						
2,900 sf Elmhurst Pool Area															
712 - Equipment: Replacement	5,431					6,145				6,952					
Elmhurst Pool Equipment (50%)															
960 - Furniture: Misc		8,989										11,506			
Lounges, Tables & Chairs															
996 - Miscellaneous												2,366			
Signage- Elmhurst															
Total 12000 - Pool	5,431	8,989				6,145			117,700	39,358	6,952	13,872			
<b>17000 - Tennis Court</b>															
106 - Reseal		19,180							22,799						
2 Elmhurst															
310 - Miscellaneous				5,615											
3 Tennis Court Awning & Benches															
504 - Resurface					82,634										
2 Elmhurst															
Total 17000 - Tennis Court		19,180		5,615	82,634				22,799						
<b>19000 - Fencing</b>															
134 - Chain Link: 10'															
476 If Elmhurst Tennis Courts															
204 - Wrought Iron				42,579											
260 If Elmhurst Pool															

See Section VI-b for Excluded Components

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Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Total 19000 - Fencing				42,579											
<b>23000 - Mechanical Equipment</b>															
606 - Water Heater Elmhurst CH- 50 US Gallon	2,810												3,779		
Total 23000 - Mechanical Equipment	2,810												3,779		
<b>24600 - Safety / Access</b>															
524 - Card Readers 2 Gates & Clubhouse				11,830										15,143	
Total 24600 - Safety / Access				11,830										15,143	
Total [Elmhurst Cabana Areas] Expenditures Inflated @ 2.50%	8,241	28,168	21,592	76,517	84,872	6,145	79,579		149,233	46,955	6,952	13,872	3,779	15,143	2,865
<b>00045 - Commons Tennis Ct Area</b>															
<b>17000 - Tennis Court</b>															
104 - Reseal 2 Commons		19,180							22,799						
308 - Miscellaneous Tennis Court Awning & Bench				4,133											
502 - Resurface 2 Commons									91,213						
Total 17000 - Tennis Court		19,180		4,133					114,011						
<b>19000 - Fencing</b>															
132 - Chain Link: 10' 470 lf Commons Tennis Courts															
Total 19000 - Fencing															
Total [Commons Tennis Ct Area] Expenditures Inflated @ 2.50%		19,180		4,133					114,011						
<b>00050 - Grounds</b>															
<b>01000 - Paving</b>															
100 - Asphalt: Sealing 70,541 sf Zone 1- 1 Coat			13,871					15,693					17,756		
114 - Asphalt: Sealing 60,092 sf Zone 2- 2 Coats	18,745					21,208				23,995					
124 - Asphalt: Sealing 113,674 sf Zone 3, 4- 2 Coats	35,459					40,118				45,390					
142 - Asphalt: Sealing 109,237 sf Zone 5, 6- 2 Coats		34,926					39,516				44,709				
152 - Asphalt: Sealing 32,877 sf Zone 7- 2 Coats		10,512					11,893				13,456				
182 - Asphalt: Sealing 64,975 sf PS- Elmhurst- 2 Coats			21,294				24,092					27,258			
184 - Asphalt: Sealing 71,000 sf PS- Dunbarton- 1 Coat[nr:1]															
186 - Asphalt: Sealing 71,000 sf PS- Dunbarton- 2 Coats			23,268				26,326					29,785			
188 - Asphalt: Sealing 64,975 sf PS- Elmhurst- 1 Coat[nr:1]															
200 - Asphalt: Ongoing Repairs 70,541 sf Zone 1 (5%)	24,754					28,007				31,688					
210 - Asphalt: Ongoing Repairs 60,092 sf Zone 2 (5%)	21,088					23,859				26,994					

See Section VI-b for Excluded Components

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Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
220 - Asphalt: Ongoing Repairs 113,674 sf Zone 3, 4 (5%)		40,888					46,261					52,340			
240 - Asphalt: Ongoing Repairs 109,237 sf Zone 5, 6 (5%)		39,292					44,455					50,297			
250 - Asphalt: Ongoing Repairs 32,877 sf Zone 7 (5%)		11,826					13,380					15,138			
277 - Asphalt: Ongoing Repairs PS- All Private Streets- 2021 Only[nr:1]															
279 - Asphalt: Ongoing Repairs PS- All Private Streets- 2021 Only[nr:1]															
280 - Asphalt: Ongoing Repairs PS- All Private Streets- Yearly Repairs	5,322	5,456	5,592	5,732	5,875	6,022	6,172	6,327	6,485	6,647	6,813	6,984	7,158	7,337	7,521
282 - Asphalt: Ongoing Repairs 64,975 PS- Elmhurst Ongoing (5%)			25,286					28,609					32,369		
286 - Asphalt: Ongoing Repairs 71,000 PS- Dunbarton Ongoing (5%)			27,631					31,262					35,370		
300 - Asphalt: Mill & Inlay 70,541 sf Zone 1 / W/ CH Driveway & Pkng	440,080														
310 - Asphalt: Overlay 60,092 sf Zone 2									342,577						
320 - Asphalt: Overlay 113,674 sf Zone 3, 4									648,042						
340 - Asphalt: Overlay 109,237 sf Zone 5, 6									622,747						
350 - Asphalt: Overlay 32,877 sf Zone 7- Continued University				220,878											
380 - Asphalt: Overlay 64,975 sf PS- Elmhurst Circle- 2010 Last Done	263,481														
382 - Asphalt: Overlay 71,000 sf PS- Dunbarton Circle	287,913														
Total 01000 - Paving	1,096,841	142,900	116,942	226,610	5,875	119,214	161,678	132,310	1,619,850	6,647	134,880	182,924	149,696	7,337	7,521
<b>02000 - Concrete</b>															
200 - Sidewalks, Curbs & Gutters 307,641 sf Public Streets- On-going (0.46%)		200,854		211,022		221,705		232,929		244,721		257,110		270,126	
201 - Sidewalks, Curbs & Gutters All Areas- (2021 Only)[nr:1]															
208 - Sidewalks, Curbs & Gutters 307,641 sf All Areas- On-going (1%)	14,837	15,208	15,588	15,978	16,377	16,787	17,206	17,637	18,077	18,529	18,993	19,467	19,954	20,453	20,964
Total 02000 - Concrete	14,837	216,062	15,588	227,000	16,377	238,492	17,206	250,565	18,077	263,250	18,993	276,577	19,954	290,579	20,964
<b>04000 - Structural Repairs</b>															
550 - Bridge Maintenance Zone 1 Common Area	2,868														
Total 04000 - Structural Repairs	2,868														
<b>18000 - Landscaping</b>															
100 - Irrigation: Misc. Misc. Irrigation Repairs	41,153	42,182	43,237	44,318	45,426	46,561	47,725	48,918	50,141	51,395	52,680	53,997	55,347	56,730	58,149
104 - Irrigation: Controllers 542 Irrigation Controller Station Upgrade										130,469					

See Section VI-b for Excluded Components

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Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
164 - Tree Maintenance Tree Pruning & Forest Health Management	216,665	222,082	227,634	233,325	239,158	245,137	251,265	257,547	263,986	270,585	277,350	284,284	291,391	298,676	306,143
168 - Tree Maintenance Tree Removals	156,416	160,327	164,335	168,443	172,654	176,971	181,395	185,930	190,578	195,342	200,226	205,232	210,362	215,621	221,012
172 - Tree Maintenance Tree Replacements	22,014	22,564	23,129	23,707	24,299	24,907	25,530	26,168	26,822	27,493	28,180	28,884	29,607	30,347	31,105
176 - Tree Maintenance Tree Grade Repairs for Removal Sites	34,759	35,628	36,519	37,432	38,368	39,327	40,310	41,318	42,351	43,409	44,495	45,607	46,747	47,916	49,114
180 - Tree Maintenance Tree Contingency	42,580	43,644	44,736	45,854	47,000	48,175	49,380	50,614	51,880	53,177	54,506	55,869	57,265	58,697	60,164
400 - Turf Renovation Turf Renovation (Phase 1 of 5)											90,843				
404 - Turf Renovation Turf Renovation (Phase 2 of 5)												93,114			
408 - Turf Renovation Turf Renovation (Phase 3 of 5)													95,442		
412 - Turf Renovation Turf Renovation (Phase 4 of 5)														97,828	
416 - Turf Renovation Turf Renovation (Phase 5 of 5)															100,274
490 - Bark Replacement Bark Replacement	43,449	44,535	45,649	46,790	47,960	49,158	50,387	51,647	52,938	54,262	55,618	57,009	58,434	59,895	61,392
530 - Plant Replacement Plant Replacement	37,076	38,003	38,953	39,927	40,925	41,949	42,997	44,072	45,174	46,303	47,461	48,647	49,864	51,110	52,388
550 - Shrubs Shrub Removal (Phase 1 of 3)															
554 - Shrubs Shrub Removal (Phase 2 of 3)															
558 - Shrubs Shrub Removal (Phase 3 of 3)															
920 - Miscellaneous Fall Overseeding	24,331	24,940	25,563	26,202	26,857	27,529	28,217	28,922	29,645	30,387	31,146	31,925	32,723	33,541	34,380
924 - Miscellaneous Contingency- Emergency & Misc	17,466	17,903	18,351	18,809	19,280	19,762	20,256	20,762	21,281	21,813	22,359	22,918	23,490	24,078	24,680
928 - Miscellaneous Landscape Drains	45,621	46,762	47,931	49,129	50,357	51,616	52,907	54,229	55,585	56,975	58,399	59,859	61,356	62,890	64,462
Total 18000 - Landscaping	681,533	698,571	716,036	733,936	752,285	771,092	790,369	810,128	830,382	851,610	873,345	895,634	918,488	941,922	965,967
<b>19000 - Fencing</b>															
140 - Miscellaneous Storage Lot Fence	21,833														
340 - Wood: 6' 218 lf 1425 University Dr At Neighboring Complex				11,900											
Total 19000 - Fencing	21,833			11,900											
<b>20000 - Lighting</b>															
100 - Exterior: Misc. Fixtures 640 Fixtures Approx. Total- Conversion to LED							73,095								
110 - Exterior: Misc. Fixtures 640 Fixtures Approx. Ongoing Maintenance	18,267	18,724	19,192	19,672	20,164	20,668	21,185	21,714	22,257	22,813	23,384	23,968	24,568	25,182	25,811
Total 20000 - Lighting	18,267	18,724	19,192	19,672	20,164	20,668	94,280	21,714	22,257	22,813	23,384	23,968	24,568	25,182	25,811



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Reserve Component	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
<b>21000 - Signage</b>															
200 - Street Signs				21,905											
53 Alley Signage /Private Property/Tow															
204 - Monument									64,585						
60 Wooden Alley Address Sign Holders															
712 - Lollipop					6,714										
35 Speed Limit Signage Inserts															
Total 21000 - Signage				21,905	6,714				64,585						
<b>30000 - Miscellaneous</b>															
990 - Utilities	2,390	2,449	2,511	2,573	2,638	2,704	2,771	2,841	2,912	2,984	3,059	3,135	3,214	3,294	3,377
PS- Neighborhood Clean-up															
992 - Utilities	70,242	71,999	73,798	75,643	77,535	79,473	81,460	83,496	85,584	87,723	89,916	92,164	94,468	96,830	99,251
Underground															
Total 30000 - Miscellaneous	72,632	74,448	76,309	78,217	80,172	82,177	84,231	86,337	88,495	90,708	92,975	95,300	97,682	100,124	102,627
Total [Grounds] Expenditures Inflated @ 2.50%	1,908,811	1,150,704	944,067	1,319,241	881,588	1,231,642	1,147,764	1,301,054	2,643,647	1,365,028	1,233,494	1,566,113	1,303,928	1,460,551	1,220,186
<b>00060 - Administrative</b>															
<b>31000 - Reserve Study</b>															
100 - 3 Year Update with Site Visit	8,690			9,358			10,077			10,852			11,687		
On-going															
500 - Annual Update	869	891	913	936	959	983	1,008	1,033	1,059	1,085	1,112	1,140	1,169	1,198	1,228
Updates W/Out Site Visit															
Total 31000 - Reserve Study	9,559	891	913	10,294	959	983	11,085	1,033	1,059	11,938	1,112	1,140	12,855	1,198	1,228
<b>32000 - Undesignated</b>															
100 - Miscellaneous	11,586	11,876	12,173	12,477	12,789	13,109	13,437	13,773	14,117	14,470	14,832	15,202	15,582	15,972	16,371
Reserve Items															
Total 32000 - Undesignated	11,586	11,876	12,173	12,477	12,789	13,109	13,437	13,773	14,117	14,470	14,832	15,202	15,582	15,972	16,371
Total [Administrative] Expenditures Inflated @ 2.50%	21,145	12,767	13,086	22,771	13,748	14,092	24,522	14,806	15,176	26,407	15,944	16,343	28,438	17,170	17,599
Total Expenditures Inflated @ 2.50%	2,801,666	2,614,586	1,934,340	4,151,553	6,543,860	6,196,034	4,280,031	4,424,688	8,895,039	9,700,506	10,915,295	11,515,975	5,822,868	5,102,837	5,226,271

# 30 Year Reserve Funding Plan Cash Flow Method

Final

Prepared for the 2022 Fiscal Year

**No Landscape Project; T= \$5M**

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>Beginning Balance</b>	9,679,237	9,315,405	8,848,373	8,427,488	9,050,091	10,371,655	11,916,141	12,293,797	12,767,846	12,000,629
<b>Inflated Expenditures @ 2.5%</b>	2,642,509	2,813,333	2,854,616	1,903,578	1,309,731	1,200,443	2,479,825	2,494,390	3,844,791	1,394,270
<b>Reserve Contribution</b>	2,179,476	2,251,440	2,343,506	2,434,903	2,529,864	2,628,529	2,731,042	2,837,553	2,948,218	3,063,199
<i>Lots/month @ 590</i>	307.84	318.00	331.00	343.91	357.33	371.26	385.74	400.78	416.41	432.66
<i>Percentage Increase</i>		3.3%	4.1%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest After Tax @ 1.05%<sup>1</sup></b>	99,201	94,862	90,225	91,278	101,432	116,400	126,438	130,886	129,355	134,768
<b>Ending Balance</b>	9,315,405	8,848,373	8,427,488	9,050,091	10,371,655	11,916,141	12,293,797	12,767,846	12,000,629	13,804,326

1) This is the first year the estimated tax payments, based on reserve earnings, are being deducted from reserves per the CPA recommendation. The funding threshold is set by the association at \$5M.

	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
<b>Beginning Balance</b>	13,804,326	15,522,193	17,794,895	18,391,076	18,602,782	18,929,809	20,186,046	21,794,616	24,260,865	24,687,249
<b>Inflated Expenditures @ 2.5%</b>	1,617,957	1,208,087	3,028,557	3,551,244	3,577,957	2,801,666	2,614,586	1,934,340	4,151,553	6,543,860
<b>Reserve Contribution</b>	3,182,664	3,306,788	3,435,753	3,569,747	3,708,967	3,853,617	4,003,908	4,160,060	4,322,302	4,490,872
<i>Lots/month @ 590</i>	449.53	467.06	485.28	504.20	523.87	544.30	565.52	587.58	610.49	634.30
<i>Percentage Increase</i>	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest After Tax @ 1.05%</b>	153,160	174,001	188,984	193,203	196,017	204,286	219,247	240,529	255,636	248,438
<b>Ending Balance</b>	15,522,193	17,794,895	18,391,076	18,602,782	18,929,809	20,186,046	21,794,616	24,260,865	24,687,249	22,882,699

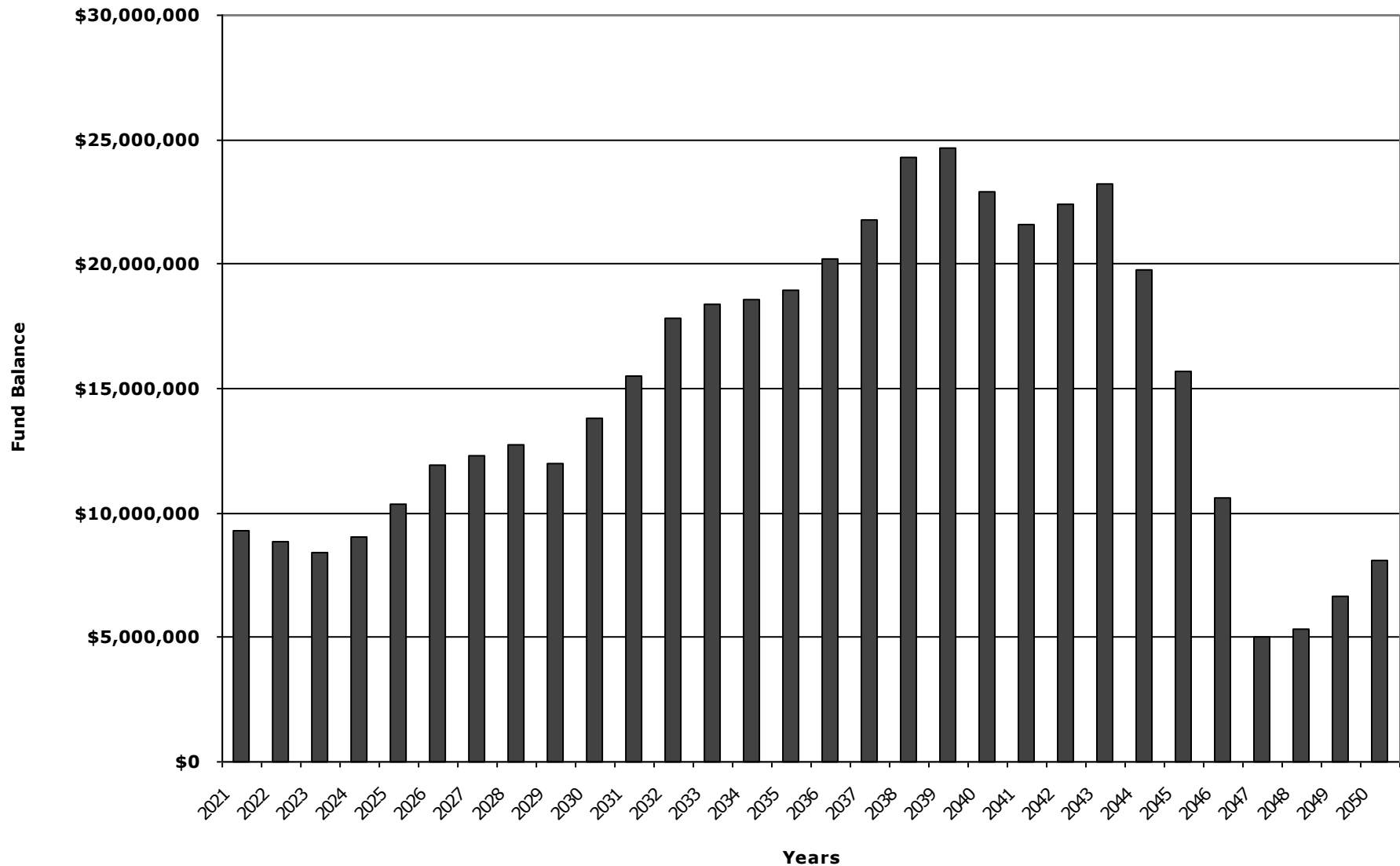
	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
<b>Beginning Balance</b>	22,882,699	21,584,917	22,382,500	23,233,107	19,796,301	15,718,891	10,590,682	5,026,287	5,356,596	6,653,292
<b>Inflated Expenditures @ 2.5%</b>	6,196,034	4,280,031	4,424,688	8,895,039	9,700,506	10,915,295	11,515,975	5,822,868	5,102,837	5,226,271
<b>Reserve Contribution</b>	4,666,016	4,847,991	5,037,063	5,233,508	5,437,615	5,649,682	5,870,020	6,098,951	6,336,810	6,583,946
<i>Lots/month @ 590</i>	659.04	684.74	711.45	739.20	768.02	797.98	829.10	861.43	895.03	929.94
<i>Percentage Increase</i>	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest After Tax @ 1.05%</b>	232,236	229,623	238,231	224,725	185,481	137,404	81,561	54,225	62,723	76,987
<b>Ending Balance</b>	21,584,917	22,382,500	23,233,107	19,796,301	15,718,891	10,590,682	5,026,287	5,356,596	6,653,292	8,087,955

# 30 Year Reserve Funding Plan Cash Flow Method - Ending Balances

Final

Prepared for the 2022 Fiscal Year

**No Landscape Project; T= \$5M**



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

Final

Prepared for the 2022 Fiscal Year

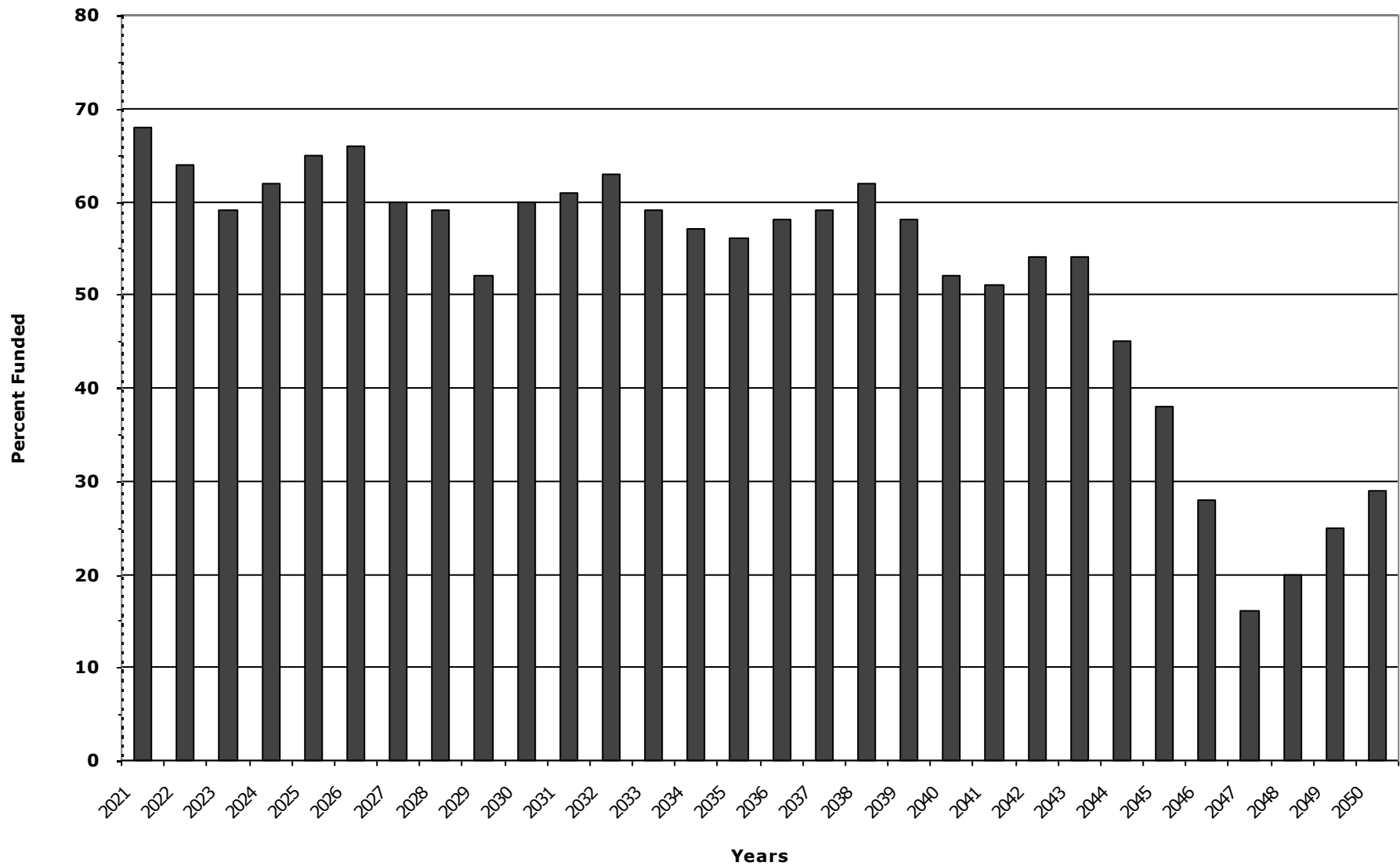
Year	Beginning Balance	Fully Funded Balance	Percent Funded	Inflated Expenditures @ 2.50%	Reserve Contribution	Special Assessments & Other Contributions	Interest	Ending Balance
2021	9,679,237	13,660,419	68.2%	2,642,509	2,179,476	0	99,201	9,315,405
2022	9,315,405	13,917,205	63.6%	2,813,333	2,251,440	0	94,862	8,848,373
2023	8,848,373	14,233,369	59.2%	2,854,616	2,343,506	0	90,225	8,427,488
2024	8,427,488	14,586,420	62.0%	1,903,578	2,434,903	0	91,278	9,050,091
2025	9,050,091	15,996,191	64.8%	1,309,731	2,529,864	0	101,432	10,371,655
2026	10,371,655	18,124,807	65.7%	1,200,443	2,628,529	0	116,400	11,916,141
2027	11,916,141	20,495,438	60.0%	2,479,825	2,731,042	0	126,438	12,293,797
2028	12,293,797	21,692,668	58.9%	2,494,390	2,837,553	0	130,886	12,767,846
2029	12,767,846	22,985,566	52.2%	3,844,791	2,948,218	0	129,355	12,000,629
2030	12,000,629	23,009,308	60.0%	1,394,270	3,063,199	0	134,768	13,804,326
2031	13,804,326	25,630,178	60.6%	1,617,957	3,182,664	0	153,160	15,522,193
2032	15,522,193	28,174,160	63.2%	1,208,087	3,306,788	0	174,001	17,794,895
2033	17,794,895	31,290,899	58.8%	3,028,557	3,435,753	0	188,984	18,391,076
2034	18,391,076	32,710,842	56.9%	3,551,244	3,569,747	0	193,203	18,602,782
2035	18,602,782	33,724,078	56.1%	3,577,957	3,708,967	0	196,017	18,929,809
2036	18,929,809	34,831,151	58.0%	2,801,666	3,853,617	0	204,286	20,186,046
2037	20,186,046	36,859,883	59.1%	2,614,586	4,003,908	0	219,247	21,794,616
2038	21,794,616	39,231,833	61.8%	1,934,340	4,160,060	0	240,529	24,260,865
2039	24,260,865	42,463,593	58.1%	4,151,553	4,322,302	0	255,636	24,687,249
2040	24,687,249	43,609,346	52.5%	6,543,860	4,490,872	0	248,438	22,882,699
2041	22,882,699	42,440,115	50.9%	6,196,034	4,666,016	0	232,236	21,584,917
2042	21,584,917	41,709,375	53.7%	4,280,031	4,847,991	0	229,623	22,382,500
2043	22,382,500	43,038,249	54.0%	4,424,688	5,037,063	0	238,231	23,233,107
2044	23,233,107	44,368,901	44.6%	8,895,039	5,233,508	0	224,725	19,796,301
2045	19,796,301	41,270,460	38.1%	9,700,506	5,437,615	0	185,481	15,718,891
2046	15,718,891	37,391,698	28.3%	10,915,295	5,649,682	0	137,404	10,590,682
2047	10,590,682	32,296,621	15.6%	11,515,975	5,870,020	0	81,561	5,026,287
2048	5,026,287	26,587,426	20.1%	5,822,868	6,098,951	0	54,225	5,356,596
2049	5,356,596	26,703,119	24.9%	5,102,837	6,336,810	0	62,723	6,653,292
2050	6,653,292	27,695,222	29.2%	5,226,271	6,583,946	0	76,987	8,087,955

# 30 Year Reserve Funding Plan Cash Flow Method - Percent Funded

Final

Prepared for the 2022 Fiscal Year

**No Landscape Project; T= \$5M**



## Reserve Fund Balance Forecast Component Method

Final

Prepared for the 2022 Fiscal Year

**No Landscape Project; T= \$5M**

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
<b>00010 - Unit Exteriors</b>									
<b>03000 - Painting: Exterior</b>									
120 - Surface Restoration 171 Homes- Phase 1 of 3	386,460	6	0	386,460	64,410	386,460	66,020	1.92%	43,173
122 - Surface Restoration 217 Homes- Phase 2 of 3	490,420	6	1	251,340	41,890	408,683	502,681	1.25%	28,078
126 - Surface Restoration 202 Homes- Phase 3 of 3- Future	456,520	6	2	479,631	79,939	304,347	389,944	2.38%	53,582
190 - Miscellaneous Construction Management: Color Consultant Only	3,770	16	2	3,961	248	3,299	3,623	0.01%	166
198 - Supervision Construction Mgmt- Pre-Cycle Eval.	5,384	8	1	5,519	690	4,711	5,519	0.02%	462
200 - Supervision 171 CM- Future Painting, Siding- PH 1	84,645	6	0	84,645	14,108	84,645	14,460	0.42%	9,456
208 - Supervision 217 CM- Future Painting, Siding- PH 2	107,415	6	1	110,100	18,350	89,513	110,100	0.55%	12,300
210 - Supervision 202 CM- Future Painting, Siding- PH 3	99,990	6	2	105,052	17,509	66,660	85,408	0.52%	11,736
350 - Touch-Up Building Touch Up As Needed	10,769	1	0	10,769	10,769	10,769	11,038	0.32%	7,218
920 - Power Washing 171 Units- Brick Work Wash & Seal[se:3]	23,940	16	2	25,786	1,612	19,451	21,471	0.05%	1,080
924 - Power Washing 217 Units- Brick Work Wash & Seal	30,380	16	3	32,716	2,045	24,684	27,247	0.06%	1,371
926 - Power Washing 202 Units- Brick Work Wash & Seal	28,280	16	4	31,216	1,951	21,210	23,552	0.06%	1,308
Sub-total [03000 - Painting: Exterior]	1,727,973			1,527,195	253,519	1,424,431	1,261,063	7.55%	169,930

**No Landscape Project; T= \$5M**

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
<b>00010 - Unit Exteriors</b>									
<b>04000 - Structural Repairs</b>									
204 - Wood: Siding & Trim On-going Repairs- Yearly Work Orders, Etc.	127,566	1	1	130,755	65,378	63,783	130,755	1.95%	43,822
205 - Wood: Siding & Trim On-going Repairs- Yearly Work Orders(2021 Only)[nr:1]	75,000	2	0	0	0	75,000	0	0.00%	0
210 - Wood: Siding & Trim 171 2008 Siding Project- Long Term	1,473,165	30	24	2,664,552	88,818	294,633	352,332	2.64%	59,534
212 - Wood: Siding & Trim 217 2009 Siding Project- Long Term	1,869,455	30	25	3,465,865	115,529	311,576	383,238	3.44%	77,437
214 - Wood: Siding & Trim 202 2010 Siding Project- Long Term	1,740,230	30	26	3,306,946	110,232	232,031	297,289	3.28%	73,887
220 - Wood: Siding & Trim 171 Homes- Ongoing Siding Project w Paint 1	459,990	6	0	459,990	76,665	459,990	78,582	2.28%	51,388
230 - Wood: Siding & Trim 217 Homes- Ongoing Siding Project w Paint 2	583,730	6	1	598,323	99,721	486,442	598,323	2.97%	66,841
232 - Wood: Siding & Trim 202 Homes- Ongoing Siding Project w Paint 3	543,380	6	2	570,889	95,148	362,253	464,137	2.83%	63,777
290 - Miscellaneous Construction Management On-going	73,660	30	18	114,884	3,829	29,464	32,717	0.11%	2,567
294 - Miscellaneous Construction Management On-going	93,474	30	19	149,432	4,981	34,274	38,324	0.15%	3,339
298 - Miscellaneous Construction Management On-going	87,013	30	20	142,581	4,753	29,004	32,702	0.14%	3,186
Sub-total [04000 - Structural Repairs]	7,126,663			11,604,218	665,053	2,378,450	2,408,401	19.80%	445,776

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
<b>00010 - Unit Exteriors</b>									
<b>05000 - Roofing</b>									
200 - Low Slope: BUR 32 Squares- Small Flats- Done 2009	44,480	15	3	47,900	3,193	35,584	39,513	0.10%	2,140
206 - Low Slope: BUR 8 Squares- Small Flats- Done 2006	11,120	15	1	11,398	760	10,379	11,398	0.02%	509
212 - Low Slope: BUR 80 Squares- Large Flats- 2009	111,200	15	3	119,750	7,983	88,960	98,783	0.24%	5,351
216 - Low Slope: BUR 4 Squares- Small Flats- Done 2009	5,560	15	3	5,988	399	4,448	4,939	0.01%	268
220 - Low Slope: BUR 8 Squares- Small Flats- Done 2008	11,120	15	2	11,683	779	9,637	10,638	0.02%	522
400 - Pitched: Dimensional Composition 3,257 Squares- 2000 Thru 2003- 199 Homes[se:4]	6,139,445	30	19	10,189,054	339,635	1,944,158	2,202,526	10.11%	227,653
420 - Pitched: Dimensional Composition 2004 Roofing Project	2,533,883	30	23	4,471,317	149,044	591,239	692,595	4.44%	99,902
440 - Pitched: Dimensional Composition 1,853 Squares- 2005 Roofing Project[se:2]	3,492,905	30	24	6,396,679	213,223	640,366	775,716	6.35%	142,920
444 - Pitched: Dimensional Composition 2,098 Squares- 2006 Roofing Project[se:2]	3,954,730	30	26	7,609,084	253,636	461,385	608,040	7.55%	170,009
466 - Pitched: Dimensional Composition 1,650 Squares- 2007 Roofing Project[se:2]	3,110,250	30	28	6,287,219	209,574	155,513	265,667	6.24%	140,475
690 - Gutters / Downspouts 2004	150,765	30	13	207,831	6,928	85,434	92,720	0.21%	4,644
692 - Gutters / Downspouts 2005	156,150	30	14	220,636	7,355	83,280	90,697	0.22%	4,930
694 - Gutters / Downspouts 2006	188,455	30	15	272,939	9,098	94,228	103,022	0.27%	6,098
696 - Gutters / Downspouts 2007	161,534	30	16	239,798	7,993	75,383	82,786	0.24%	5,358
700 - Gutters / Downspouts 1,484 lf 2008	26,712	30	17	40,645	1,355	11,575	12,777	0.04%	908
702 - Gutters / Downspouts 994 lf 2009	17,892	30	18	27,905	930	7,157	7,947	0.03%	623
704 - Gutters / Downspouts 10,741 lf 2010	193,338	30	19	309,080	10,303	70,891	79,269	0.31%	6,906
810 - Pitched: Dimensional Composition 2003 Roofing Project: Beams, Crts/Vlys, FP Chs	161,534	30	12	217,245	7,242	96,920	104,862	0.22%	4,854
820 - Beam Replacement 2004 Beam replacement	69,998	30	13	96,493	3,216	39,666	43,049	0.10%	2,156
822 - Beam Replacement 2005 Roofing w/ 70% increase due to related siding	349,990	30	14	494,527	16,484	186,661	203,286	0.49%	11,049
824 - Beam Replacement 2006- Roofing w/ 70% inc. due to related siding	142,150	30	15	205,876	6,863	71,075	77,709	0.20%	4,600



**No Landscape Project; T= \$5M**

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
<b>00010 - Unit Exteriors</b>									
<b>05000 - Roofing</b>									
826 - Beam Replacement 2007- Roofing-w/ 70% inc. due to related siding	296,145	30	16	439,629	14,654	138,201	151,774	0.44%	9,823
838 - Hog Valleys 2000 - 2003 Roofing Project Midcycle	161,534	30	3	173,954	5,798	145,381	154,534	0.17%	3,887
840 - Hog Valleys 2004 Roofing Project Midcycle	161,534	30	3	173,954	5,798	145,381	154,534	0.17%	3,887
842 - Hog Valleys 2005 Roofing Project Midcycle	161,534	30	4	178,303	5,943	139,996	149,015	0.18%	3,984
844 - Hog Valleys 2006 Roofing Project Midcycle	161,534	30	5	182,761	6,092	134,612	143,496	0.18%	4,083
846 - Hog Valleys 2007 Roofing Project Midcycle	161,534	30	6	187,330	6,244	129,227	137,977	0.19%	4,185
920 - Roofing: Inspections & Repairs 590 All Units Ongoing	47,200	1	1	48,380	24,190	23,600	48,380	0.72%	16,214
930 - Miscellaneous 590 Major Repairs to Extend Life[nr:1]	20,000	2	0	0	0	20,000	0	0.00%	0
Sub-total [05000 - Roofing]	22,204,226			38,867,359	1,324,713	5,640,334	6,547,650	39.44%	887,938
<b>19000 - Fencing</b>									
300 - Wood 22,881 If Patios (33%)[se:3]	434,739	8	0	445,698	55,712	380,396	297,071	1.66%	37,343
304 - Wood 1,900 If Interior Patio Party Fence (20%)[se:2]	52,440	8	2	55,783	6,973	36,053	43,673	0.21%	4,674
350 - Wood: Repair On-going Repairs Per Year	35,000	1	1	35,875	17,938	17,500	35,875	0.53%	12,023
351 - Wood: Repair On-going Repairs Per Year (2021 Only)[nr:1]	60,000	2	0	0	0	60,000	0	0.00%	0
Sub-total [19000 - Fencing]	582,179			537,356	80,623	493,949	376,619	2.40%	54,040
<b>21000 - Signage</b>									
400 - Unit Address Plaques 590 Units with 2 at each	56,050	25	13	77,266	3,091	26,904	29,875	0.09%	2,072
Sub-total Unit Exteriors	31,697,091			52,613,393	2,326,998	9,964,068	10,623,608	69.28%	1,559,756
<b>00020 - Main Clubhouse Areas</b>									
<b>02000 - Concrete</b>									
400 - Pool Deck Main Clubhouse- Ongoing Repairs	1,390	5	4	1,534	307	278	570	0.01%	206

**No Landscape Project; T= \$5M**

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
<b>00020 - Main Clubhouse Areas</b>									
<b>03000 - Painting: Exterior</b>									
130 - Surface Restoration Main Clubhouse	16,155	10	9	20,175	2,018	1,616	3,312	0.06%	1,352
400 - Wrought Iron 258 lf Pool Perimeter Fence	2,778	6	0	2,778	463	2,778	475	0.01%	310
Sub-total [03000 - Painting: Exterior]	18,933			22,953	2,481	4,394	3,786	0.07%	1,663
<b>03500 - Painting: Interior</b>									
300 - Clubhouse 11,806 sf Clubhouse Interior	17,709	10	3	19,071	1,907	12,396	14,521	0.06%	1,278
<b>04000 - Structural Repairs</b>									
200 - Wood: Siding & Trim Clubhouse Siding & Trim Replace	69,807	30	29	142,854	4,762	2,327	4,770	0.14%	3,192
302 - Awnings Clubhouse Pool Awning	5,600	15	8	6,823	455	2,613	3,061	0.01%	305
900 - Door: Hardware 17 Clubhouse- Exit Doors & Pool Pedestrian Gates	18,360	15	8	22,370	1,491	8,568	10,037	0.04%	1,000
912 - Doors Clubhouse Restroom Hall Exterior Door	2,972	25	24	5,376	215	119	244	0.01%	144
914 - Doors 12 Exterior Storefront Door Sets	35,664	25	17	54,267	2,171	11,412	13,160	0.06%	1,455
918 - Doors 17 Clubhouse- Interior Doors	18,275	25	18	28,503	1,140	5,117	5,994	0.03%	764
922 - Steel Doors 2 Exterior Storage Room Metal Doors	5,380	25	14	7,602	304	2,367	2,647	0.01%	204
Sub-total [04000 - Structural Repairs]	156,058			267,794	10,538	32,524	39,913	0.31%	7,063
<b>05000 - Roofing</b>									
208 - Low Slope: BUR 6 Squares- Clubhouse- Vinyl	19,380	15	2	20,361	1,357	16,796	18,540	0.04%	910
460 - Pitched: Dimensional Composition 44 Squares- Clubhouse- 44 Squares	66,000	30	17	100,427	3,348	28,600	31,570	0.10%	2,244
Sub-total [05000 - Roofing]	85,380			120,788	4,705	45,396	50,110	0.14%	3,154

**No Landscape Project; T= \$5M**

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
<b>00020 - Main Clubhouse Areas</b>									
<b>08000 - Rehab</b>									
094 - General Professional Fees	53,845	20	13	74,226	3,711	18,846	22,076	0.11%	2,488
100 - General Clubhouse- Lounge: Skylights & Windows	30,153	30	1	30,907	1,030	29,148	30,907	0.03%	691
102 - General Clubhouse- Living Rm & Kitchen Furnishings (50%)	28,807	10	3	31,022	3,102	20,165	23,622	0.09%	2,079
112 - General Clubhouse- Card Room Misc. (50%)	8,077	10	3	8,698	870	5,654	6,623	0.03%	583
116 - General Clubhouse Card Room- Counter & Cabinets	19,384	25	18	30,232	1,209	5,428	6,358	0.04%	811
138 - General Clubhouse- Entry Area- Furnishings- 50% (50%)	1,615	10	3	1,739	174	1,131	1,324	0.01%	117
150 - General Lobby Administration Office (50%)	7,538	10	3	8,117	812	5,276	6,181	0.02%	544
156 - General Clubhouse- Manager's Office (50%)	3,769	10	3	4,059	406	2,638	3,091	0.01%	272
160 - General Clubhouse- Gym (50%)	8,077	10	3	8,698	870	5,654	6,623	0.03%	583
180 - General 2 Clubhouse- 2 Restrooms	90,458	30	23	159,623	5,321	21,107	24,725	0.16%	3,566
190 - General Clubhouse-Assistant Community Manager Office (50%)	2,692	10	7	3,200	320	808	1,104	0.01%	214
192 - General Clubhouse- Audio Room (50%)	1,615	10	7	1,920	192	485	662	0.01%	129
194 - General Kitchen Rehab	49,535	25	18	77,258	3,090	13,870	16,247	0.09%	2,071
344 - General 2013 Contingency	43,615	20	13	60,124	3,006	15,265	17,882	0.09%	2,015
Sub-total [08000 - Rehab]	349,179			499,822	24,113	145,472	167,425	0.72%	16,163

Prepared for the 2022 Fiscal Year

**No Landscape Project; T= \$5M**

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
<b>00020 - Main Clubhouse Areas</b>									
<b>12000 - Pool</b>									
100 - Resurface 116 lf Clubhouse Main Pool	12,180	12	0	12,180	1,015	12,180	1,040	0.03%	680
102 - Resurface 176 lf Clubhouse Lap Pool	23,603	12	10	30,214	2,518	3,934	6,048	0.07%	1,688
200 - Edge: Tile, Coping, Mastic 116 lf Clubhouse Main Pool	9,085	12	0	9,085	757	9,085	776	0.02%	507
202 - Edge: Tile, Coping, Mastic 176 lf Clubhouse Lap Pool	9,504	12	10	12,166	1,014	1,584	2,435	0.03%	680
600 - Miscellaneous 10,526 sf Replace Concrete Pool Deck	231,572	30	23	408,634	13,621	54,033	63,296	0.41%	9,130
700 - Equipment: Replacement Main Pool Equipment (50%)	3,750	5	0	3,750	750	3,750	769	0.02%	503
704 - Equipment: Replacement Lap Pool Equipment (50%)	3,750	5	0	3,750	750	3,750	769	0.02%	503
712 - Miscellaneous On-going Annual Pool Mechanical Repairs	3,680	1	0	3,680	3,680	3,680	3,772	0.11%	2,467
910 - Furniture: Chairs 28 Clubhouse	3,304	10	3	3,558	356	2,313	2,709	0.01%	238
916 - Furniture: Lounges 18 Clubhouse	13,500	10	3	14,538	1,454	9,450	11,070	0.04%	974
920 - Furniture: Tables 6 Clubhouse	3,210	10	3	3,457	346	2,247	2,632	0.01%	232
940 - Furniture: Misc 4 Clubhouse- Umbrellas Stands	660	10	3	711	71	462	541	0.00%	48
942 - Furniture: Misc 4 Clubhouse- Umbrellas	1,760	8	1	1,804	226	1,540	1,804	0.01%	151
990 - Miscellaneous 2012 Misc. Safety, Caps, Water Quality, etc.	19,385	10	0	19,385	1,939	19,385	1,987	0.06%	1,299
994 - Miscellaneous Signage- Main CH	1,290	12	5	1,460	122	753	882	0.00%	82
Sub-total [12000 - Pool]	340,233			528,371	28,617	128,146	100,531	0.85%	19,182

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<b>00020 - Main Clubhouse Areas</b>									
<b>13000 - Spa</b>									
100 - Resurface Main Clubhouse	6,165	6	0	6,165	1,028	6,165	1,053	0.03%	689
120 - Tile Main CH Spa	3,500	6	0	3,500	583	3,500	598	0.02%	391
700 - Equipment Main CH Spa Equipment (50%)	3,750	5	0	3,750	750	3,750	769	0.02%	503
780 - Heater Main Clubhouse- Spa Heater	5,675	8	5	6,421	803	2,128	2,908	0.02%	538
Sub-total [13000 - Spa]	19,090			19,836	3,163	15,543	5,328	0.09%	2,120
<b>14000 - Recreation</b>									
200 - Exercise: Treadmill Matrix Commercial Series	3,960	5	2	4,160	832	2,376	3,247	0.02%	558
204 - Exercise: Treadmill Matrix Commercial Series	4,000	5	1	4,100	820	3,200	4,100	0.02%	550
212 - Exercise: Miscellaneous Equip. 2 Matrix Recumbent Bike	6,460	10	1	6,622	662	5,814	6,622	0.02%	444
218 - Miscellaneous Matrix Elliptical Machine	6,460	6	1	6,622	1,104	5,383	6,622	0.03%	740
222 - Exercise: Weight Machine Matrix Hoist & Press H2200	6,460	20	7	7,679	384	4,199	4,635	0.01%	257
224 - Miscellaneous Stair Climber	3,230	6	1	3,311	552	2,692	3,311	0.02%	370
226 - Miscellaneous Upright Cycle	2,370	6	1	2,429	405	1,975	2,429	0.01%	271
230 - Exercise: Miscellaneous Equip. Weight Bench	860	10	1	882	88	774	882	0.00%	59
860 - Television Fitness Room- LG 42" TV	860	6	1	882	147	717	882	0.00%	98
864 - Television Library- LG 32" TV	650	6	1	666	111	542	666	0.00%	74
Sub-total [14000 - Recreation]	35,310			37,352	5,105	27,671	33,395	0.15%	3,422

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<b>00020 - Main Clubhouse Areas</b>									
<b>17000 - Tennis Court</b>									
100 - Reseal 4 Main Clubhouse	48,000	10	9	59,945	5,995	4,800	9,840	0.18%	4,018
101 - Reseal Main Clubhouse (2021 Only)[nr:1]	48,000	2	0	0	0	48,000	0	0.00%	0
306 - Miscellaneous Tennis Court Awning & Bench	2,585	16	3	2,784	174	2,100	2,318	0.01%	117
500 - Resurface 4 Main Clubhouse	102,500	21	19	163,862	7,803	9,762	15,009	0.23%	5,230
Sub-total [17000 - Tennis Court]	201,085			226,591	13,971	64,662	27,167	0.42%	9,365
<b>19000 - Fencing</b>									
130 - Chain Link: 10' 770 lf Main Clubhouse Tennis Courts	33,880	25	9	42,311	1,692	21,683	23,614	0.05%	1,134
200 - Wrought Iron 258 lf Main Clubhouse	27,090	25	18	42,251	1,690	7,585	8,886	0.05%	1,133
340 - Wood: 6' 28 lf Trash & Roof Access Enclosure	1,344	18	11	1,763	98	523	612	0.00%	66
Sub-total [19000 - Fencing]	62,314			86,326	3,480	29,791	33,112	0.10%	2,333
<b>20000 - Lighting</b>									
260 - Bollard Lights 6 Clubhouse Front	6,450	20	12	8,675	434	2,580	2,975	0.01%	291
<b>22000 - Office Equipment</b>									
200 - Computers, Misc. Clubhouse Office Laptop	1,000	4	1	1,025	256	750	1,025	0.01%	172
<b>23000 - Mechanical Equipment</b>									
200 - HVAC 4 Lennox Units- Clubhouse- A/C	42,460	15	1	43,522	2,901	39,629	43,522	0.09%	1,945
210 - HVAC 4 Units Clubhouse- Heating	47,380	15	1	48,565	3,238	44,221	48,565	0.10%	2,170
600 - Water Heater Clubhouse- State Select Water Heater	1,940	12	3	2,089	174	1,455	1,657	0.01%	117
Sub-total [23000 - Mechanical Equipment]	91,780			94,175	6,313	85,306	93,743	0.19%	4,232
<b>24000 - Furnishings</b>									
610 - Office 13 Office Desk/Guest Chairs	5,850	12	5	6,619	552	3,413	3,998	0.02%	370
910 - Window Coverings Clubhouse	4,305	15	8	5,245	350	2,009	2,353	0.01%	234
Sub-total [24000 - Furnishings]	10,155			11,864	901	5,422	6,351	0.03%	604

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<b>00020 - Main Clubhouse Areas</b>									
<b>24500 - Audio / Visual</b>									
142 - Miscellaneous Clubhouse Audio/Video Upgrades	35,330	10	7	41,996	4,200	10,599	14,485	0.13%	2,815
<b>24600 - Safety / Access</b>									
140 - Security System Clubhouse Security System/Entry Access	44,572	10	3	47,999	4,800	31,200	36,549	0.14%	3,217
<b>25000 - Flooring</b>									
200 - Carpeting 298 Sq. Yds. Clubhouse	35,760	10	3	38,510	3,851	25,032	29,323	0.11%	2,581
224 - Carpeting 15 Sq. Yds. Assistant Community Manager Office	1,800	12	9	2,248	187	450	615	0.01%	126
400 - Tile 295 sf Kitchen	3,540	20	13	4,880	244	1,239	1,451	0.01%	164
600 - Vinyl 19 Sq. Yds. Clubhouse Restrooms	950	12	4	1,049	87	633	730	0.00%	59
608 - Vinyl 53 Sq. Yds. Lobby	2,120	20	13	2,922	146	742	869	0.00%	98
612 - Vinyl 6 Sq. Yds. Audio/Video Room	720	20	13	993	50	252	295	0.00%	33
Sub-total [25000 - Flooring]	44,890			50,601	4,565	28,348	33,284	0.14%	3,060
<b>26000 - Outdoor Equipment</b>									
900 - Miscellaneous Outdoor Ping Pong Table	750	10	5	849	85	375	461	0.00%	57

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<b>00020 - Main Clubhouse Areas</b>									
<b>27000 - Appliances</b>									
144 - Drinking Fountain 2 Drinking Fountains	5,600	15	8	6,823	455	2,613	3,061	0.01%	305
200 - Refrigerator Clubhouse- GE Profile	2,150	10	3	2,315	232	1,505	1,763	0.01%	155
204 - Refrigerator Clubhouse- Frigidaire Caterer's Refrigerator	2,690	15	8	3,278	219	1,255	1,471	0.01%	146
220 - 4-Burner Stove & Oven Clubhouse- Whirlpool Stove & Oven	1,505	20	13	2,075	104	527	617	0.00%	70
240 - Dishwasher Clubhouse- Whirlpool Dishwasher	1,290	10	3	1,389	139	903	1,058	0.00%	93
740 - Microwave Oven Clubhouse	860	10	3	926	93	602	705	0.00%	62
950 - Ice Machine Clubhouse- Scotman	3,445	10	3	3,710	371	2,412	2,825	0.01%	249
998 - Miscellaneous Kitchen Aid Warming Oven	970	10	3	1,045	104	679	795	0.00%	70
Sub-total [27000 - Appliances]	18,510			21,560	1,716	10,496	12,295	0.05%	1,150
Sub-total Main Clubhouse Areas	1,540,118			2,109,181	121,657	681,349	677,028	3.62%	81,545
<b>00030 - Dunbarton Clubhouse Areas</b>									
<b>02000 - Concrete</b>									
404 - Pool Deck Clubhouse Pool- Ongoing Repairs	1,400	5	4	1,545	309	280	574	0.01%	207
<b>03000 - Painting: Exterior</b>									
136 - Surface Restoration Clubhouse & Pool Fence	3,230	6	0	3,230	538	3,230	552	0.02%	361
<b>03500 - Painting: Interior</b>									
900 - Miscellaneous Clubhouse- Dunbarton All Rooms	3,918	4	1	4,015	1,004	2,938	4,015	0.03%	673
<b>04000 - Structural Repairs</b>									
908 - Door: Hardware 2 Pool Gates & Clubhouse	2,150	18	10	2,752	153	956	1,102	0.00%	102
<b>05000 - Roofing</b>									
464 - Pitched: Dimensional Composition 20 Squares- Clubhouse	25,800	30	17	39,258	1,309	11,180	12,341	0.04%	877



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<b>00030 - Dunbarton Clubhouse Areas</b>									
<b>08000 - Rehab</b>									
200 - Restrooms Clubhouse- 2 Restrooms	5,380	20	4	5,939	297	4,304	4,687	0.01%	199
220 - General Clubhouse Interior	7,000	20	10	8,961	448	3,500	3,946	0.01%	300
222 - General Cabana- Lighting Project	4,305	20	10	5,511	276	2,153	2,427	0.01%	185
224 - General Clubhouse- Kitchen	10,770	20	10	13,787	689	5,385	6,072	0.02%	462
Sub-total [08000 - Rehab]	27,455			34,196	1,710	15,342	17,132	0.05%	1,146
<b>12000 - Pool</b>									
104 - Resurface 148 lf Dunbarton Pool	15,540	12	3	16,735	1,395	11,655	13,274	0.04%	935
204 - Edge: Tile, Coping, Mastic 104 lf Dunbarton Pool	8,145	12	3	8,771	731	6,109	6,957	0.02%	490
604 - Deck: Re-Surface 3,384 sf Clubhouse Pool Area	77,832	30	23	137,343	4,578	18,161	21,274	0.14%	3,069
704 - Equipment: Replacement Dunbarton Pool Equipment (50%)	3,750	5	0	3,750	750	3,750	769	0.02%	503
730 - Heater Pool Heater	5,270	8	5	5,963	745	1,976	2,701	0.02%	500
960 - Furniture: Misc Lounges, Tables & Chairs	3,230	10	6	3,746	375	1,292	1,655	0.01%	251
995 - Miscellaneous Signage	1,505	12	5	1,703	142	878	1,028	0.00%	95
Sub-total [12000 - Pool]	115,272			178,011	8,715	43,821	47,659	0.26%	5,842
<b>13000 - Spa</b>									
102 - Resurface Dunbarton Spa	6,165	6	4	6,805	1,134	2,055	3,160	0.03%	760
120 - Tile Dunbarton Spa	3,500	6	4	3,863	644	1,167	1,794	0.02%	432
704 - Equipment Dunbarton Spa Equipment (50%)	3,750	5	3	4,038	808	1,500	2,306	0.02%	541
782 - Heater Clubhouse Attached Equipment Rm	5,675	8	5	6,421	803	2,128	2,908	0.02%	538
Sub-total [13000 - Spa]	19,090			21,127	3,388	6,850	10,168	0.10%	2,271
<b>19000 - Fencing</b>									
202 - Wrought Iron 146 lf Pool Perimeter	15,330	25	18	23,910	956	4,292	5,028	0.03%	641

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<b>00030 - Dunbarton Clubhouse Areas</b>									
<b>23000 - Mechanical Equipment</b>									
300 - HVAC Trane Central Furnace- Dunbarton	9,905	15	2	10,406	694	8,584	9,476	0.02%	465
604 - Water Heater Dunbarton CH Kitchen Closet	1,940	12	1	1,989	166	1,778	1,989	0.00%	111
Sub-total [23000 - Mechanical Equipment]	11,845			12,395	859	10,363	11,464	0.03%	576
<b>24000 - Furnishings</b>									
400 - Miscellaneous Clubhouse	5,385	10	1	5,520	552	4,847	5,520	0.02%	370
<b>24600 - Safety / Access</b>									
520 - Card Readers 4 Gates & Clubhouse	12,300	10	8	14,986	1,499	2,460	3,782	0.04%	1,005
<b>25000 - Flooring</b>									
220 - Carpeting 60 Sq. Yds. Clubhouse	2,520	10	1	2,583	258	2,268	2,583	0.01%	173
<b>27000 - Appliances</b>									
202 - Refrigerator Clubhouse	1,290	10	3	1,389	139	903	1,058	0.00%	93
224 - 4-Burner Stove & Oven Clubhouse- GE Electric Profile Model	3,230	20	10	4,135	207	1,615	1,821	0.01%	139
244 - Dishwasher Clubhouse	1,290	10	1	1,322	132	1,161	1,322	0.00%	89
742 - Microwave Oven Clubhouse	650	15	5	735	49	433	489	0.00%	33
Sub-total [27000 - Appliances]	6,460			7,582	527	4,112	4,690	0.02%	353
Sub-total Dunbarton Clubhouse Areas	252,155			351,110	21,778	112,938	126,610	0.65%	14,597
<b>00040 - Elmhurst Cabana Areas</b>									
<b>02000 - Concrete</b>									
408 - Pool Deck Cabana- Ongoing Repairs	1,400	5	4	1,545	309	280	574	0.01%	207
<b>03000 - Painting: Exterior</b>									
138 - Surface Restoration Cabana & Pool Fence	2,800	6	0	2,800	467	2,800	478	0.01%	313
<b>03500 - Painting: Interior</b>									
920 - Miscellaneous All Rooms	4,950	10	3	5,331	533	3,465	4,059	0.02%	357

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<b>00040 - Elmhurst Cabana Areas</b>									
<b>05000 - Roofing</b>									
462 - Pitched: Dimensional Composition 11 Squares- Elmhurst Cabana	14,190	30	17	21,592	720	6,149	6,788	0.02%	482
<b>08000 - Rehab</b>									
230 - General Restrooms	47,380	20	1	48,565	2,428	45,011	48,565	0.07%	1,628
234 - General Elmhurst- Gardeners Rstrm & Entry	7,775	20	18	12,126	606	778	1,195	0.02%	406
Sub-total [08000 - Rehab]	55,155			60,691	3,035	45,789	49,760	0.09%	2,034
<b>12000 - Pool</b>									
106 - Resurface 159 lf Elmhurst Pool	16,695	12	0	16,695	1,391	16,695	1,426	0.04%	933
206 - Edge: Tile, Coping, Mastic 159 lf Elmhurst Pool	5,065	12	0	5,065	422	5,065	433	0.01%	283
608 - Deck: Re-Surface 2,900 sf Elmhurst Pool Area	66,700	30	23	117,700	3,923	15,563	18,231	0.12%	2,630
712 - Equipment: Replacement Elmhurst Pool Equipment (50%)	3,750	5	0	3,750	750	3,750	769	0.02%	503
960 - Furniture: Misc Lounges, Tables & Chairs	6,055	10	6	7,022	702	2,422	3,103	0.02%	471
996 - Miscellaneous Signage- Elmhurst	1,245	12	2	1,308	109	1,038	1,170	0.00%	73
Sub-total [12000 - Pool]	99,510			151,540	7,298	44,533	25,132	0.22%	4,892
<b>17000 - Tennis Court</b>									
106 - Reseal 2 Elmhurst	12,920	7	2	13,574	1,939	9,229	11,351	0.06%	1,300
310 - Miscellaneous 3 Tennis Court Awning & Benches	3,600	16	2	3,782	236	3,150	3,459	0.01%	158
504 - Resurface 2 Elmhurst	51,690	21	19	82,634	3,935	4,923	7,569	0.12%	2,638
Sub-total [17000 - Tennis Court]	68,210			99,991	6,111	17,301	22,379	0.18%	4,096
<b>19000 - Fencing</b>									
134 - Chain Link: 10' 476 lf Elmhurst Tennis Courts	20,944	25	8	25,518	1,021	14,242	15,457	0.03%	684
204 - Wrought Iron 260 lf Elmhurst Pool	27,300	25	18	42,579	1,703	7,644	8,954	0.05%	1,142
Sub-total [19000 - Fencing]	48,244			68,097	2,724	21,886	24,411	0.08%	1,826

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<b>00040 - Elmhurst Cabana Areas</b>									
<b>23000 - Mechanical Equipment</b>									
606 - Water Heater Elmhurst CH- 50 US Gallon	1,940	12	3	2,089	174	1,455	1,657	0.01%	117
<b>24600 - Safety / Access</b>									
524 - Card Readers 2 Gates & Clubhouse	7,585	10	8	9,242	924	1,517	2,332	0.03%	619
Sub-total Elmhurst Cabana Areas	303,984			422,916	22,294	145,175	137,570	0.66%	14,943
<b>00045 - Commons Tennis Ct Area</b>									
<b>17000 - Tennis Court</b>									
104 - Reseal 2 Commons	12,920	7	2	13,574	1,939	9,229	11,351	0.06%	1,300
308 - Miscellaneous Tennis Court Awning & Bench	2,585	16	3	2,784	174	2,100	2,318	0.01%	117
502 - Resurface 2 Commons	51,690	21	2	54,307	2,586	46,767	50,459	0.08%	1,733
Sub-total [17000 - Tennis Court]	67,195			70,665	4,699	58,096	64,129	0.14%	3,150
<b>19000 - Fencing</b>									
132 - Chain Link: 10' 470 lf Commons Tennis Courts	20,680	25	12	27,812	1,112	10,754	11,870	0.03%	746
Sub-total Commons Tennis Ct Area	87,875			98,477	5,812	68,850	75,999	0.17%	3,895

Prepared for the 2022 Fiscal Year

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<b>00050 - Grounds</b>									
<b>01000 - Paving</b>									
100 - Asphalt: Sealing 70,541 sf Zone 1- 1 Coat	9,116	5	2	9,577	1,915	5,469	7,475	0.06%	1,284
114 - Asphalt: Sealing 60,092 sf Zone 2- 2 Coats	12,943	5	0	12,943	2,589	12,943	2,653	0.08%	1,735
124 - Asphalt: Sealing 113,674 sf Zone 3, 4- 2 Coats	24,483	5	0	24,483	4,897	24,483	5,019	0.15%	3,282
142 - Asphalt: Sealing 109,237 sf Zone 5, 6- 2 Coats	23,527	5	1	24,115	4,823	18,822	24,115	0.14%	3,233
152 - Asphalt: Sealing 32,877 sf Zone 7- 2 Coats	7,081	5	1	7,258	1,452	5,665	7,258	0.04%	973
182 - Asphalt: Sealing 64,975 sf PS- Elmhurst- 2 Coats	13,994	5	2	14,703	2,941	8,397	11,475	0.09%	1,971
184 - Asphalt: Sealing 71,000 sf PS- Dunbarton- 1 Coat[nr:1]	12,233	3	0	0	0	12,233	0	0.00%	0
186 - Asphalt: Sealing 71,000 sf PS- Dunbarton- 2 Coats	15,292	5	2	16,066	3,213	9,175	12,539	0.10%	2,154
188 - Asphalt: Sealing 64,975 sf PS- Elmhurst- 1 Coat[nr:1]	11,195	3	0	0	0	11,195	0	0.00%	0
200 - Asphalt: Ongoing Repairs 70,541 sf Zone 1 (5%)	17,092	5	0	17,092	3,418	17,092	3,504	0.10%	2,291
210 - Asphalt: Ongoing Repairs 60,092 sf Zone 2 (5%)	14,560	5	0	14,560	2,912	14,560	2,985	0.09%	1,952
220 - Asphalt: Ongoing Repairs 113,674 sf Zone 3, 4 (5%)	27,543	5	1	28,232	5,646	22,035	28,232	0.17%	3,785
240 - Asphalt: Ongoing Repairs 109,237 sf Zone 5, 6 (5%)	26,468	5	1	27,130	5,426	21,175	27,130	0.16%	3,637
250 - Asphalt: Ongoing Repairs 32,877 sf Zone 7 (5%)	7,966	5	1	8,165	1,633	6,373	8,165	0.05%	1,095
277 - Asphalt: Ongoing Repairs PS- All Private Streets- 2021 Only[nr:1]	10,505	2	0	0	0	10,505	0	0.00%	0
279 - Asphalt: Ongoing Repairs PS- All Private Streets- 2021 Only[nr:1]	10,505	1	0	0	0	10,505	0	0.00%	0
280 - Asphalt: Ongoing Repairs PS- All Private Streets- Yearly Repairs	3,675	1	1	3,767	1,883	1,838	3,767	0.06%	1,262
282 - Asphalt: Ongoing Repairs 64,975 PS- Elmhurst Ongoing (5%)	16,618	5	2	17,459	3,492	9,971	13,627	0.10%	2,341
286 - Asphalt: Ongoing Repairs 71,000 PS- Dunbarton Ongoing (5%)	18,159	5	2	19,078	3,816	10,895	14,890	0.11%	2,558
300 - Asphalt: Mill & Inlay 70,541 sf Zone 1 / W/ CH Driveway & Pkng	303,860	15	15	440,080	27,505	18,991	20,764	0.82%	18,436
310 - Asphalt: Overlay 60,092 sf Zone 2	194,138	15	8	236,538	15,769	90,598	106,129	0.47%	10,570

**No Landscape Project; T= \$5M**

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
<b>00050 - Grounds</b>									
<b>01000 - Paving</b>									
320 - Asphalt: Overlay 113,674 sf Zone 3, 4	367,243	15	8	447,450	29,830	171,380	200,760	0.89%	19,995
340 - Asphalt: Overlay 109,237 sf Zone 5, 6	352,909	15	8	429,985	28,666	164,691	192,924	0.85%	19,214
350 - Asphalt: Overlay 32,877 sf Zone 7- Continued University	141,620	15	3	152,509	10,167	113,296	125,806	0.30%	6,815
380 - Asphalt: Overlay 64,975 sf PS- Elmhurst Circle- 2010 Last Done	181,925	15	15	263,481	16,468	11,370	12,432	0.49%	11,038
382 - Asphalt: Overlay 71,000 sf PS- Dunbarton Circle	198,794	15	15	287,913	17,995	12,425	13,584	0.54%	12,062
Sub-total [01000 - Paving]	2,023,444			2,502,584	196,455	816,081	845,232	5.85%	131,681
<b>02000 - Concrete</b>									
200 - Sidewalks, Curbs & Gutters 307,641 sf Public Streets- On-going (0.46%)	135,300	2	0	135,300	67,650	135,300	69,341	2.01%	45,345
201 - Sidewalks, Curbs & Gutters All Areas- (2021 Only)[nr:1]	53,902	2	0	0	0	53,902	0	0.00%	0
208 - Sidewalks, Curbs & Gutters 307,641 sf All Areas- On-going (1%)	10,244	1	1	10,501	5,250	5,122	10,501	0.16%	3,519
Sub-total [02000 - Concrete]	199,446			145,801	72,900	194,324	79,842	2.17%	48,864
<b>04000 - Structural Repairs</b>									
550 - Bridge Maintenance Zone 1 Common Area	1,980	22	15	2,868	130	630	738	0.00%	87

**No Landscape Project; T= \$5M**

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
<b>00050 - Grounds</b>									
<b>18000 - Landscaping</b>									
100 - Irrigation: Misc. Misc. Irrigation Repairs	28,415	1	0	28,415	28,415	28,415	29,125	0.85%	19,046
104 - Irrigation: Controllers 542 Irrigation Controller Station Upgrade	72,133	12	0	72,133	6,011	72,133	6,161	0.18%	4,029
164 - Tree Maintenance Tree Pruning & Forest Health Management	149,600	1	0	149,600	149,600	149,600	153,340	4.45%	100,275
168 - Tree Maintenance Tree Removals	108,000	1	0	108,000	108,000	108,000	110,700	3.22%	72,391
172 - Tree Maintenance Tree Replacements	15,200	1	0	15,200	15,200	15,200	15,580	0.45%	10,188
176 - Tree Maintenance Tree Grade Repairs for Removal Sites	24,000	1	0	24,000	24,000	24,000	24,600	0.71%	16,087
180 - Tree Maintenance Tree Contingency	29,400	1	0	29,400	29,400	29,400	30,135	0.88%	19,706
400 - Turf Renovation Turf Renovation (Phase 1 of 5)	49,000	25	0	49,000	1,960	49,000	2,009	0.06%	1,314
404 - Turf Renovation Turf Renovation (Phase 2 of 5)	49,000	25	1	50,225	2,009	47,040	50,225	0.06%	1,347
408 - Turf Renovation Turf Renovation (Phase 3 of 5)	49,000	25	2	51,481	2,059	45,080	48,216	0.06%	1,380
412 - Turf Renovation Turf Renovation (Phase 4 of 5)	49,000	25	3	52,768	2,111	43,120	46,207	0.06%	1,415
416 - Turf Renovation Turf Renovation (Phase 5 of 5)	49,000	25	4	54,087	2,163	41,160	44,198	0.06%	1,450
490 - Bark Replacement Bark Replacement	30,000	1	0	30,000	30,000	30,000	30,750	0.89%	20,109
530 - Plant Replacement Plant Replacement	25,600	1	0	25,600	25,600	25,600	26,240	0.76%	17,159
550 - Shrubs Shrub Removal (Phase 1 of 3)	270,000	40	0	270,000	6,750	270,000	6,919	0.20%	4,524
554 - Shrubs Shrub Removal (Phase 2 of 3)	270,000	40	1	276,750	6,919	263,250	276,750	0.21%	4,638
558 - Shrubs Shrub Removal (Phase 3 of 3)	270,000	40	2	283,669	7,092	256,500	269,831	0.21%	4,753
920 - Miscellaneous Fall Overseeding	16,800	1	0	16,800	16,800	16,800	17,220	0.50%	11,261
924 - Miscellaneous Contingency- Emergency & Misc	12,060	1	0	12,060	12,060	12,060	12,362	0.36%	8,084
928 - Miscellaneous Landscape Drains	31,500	1	0	31,500	31,500	31,500	32,288	0.94%	21,114
Sub-total [18000 - Landscaping]	1,597,708			1,630,687	507,649	1,557,858	1,232,856	15.11%	340,270

**No Landscape Project; T= \$5M**

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
<b>00050 - Grounds</b>									
<b>19000 - Fencing</b>									
140 - Miscellaneous Storage Lot Fence	15,075	25	15	21,833	873	6,030	6,799	0.03%	585
340 - Wood: 6' 218 If 1425 University Dr At Neighboring Complex	7,630	18	0	7,630	424	7,630	434	0.01%	284
Sub-total [19000 - Fencing]	22,705			29,463	1,297	13,660	7,233	0.04%	870
<b>20000 - Lighting</b>									
100 - Exterior: Misc. Fixtures 640 Fixtures Approx. Total- Conversion to LED	43,520	12	9	54,351	4,529	10,880	14,869	0.13%	3,036
110 - Exterior: Misc. Fixtures 640 Fixtures Approx. Ongoing Maintenance	12,613	1	0	12,771	12,771	12,613	12,928	0.38%	8,560
Sub-total [20000 - Lighting]	56,133			67,121	17,300	23,493	27,798	0.52%	11,596
<b>21000 - Signage</b>									
200 - Street Signs 53 Alley Signage /Private Property/Tow	14,045	15	3	15,125	1,008	11,236	12,477	0.03%	676
204 - Monument 60 Wooden Alley Address Sign Holders	36,600	25	23	64,585	2,583	2,928	4,502	0.08%	1,732
712 - Lollipop 35 Speed Limit Signage Inserts	4,200	15	4	4,636	309	3,080	3,444	0.01%	207
Sub-total [21000 - Signage]	54,845			84,346	3,901	17,244	20,422	0.12%	2,615
<b>30000 - Miscellaneous</b>									
990 - Utilities PS- Neighborhood Clean-up	1,650	1	0	1,650	1,650	1,650	1,691	0.05%	1,106
992 - Utilities Underground	48,500	1	0	48,500	48,500	48,500	49,713	1.44%	32,509
Sub-total [30000 - Miscellaneous]	50,150			50,150	50,150	50,150	51,404	1.49%	33,615
Sub-total Grounds	4,006,412			4,513,019	849,783	2,673,440	2,265,524	25.30%	569,598
<b>00060 - Administrative</b>									
<b>31000 - Reserve Study</b>									
100 - 3 Year Update with Site Visit On-going	6,000	3	0	6,000	2,000	6,000	2,050	0.06%	1,341
500 - Annual Update Updates W/Out Site Visit	600	1	0	600	600	600	615	0.02%	402
Sub-total [31000 - Reserve Study]	6,600			6,600	2,600	6,600	2,665	0.08%	1,743



Prepared for the 2022 Fiscal Year

**No Landscape Project; T= \$5M**

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2021 Fully Funded Balance	2022 Fully Funded Balance	% Per Year Straight Line	2022 Line Item Contribution based on Cash Flow Method
<b>00060 - Administrative</b>									
<b>32000 - Undesignated</b>									
100 - Miscellaneous Reserve Items	8,000	1	0	8,000	8,000	8,000	8,200	0.24%	5,362
Sub-total Administrative	14,600			14,600	10,600	14,600	10,865	0.32%	7,105
						[A]	[B]		
<b>Totals</b>	<b>37,902,233</b>			<b>60,122,697</b>	<b>3,358,921</b>	<b>13,660,419</b>	<b>13,917,205</b>	<b>100.00%</b>	<b>2,251,440</b>
						[EndBal] [A]	[EndBal] [B]		
<b>Percent Funded</b>						<b>68.19%</b>	<b>63.58%</b>		

**00010 - Unit Exteriors**

**03000 - Painting: Exterior**

120 - Surface Restoration	Useful Life 6	Remaining Life 0
171 Homes- Phase 1 of 3	Quantity 171	Unit of Measure Unit
	Cost /Ut \$2,260	
	% Included 100.00%	Total Cost/Study \$386,460
Summary	Replacement Year 2021	Future Cost \$386,460

This is to paint the building exteriors with a 100% premium acrylic product. BRG does not recommend painting siding, trim and metal beyond a five year schedule without paint representative and painting contractor full warrantee.

2021- Useful life reduced from 8 to 6 per client. Remaining life decreased from 2023 to 2021.

2018- The cost for paint is rising by the month. BRG has raised the pricing to reflect current conditions in the area, mainly labor cost increases.

2017- Eight year useful life adopted by the board.

2014 & 2015- Average cost is \$1,790/unit painting.

2011- Average cost is \$1,825/unit painting.



GL N23001

**00010 - Unit Exteriors**  
**03000 - Painting: Exterior**

122 - Surface Restoration	Useful Life 6	Remaining Life 1	
217 Homes- Phase 2 of 3	Quantity 217	Unit of Measure	Unit
	Cost /Ut \$2,260		
	% Included 100.00%	Total Cost/Study	\$490,420
Summary	Replacement Year 2022	Future Cost	\$502,681

This is to paint the building exteriors with a 100% premium acrylic product. BRG does not recommend painting siding, trim and metal beyond a five year schedule without paint representative and painting contractor full warrantee.

2021- Useful life reduced from 8 to 6 per client. Remaining life decreased from 2024 to 2022.  
2018- Cost increased to reflect higher labor prices.  
2017- Eight year useful life adopted by the board.  
2016- \$346,200 was expended.  
2015- The pricing for this phase was pending as the study went to press.



GL N23001

**00010 - Unit Exteriors**

**03000 - Painting: Exterior**

126 - Surface Restoration	Useful Life 6	Remaining Life 2
202 Homes- Phase 3 of 3- Future	Quantity 202	Unit of Measure Unit
	Cost /Ut \$2,260	
	% Included 100.00%	Total Cost/Study \$456,520
Summary	Replacement Year 2023	Future Cost \$479,631

This is to paint the building exteriors with a 100% premium acrylic product. BRG does not recommend painting siding, trim and metal beyond a five year schedule without paint representative and painting contractor full warrantee.

**2018- Revision in August. The \$313K has gone away and now the paint cost is \$20,000 in 2018 only.**

2021- Useful life reduced from 8 to 6 per client. Remaining life decreased from 2025 to 2022.  
2018- \$313,100 expended plus \$1,000 for change orders over two years starting in 2017 (\$84,140 expenditure) and 2018 (\$229,960) in. The phase 3 painting project began in late 2016 and is finishing up as of spring 2018. The costing for 2017/18 phase 3 painting is lower than the other two phases because the contractor already had the equipment and materials areas staged. This future cost may not be sustainable in light of 2018 inflation figures, so BRG has created a component (#131) to reflect this one-time cost.  
2017- Eight year useful life adopted by the board.



GL N23001

190 - Miscellaneous	Useful Life 16	Remaining Life 2
Construction Management: Color Consultant Only	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$3,770	
	% Included 100.00%	Total Cost/Study \$3,770
Summary	Replacement Year 2023	Future Cost \$3,961

This was added as a component in 2008 by the association, and was formerly named "McCauley Architect Consultant." This is for consultation on colors for the clubhouse, gym, unit exterior paint, patio furniture colors. It is being left in the reserve study as the association may want to entertain color changes every 16 years (before the next cycle is completed,) or every other paint cycle thereafter.

2017- UL extended by 4 years & RL extended per client by 2 years.

GL N23001

**00010 - Unit Exteriors**

**03000 - Painting: Exterior**

198 - Supervision	Useful Life 8	Remaining Life 1
Construction Mgmt- Pre-Cycle Eval.	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$5,384	
	% Included 100.00%	Total Cost/Study \$5,384
Summary	Replacement Year 2022	Future Cost \$5,519

This is for the evaluation of the paint cycles one year prior to the major paint and siding cycles. This item was added by the association in 2009.

2017- UL & RL extended per client by 2 years.

GL N23001

200 - Supervision	Useful Life 6	Remaining Life 0
171 CM- Future Painting, Siding- PH 1	Quantity 171	Unit of Measure Unit
	Cost /Ut \$495	
	% Included 100.00%	Total Cost/Study \$84,645
Summary	Replacement Year 2021	Future Cost \$84,645

This is for the CM fees at approximately 10% of work completed for painting & siding only.

Calculation is \$2,500/Unit (Siding) + \$2,10000/Unit (Painting) = \$4,600 Per Unit  
10% = \$370 per unit to be carried forward as of 2015

2021- Per client, reduce useful & remaining life by 2 years.

2017- UL & RL extended per client by 2 years.

2014- This has been extended to the next cycle AFTER 2014 as there is no supervision in 2014-16 painting & siding.

GL N23270

208 - Supervision	Useful Life 6	Remaining Life 1
217 CM- Future Painting, Siding- PH 2	Quantity 217	Unit of Measure Lump Sum
	Cost /LS \$495	
	% Included 100.00%	Total Cost/Study \$107,415
Summary	Replacement Year 2022	Future Cost \$110,100

This is for the CM fees at 10% of work completed. See previous item for calculations & history.

2021- Per client, reduce useful & remaining life by 2 years.

GL N23270

210 - Supervision	Useful Life 6	Remaining Life 2
202 CM- Future Painting, Siding- PH 3	Quantity 202	Unit of Measure Unit
	Cost /Ut \$495	
	% Included 100.00%	Total Cost/Study \$99,990
Summary	Replacement Year 2023	Future Cost \$105,052

This is for the CM fees at 10% of work completed. See previous item for calculations & history.

2021- Per client, reduce useful & remaining life by 2 years.

GL N23270

**00010 - Unit Exteriors**  
**03000 - Painting: Exterior**

350 - Touch-Up	Useful Life 1	Remaining Life 0	
Building Touch Up As Needed	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$10,769		
	% Included 100.00%	Total Cost/Study	\$10,769
Summary	Replacement Year 2021	Future Cost	\$10,769

This is to touch up building paintable surfaces as needed, yearly, and outside of the major paint cycles and outside of siding work that includes primer and paint.

2021- Work is anticipated per client.

2019- \$605 was expended.

2018- This has been reduced from \$26,000 per year to \$10,000. No planned expenses in 2018.

GL N23001

920 - Power Washing	Useful Life 16	Remaining Life 2	Treatment [se:3]
171 Units- Brick Work Wash & Seal	Quantity 171	Unit of Measure	Lump Sum
	Cost /LS \$140		
	% Included 100.00%	Total Cost/Study	\$23,940
Summary	Replacement Year 2023	Future Cost	\$25,786

This is to power wash and seal the brickwork in conjunction with painting. Sealing of brick should coincide with unit painting.

2017- UL & RL extended per client.

2015- According to Williams, the brick would benefit from not only a power wash, but sealing as well so for 2015 this item has been altered to include a seal. Also in 2015, this has been put on a 12 year cycle so it is done with every other paint cycle.

2014- BRG has extended this to the next paint cycle, AFTER 2014.

2012- BRG extended the UL from 5 to 6 to sync with the paint cycles and reduced the remaining life to also sync with the paint cycles. BRG also broke out into two items to match the two planned paint cycles.

2009- Power washing added by the association as a component.



GL N23270

924 - Power Washing	Useful Life 16	Remaining Life 3	
217 Units- Brick Work Wash & Seal	Quantity 217	Unit of Measure	Lump Sum
	Cost /LS \$140		
	% Included 100.00%	Total Cost/Study	\$30,380
Summary	Replacement Year 2024	Future Cost	\$32,716

This is to power wash and seal the brickwork in conjunction with painting. Sealing of brick should coincide with unit painting.

**00010 - Unit Exteriors**

**03000 - Painting: Exterior**

GL N23270

926 - Power Washing	Useful Life 16	Remaining Life 4
202 Units- Brick Work Wash & Seal	Quantity 202	Unit of Measure Lump Sum
	Cost /LS \$140	
	% Included 100.00%	Total Cost/Study \$28,280
Summary	Replacement Year 2025	Future Cost \$31,216

This is to power wash and seal the brickwork in conjunction with painting. Sealing of brick should coincide with unit painting.

GL N23270

**04000 - Structural Repairs**

204 - Wood: Siding & Trim	Useful Life 1	Remaining Life 1
On-going Repairs- Yearly Work Orders, Etc.	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$127,566	
	% Included 100.00%	Total Cost/Study \$127,566
Summary	Replacement Year 2022	Future Cost \$130,755

This is for the long term siding repair yearly work and to replace siding and wood trim beyond the operating budget for work orders, escrows, etc. This always includes the painting and not always broken out by vendors. In addition, much of the material is delivered with primer applied.

2021- \$75,000 was expended.  
2020- \$55,000 was expended.  
2019- \$57,820 was expended.  
2018- \$185,497 anticipated.  
2017- \$17,679 was expended for pest repair work in conjunction with home owners changes.



GL N23270

205 - Wood: Siding & Trim	Useful Life 2	Remaining Life 0	Treatment [nr:1]
On-going Repairs- Yearly Work Orders(2021 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$75,000		
	% Included 100.00%	Total Cost/Study \$75,000	
Summary	Replacement Year 2021	Future Cost \$75,000	

This is for the \$75,000 expenditure.

GL N23270



**00010 - Unit Exteriors**  
**04000 - Structural Repairs**

210 - Wood: Siding & Trim	Useful Life 30	Remaining Life 24	
171 2008 Siding Project- Long Term	Quantity 171	Unit of Measure Unit	
	Cost /Ut \$8,615		
	% Included 100.00%	Total Cost/Study	\$1,473,165
Summary	Replacement Year 2045	Future Cost	\$2,664,552

For on-going planning purposes, this is being left in the study. This is the approximate amount of siding work done in 2008 and may need to be done in approximately 20 years. This also included some fence work in 2008.

2018- Per direction of client, the remaining life has been extended from 2039 to 2045. This is not a BRG projection.

2016- In consultation with client, the useful and remaining life's have been extended due to the amount of ongoing siding replacements and strict adherence to the paint schedule. This needs to be constantly evaluated to ensure the extension of these replacements does not harm the siding integrity.

2015- The contractor Williams reports that this may not be needed if the association maintains the painting & siding repairs as has been done since 2008. This can be evaluated going forward each year. In 2015, the remaining life for all three cycles have been shortened by approximately 2 years to sync with the 6 year painting schedule.

GL N23270

212 - Wood: Siding & Trim	Useful Life 30	Remaining Life 25	
217 2009 Siding Project- Long Term	Quantity 217	Unit of Measure Unit	
	Cost /Ut \$8,615		
	% Included 100.00%	Total Cost/Study	\$1,869,455
Summary	Replacement Year 2046	Future Cost	\$3,465,865

For on-going planning purposes, this is being left in the study. This is the approximate amount of siding work done in 2008 and may need to be done in approximately 20 years. This also included some fence work in 2008.

2018- Per direction of client, the remaining life has been extended from 2039 to 2046. This is not a BRG projection.

2016- In consultation with client, the useful and remaining life's have been extended due to the amount of ongoing siding replacements and strict adherence to the paint schedule. This needs to be constantly evaluated to ensure the extension of these replacements does not harm the siding integrity.

2015- The contractor Williams reports that this may not be needed if the association maintains the painting & siding repairs as has been done since 2008. This can be evaluated going forward each year.

GL N23270

214 - Wood: Siding & Trim	Useful Life 30	Remaining Life 26	
202 2010 Siding Project- Long Term	Quantity 202	Unit of Measure Lump Sum	
	Cost /LS \$8,615		
	% Included 100.00%	Total Cost/Study	\$1,740,230
Summary	Replacement Year 2047	Future Cost	\$3,306,946

For on-going planning purposes, this is being left in the study. This is the approximate amount of siding work done in 2008 and may need to be done in approximately 20 years. This also included some fence work in 2008.

2018- Per direction of client, the remaining life has been extended from 2039 to 2047. This is not a BRG projection.

2016- In consultation with client, the useful and remaining life's have been extended due to the amount of ongoing siding replacements and strict adherence to the paint schedule. This needs to be constantly evaluated to ensure the extension of these replacements does not harm the siding integrity.

2015- The contractor Williams reports that this may not be needed if the association maintains the painting & siding repairs as has been done since 2008. This can be evaluated going forward each year.

GL N23270



**00010 - Unit Exteriors**  
**04000 - Structural Repairs**

220 - Wood: Siding & Trim	Useful Life 6	Remaining Life 0
171 Homes- Ongoing Siding Project w Paint 1	Quantity 171	Unit of Measure Unit
	Cost /Ut \$2,690	
	% Included 100.00%	Total Cost/Study \$459,990
Summary	Replacement Year 2021	Future Cost \$459,990

This is to replace siding and wood trim with the future exterior paint project. It is anticipated there may be pockets of homes where the siding was in serviceable condition in 2008 - 2010, yet may need siding work done with the next paint cycle.

CM fees in a previous component.

2021- Per client, reduce the useful & remaining life by 2 years.

2017- UL & RL extended per client by 2 years.

2016- Costing increased from \$1,845 per unit to \$2,300 per unit due to extended the major siding project remaining life. The 2016 cycle was not touched and can be revised in 2017 after the 2016 work is completed.

2015- This costing was developed with Williams in 2012 & 2015 and is slightly less than previously planned for in 2008-10. In 2015, Williams reports they are getting better compliance with the members for getting into private areas for inspections and repairs and this may cause future costs to come down.

2014- The cycles were revised from 2, to 3 for all paint & siding items. Costing in 2014 was lower for siding (\$1,392/home) from the last study projection in 2012 & of \$1,575/Home. To be conservative, BRG is using \$1,800/Home for 2014-2018 & 2020-2024.

GL N23270

230 - Wood: Siding & Trim	Useful Life 6	Remaining Life 1
217 Homes- Ongoing Siding Project w Paint 2	Quantity 217	Unit of Measure Unit
	Cost /Ut \$2,690	
	% Included 100.00%	Total Cost/Study \$583,730
Summary	Replacement Year 2022	Future Cost \$598,323

This is to replace siding and wood trim with the future exterior paint project. It is anticipated there may be pockets of homes where the siding was in serviceable condition in 2008 - 2010, yet may need siding work done with the next paint cycle.

CM fees in a previous component.

2021- Per client, reduce the remaining & useful life by 2 years.

2017- UL & RL extended per client by 2 years.

2016- \$310,469 was expended.

GL N23270

232 - Wood: Siding & Trim	Useful Life 6	Remaining Life 2
202 Homes- Ongoing Siding Project w Paint 3	Quantity 202	Unit of Measure Unit
	Cost /Ut \$2,690	
	% Included 100.00%	Total Cost/Study \$543,380
Summary	Replacement Year 2023	Future Cost \$570,889

This is to replace siding and wood trim with the future exterior paint project. It is anticipated there may be pockets of homes where the siding was in serviceable condition in 2008 - 2010, yet may need siding work done with the next paint cycle.

CM fees in a previous component.

2021- Per client, reduce the remaining & useful life by 2 years.

2018- \$330,368 was expended.

2017- \$330,368 was expended through the end of July. There may be additional changes per client.

2016- Costing increased from \$1,845 per unit to \$2,300 per unit due to extended the major siding project remaining life. The 2016 cycle was not touched and can be revised in 2017 after the 2016 work is done.

**00010 - Unit Exteriors**  
**04000 - Structural Repairs**

GL N23270

290 - Miscellaneous	Useful Life 30	Remaining Life 18
Construction Management On-going	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$73,660	
	% Included 100.00%	Total Cost/Study \$73,660
Summary	Replacement Year 2039	Future Cost \$114,884
This is for the CM fees at 5% of work completed for the future siding large project job. This is the re-do of the 2008 siding work project.		
2016- Life extended to match major siding work.		
2012- BRG is leaving this and the next two items in the study. It may be more practical to remove the three supervision items as the amounts are low. They could be included in the actual siding work components.		

GL N23270

294 - Miscellaneous	Useful Life 30	Remaining Life 19
Construction Management On-going	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$93,474	
	% Included 100.00%	Total Cost/Study \$93,474
Summary	Replacement Year 2040	Future Cost \$149,432
This is for the CM fees at 5% of work completed for the future siding large project job. This is the re-do of the 2009 siding work project.		
2016- Life extended to match major siding work.		

GL N23270

298 - Miscellaneous	Useful Life 30	Remaining Life 20
Construction Management On-going	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$87,013	
	% Included 100.00%	Total Cost/Study \$87,013
Summary	Replacement Year 2041	Future Cost \$142,581
This is for the CM fees at 5% of work completed for the future siding large project job. This is the re-do of the 2010 siding work project.		
2016- Life extended to match major siding work.		

GL N23270

**00010 - Unit Exteriors**

**05000 - Roofing**

200 - Low Slope: BUR	Useful Life 15	Remaining Life 3
32 Squares- Small Flats- Done 2009	Quantity 32	Unit of Measure Squares
	Cost /Sqrs \$1,390	
	% Included 100.00%	Total Cost/Study \$44,480
Summary	Replacement Year 2024	Future Cost \$47,900

This is to replace the built-up roofing. This is for 8 buildings, 16 addresses and 32 squares. Unit cost is high due to the small area. This is for a built-up multi-ply system. All roofing should be inspected annually and needed repair completed. Roofing should be assessed for remaining life and current cost to replace. Information received may be entered into the reserve study.

This is for the following locations:

1125/1127 Commons; 7/5 Adelphi; 15/17 Adelphi; 20/22 Adelphi; 6/8 Adelphi; 2327/2325 Swathmore;  
1045/1043 Commons; 1063/1061 Commons

Each address is 2 squares (building is 4 squares) and this includes re-sloping.

2015- The association may be having a roof inspection completed. The cost has been increased due to the new cool roofing requirements.

2012- Based on information from Advanced Roofing, in 2012, all of the low slope roofing should have a useful life of no longer than 20 years. Previous construction managers had recommended a 20 year life after replacement, so for the low slope roofing items as indicated only, this is a major change since the last reserve study was completed. This change is only on the first two components for low slope roofing, items #200 & #206. The other low slope components had 15 year useful lives.

2008- 2319/2317 Swarthmore & 1103/05 Commons were done and removed from this line item and are now in # 220.

GL N23270

206 - Low Slope: BUR	Useful Life 15	Remaining Life 1
8 Squares- Small Flats- Done 2006	Quantity 8	Unit of Measure Squares
	Cost /Sqrs \$1,390	
	% Included 100.00%	Total Cost/Study \$11,120
Summary	Replacement Year 2022	Future Cost \$11,398

This is to replace the roofing. All roofing should be inspected annually and needed repair completed. Roofing should be assessed for remaining life and current cost to replace. Information received may be entered into the reserve study.

Single ply including re-sloping at the following addresses:

1115/1117 Commons  
1061/1063 Commons

See first low slope item for information on the low slope roofing components.

2021- Remaining life is increased from 2021 to 2022.

GL N23270

**00010 - Unit Exteriors**

**05000 - Roofing**

212 - Low Slope: BUR	Useful Life 15	Remaining Life 3
80 Squares- Large Flats- 2009	Quantity 80	Unit of Measure Squares
	Cost /Sqrs \$1,390	
	% Included 100.00%	Total Cost/Study \$111,200
Summary	Replacement Year 2024	Future Cost \$119,750

This is to replace the built-up roofing at the following addresses:  
28 Adelphi, 1053 Commons + 2 more related addresses pending from DPC. In 2012, BRG had trouble finding these other two locations. This still needs to be verified. All roofing should be inspected annually and needed repair completed. Roofing should be assessed for remaining life and current cost to replace. Information received may be entered into the reserve study.

The 2008 study had this at 4 squares per home at a total count of 16 squares and \$11,948. As promised in 2008, DPC looked at these roofs in 2009 and report they are in fact about 20 squares each. Due to their large size, the unit costing is lower to install a vinyl type roofing system.

These homes were roofed by Summit roofing so DPC has had no roofing contact with these homes. Summit had provided costing information to BRG in 2006.

GL N23270

216 - Low Slope: BUR	Useful Life 15	Remaining Life 3
4 Squares- Small Flats- Done 2009	Quantity 4	Unit of Measure Squares
	Cost /Sqrs \$1,390	
	% Included 100.00%	Total Cost/Study \$5,560
Summary	Replacement Year 2024	Future Cost \$5,988

This is to replace the built-up roofing. All roofing should be inspected annually and needed repair completed. Roofing should be assessed for remaining life and current cost to replace. Information received may be entered into the reserve study.

This is to replace the built-up roofing at the following addresses:  
2 addresses, 1 unit (TBD) on American River Drive. This was not in the original study and is being added in 2008 and was field verified in 2009 per consultant. Each address is 2 Squares.

9/19/2010- The remaining life was reset to a full life as this was due to be done by the end of 2010.

GL N23270

220 - Low Slope: BUR	Useful Life 15	Remaining Life 2
8 Squares- Small Flats- Done 2008	Quantity 8	Unit of Measure Squares
	Cost /Sqrs \$1,390	
	% Included 100.00%	Total Cost/Study \$11,120
Summary	Replacement Year 2023	Future Cost \$11,683

This is to replace the built-up roofing. All roofing should be inspected annually and needed repair completed. Roofing should be assessed for remaining life and current cost to replace. Information received may be entered into the reserve study.

This is to replace the built-up roofing at the following addresses:  
2319/23 Swarthmore & 1103/1105 Commons. Each address is approximately 2 Squares.

2008- The above roofing was replaced as noted.

GL N23270

**00010 - Unit Exteriors**

**05000 - Roofing**

400 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 19	Treatment [se:4]
3,257 Squares- 2000 Thru 2003- 199 Homes	Quantity 3,257	Unit of Measure	Squares
	Cost /Sqrs \$1,885		
	% Included 100.00%	Total Cost/Study	\$6,139,445
Summary	Replacement Year 2040	Future Cost	\$10,189,053

This is to replace the existing roofing with a dimensional composition product. Currently all pitched roofing is comprised of CertainTeed Presidential TL asphalt shingles. Roofs installed prior to 2004 (This component) were done by Summit Roofing, consisting of 1/2" 3-ply plywood, #30 asphalt roofing paper, 26 GA flashings and granule surface BUR hog valleys. Later roofing was done by Advanced Roof Design. The ARD roofing had a specification of 1/2" 5-ply plywood, Layfast TU43 SBS asphalt roofing paper, 24 GA flashings and 3 ply-granule BUR hog valleys.

The total BRG number of squares varies slightly from the association totals. This study rounds up to the nearest whole square number and the association uses fractions. The differences are less than 1%.

2018- Revision: Client advises the roof consultant recommends extended the roofing remaining life from 10 years to 22 years (2028 to 2040 for the first of the 4-year split.)

2018- The association engaged the services of CM2, a construction management firm to evaluate all of the pitched roofing, low-slope roofing, and the gutters and downspouts. The findings state that the pitched roofing "appear to be aging very well." There were findings of maintenance needed both to the roofing, and to the foliage in the proximity of the roofing. The firm has provided the association with four bids for maintenance as specified in 2018 and they range in cost from \$43,374 to \$64,900. As of the reserve study date, the decision had not been made. See related maintenance component. In addition, the notes below from 2015 are still valid in terms of the costing for roofing with the cool roofing requirements driving up the cost and also since late 2017, the cost of labor is raising much faster than the study inflation factor.

2015- BRG discussed the roofing plan with Williams Construction. Due to new cool roofing requirements since the last roofs were installed and to be conservative until bids are sought, the cost has been increased from approximately \$1,203/Sq to \$1,500 per square of roofing. A square is 100 sq ft. Finally, Williams recommends that a mid cycle repair cycle be added to extend the life of the roofing. See Roof Repairs Items starting with #930.

*Previous roofing notes have been removed from the 2018 reserve study to conserve space and some data is included above as necessary.*



GL N23270

**00010 - Unit Exteriors**

**05000 - Roofing**

420 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 23	
2004 Roofing Project	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$2,533,883	
	% Included	100.00%	Total Cost/Study \$2,533,883
Summary	Replacement Year	2044	Future Cost \$4,471,317

This is to replace the existing roofing with a similar composition product. See roofing schedule.

Actual Cost in 2004 was \$1,186,715 and split over two years. In 2012- the two items have been combined into one line item for economy of space.

2018- Revision: Client advises the roof consultant recommends extended the roofing remaining life from 14 years to 26 years (2032 to 2044.)

2015- The cost has been increased from \$1.3M to the above cost for the reasons outlined in the previous item.

GL N23270

440 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 24	Treatment [se:2]
1,853 Squares- 2005 Roofing Project	Quantity 1,853	Unit of Measure	Squares
	Cost /Sqrs	\$1,885	
	% Included	100.00%	Total Cost/Study \$3,492,905
Summary	Replacement Year	2045	Future Cost \$6,396,679

This is to replace the existing roofing with a similar composition product. Base contract, completed change orders, & added roofs.

2018- Revision: Client advises the roof consultant recommends extended the roofing remaining life from 15 years to 27 years (2033 to 2045 for the first of the 2-year split.)

2012- BRG also added in approximately \$354,000 of invoices for the 2005 work, that was actually paid in 2006 and deleted previous BRG item #450.



GL N23270

**00010 - Unit Exteriors**

**05000 - Roofing**

444 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 26	Treatment [se:2]
2,098 Squares- 2006 Roofing Project	Quantity 2,098	Unit of Measure Squares	
	Cost /Sqrs \$1,885		
	% Included 100.00%	Total Cost/Study \$3,954,730	
Summary	Replacement Year 2047	Future Cost \$7,609,084	

This is to replace the existing roofing with a dimensional composition product. See roofing schedule. 2,114 squares at an avg cost of \$724.18. 2,114 squares initially.

2018- Revision: Client advises the roof consultant recommends extended the roofing remaining life from 17 years to 29 years (2035 to 2047 for the first of the 2-year split.)  
2012- Approximately \$161,000 in change orders were added to this item in 2012.

GL N23270

466 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 28	Treatment [se:2]
1,650 Squares- 2007 Roofing Project	Quantity 1,650	Unit of Measure Squares	
	Cost /Sqrs \$1,885		
	% Included 100.00%	Total Cost/Study \$3,110,250	
Summary	Replacement Year 2049	Future Cost \$6,287,218	

This is to replace the existing roofing with a similar composition product.

2018- Revision: Client advises the roof consultant recommends extended the roofing remaining life from 19 years to 31 years (2037 to 2049 for the first of the 2-year split.)



GL N23270



**00010 - Unit Exteriors**

**05000 - Roofing**

690 - Gutters / Downspouts	Useful Life 30	Remaining Life 13	
2004	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$150,765	
	% Included	100.00%	Total Cost/Study \$150,765
Summary	Replacement Year	2034	Future Cost \$207,831

This is to replace the gutters and downspouts.

2018 increase is 8% for increased material and labor costs.

2012- The construction management fees have been removed from the study as the estimated costs were very low. Should the association obtain bids or develop a scope of work, for this service, they can be added back into the study.



GL N23270

692 - Gutters / Downspouts	Useful Life 30	Remaining Life 14	
2005	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$156,150	
	% Included	100.00%	Total Cost/Study \$156,150
Summary	Replacement Year	2035	Future Cost \$220,636

This is to replace the gutters and downspouts.

2018 increase is 8% for increased material and labor costs.



GL N23270



**00010 - Unit Exteriors**

**05000 - Roofing**

694 - Gutters / Downspouts	Useful Life 30	Remaining Life 15	
2006	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$188,455	
	% Included	100.00%	Total Cost/Study \$188,455
Summary	Replacement Year	2036	Future Cost \$272,939

This is to replace the gutters and downspouts.

2018 increase is 8% for increased material and labor costs.

GL N23270

696 - Gutters / Downspouts	Useful Life 30	Remaining Life 16	
2007	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$161,534	
	% Included	100.00%	Total Cost/Study \$161,534
Summary	Replacement Year	2037	Future Cost \$239,798

This is to replace the gutters and downspouts.

2018 increase is 8% for increased material and labor costs.



GL N23270

700 - Gutters / Downspouts	Useful Life 30	Remaining Life 17	
1,484 lf 2008	Quantity 1,484	Unit of Measure	Linear Feet
	Cost /l.f.	\$18.00	
	% Included	100.00%	Total Cost/Study \$26,712
Summary	Replacement Year	2038	Future Cost \$40,645

This was the cost for the gutter & downspout work in 2008.

2018 increase is 8% for increased material and labor costs.

GL N23270

**00010 - Unit Exteriors**

**05000 - Roofing**

702 - Gutters / Downspouts	Useful Life 30	Remaining Life 18
994 lf 2009	Quantity 994	Unit of Measure Linear Feet
	Cost /l.f. \$18.00	
	% Included 100.00%	Total Cost/Study \$17,892
Summary	Replacement Year 2039	Future Cost \$27,905

This is to replace the gutters and downspouts.

2018 increase is 8% for increased material and labor costs.



GL N23270

704 - Gutters / Downspouts	Useful Life 30	Remaining Life 19
10,741 lf 2010	Quantity 10,741	Unit of Measure Linear Feet
	Cost /l.f. \$18.00	
	% Included 100.00%	Total Cost/Study \$193,338
Summary	Replacement Year 2040	Future Cost \$309,080

This is to replace the gutters and downspouts.

2018 increase is 8% for increased material and labor costs.

GL N23270

**00010 - Unit Exteriors**

**05000 - Roofing**

810 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 12	
2003 Roofing Project: Beams, Crts/Vlys, FP Chs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$161,534	
	% Included	100.00%	Total Cost/Study \$161,534
Summary	Replacement Year	2033	Future Cost \$217,245

This is for ancillary replacements done in conjunction with the roof replacement project.

Includes:

Siding Handling, 24 wood fireplace chases  
Cricket/Valley Replacement (42 total - various sizes)  
Patio Beams R & R (5-6x6 beams & 1- 4 x 10 header: \$3,445 per unit, 5 units)



GL N23270

820 - Beam Replacement	Useful Life 30	Remaining Life 13	
2004 Beam replacement	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$69,998	
	% Included	100.00%	Total Cost/Study \$69,998
Summary	Replacement Year	2034	Future Cost \$96,493

This is for replacement of patio beams in conjunction with the re-roofing project.



GL N23270

**00010 - Unit Exteriors**

**05000 - Roofing**

822 - Beam Replacement	Useful Life 30	Remaining Life 14	
2005 Roofing w/ 70% increase due to related siding	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$349,990	
	% Included	100.00%	Total Cost/Study \$349,990
Summary	Replacement Year	2035	Future Cost \$494,527

This is for replacement of patio beams in conjunction with the re-roofing project.

GL N23270

824 - Beam Replacement	Useful Life 30	Remaining Life 15	
2006- Roofing w/ 70% inc. due to related siding	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$142,150	
	% Included	100.00%	Total Cost/Study \$142,150
Summary	Replacement Year	2036	Future Cost \$205,876

This is for replacement of patio beams in conjunction with the re-roofing project. \$64,436 Beams; \$45,105 siding & decay at siding at beams.

GL N23270

826 - Beam Replacement	Useful Life 30	Remaining Life 16	
2007- Roofing-w/ 70% inc. due to related siding	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$296,145	
	% Included	100.00%	Total Cost/Study \$296,145
Summary	Replacement Year	2037	Future Cost \$439,629

This is for replacement of patio beams in conjunction with the re-roofing project. \$100,096 siding & \$52,623 for decay at siding at beams.

GL N23270

838 - Hog Valleys	Useful Life 30	Remaining Life 3	
2000 - 2003 Roofing Project Midcycle	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$161,534	
	% Included	100.00%	Total Cost/Study \$161,534
Summary	Replacement Year	2024	Future Cost \$173,954

This is to replace the Hog Valleys, 15 years after the roofing was last replaced. These roofs were done by Summit Roofing and did not include the HV at the time.

2018- No expense so deferred to 2019. Per client, later deferred by 5 years to 2024.

2012- The association should determine if this evaluation was completed. The study can be updated to reflect this information.

GL N23270

**00010 - Unit Exteriors**

**05000 - Roofing**

840 - Hog Valleys	Useful Life 30	Remaining Life 3	
2004 Roofing Project Midcycle	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$161,534	
	% Included	100.00%	Total Cost/Study \$161,534
Summary	Replacement Year	2024	Future Cost \$173,954

This is to replace the Hog Valleys 15 years after the roofing was last replaced. See previous item.

2018- Per client, deferred by 5 years to 2024.

GL N23270

842 - Hog Valleys	Useful Life 30	Remaining Life 4	
2005 Roofing Project Midcycle	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$161,534	
	% Included	100.00%	Total Cost/Study \$161,534
Summary	Replacement Year	2025	Future Cost \$178,303

This is to replace the Hog Valleys 15 years after the roofing was last replaced. See first "Hog Valley" component for important information.

2018- Per client, deferred by 5 years to 2025.

GL N23270

844 - Hog Valleys	Useful Life 30	Remaining Life 5	
2006 Roofing Project Midcycle	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$161,534	
	% Included	100.00%	Total Cost/Study \$161,534
Summary	Replacement Year	2026	Future Cost \$182,761

This is to replace the Hog Valleys 15 years after the roofing was last replaced. See first "Hog Valley" component for important information.

2018- Per client, deferred by 5 years to 2026.

GL N23270

846 - Hog Valleys	Useful Life 30	Remaining Life 6	
2007 Roofing Project Midcycle	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$161,534	
	% Included	100.00%	Total Cost/Study \$161,534
Summary	Replacement Year	2027	Future Cost \$187,330

This is to replace the Hog Valleys 15 years after the roofing was last replaced. See first "Hog Valley" component for important information.

2018- Per client, deferred by 5 years to 2027.

GL N23270

**00010 - Unit Exteriors**

**05000 - Roofing**

920 - Roofing: Inspections & Repairs	Useful Life 1	Remaining Life 1	
590 All Units Ongoing	Quantity 590	Unit of Measure Unit	
	Cost /Ut \$80.00		
	% Included 100.00%	Total Cost/Study \$47,200	
Summary	Replacement Year 2022	Future Cost \$48,380	

This is to inspect and perform rudimentary maintenance as needed to the roofing.

The next component (#924) provides for adding a written report for an additional \$50/Unit and this is layered on top of the yearly inspection every 3 years. This can be adjusted as the roofing cycles are evaluated.

2021- \$76,000 was the actual expenditure in 2020. No work was completed in 2021, per client. Remaining life extended from 2021 to 2022 per client.

2020- \$45,356 was expended.

2018- \$5,000 for CM2 supervision of roofing repairs & maintenance.

2017- \$18,660 was expended.

2015- Cost is broken out into 2 parts. There is a base cost here at \$75/Unit per year to do inspections and minor repairs without writing a report for the association.

2014- \$3,619 was expended.

2011- \$8,435 was expended on roof repairs.

2010- \$11,985 was expended. GL #23120

As of 6/2009, \$7,230 had been expended from this line item.

GL N23277

930 - Miscellaneous	Useful Life 2	Remaining Life 0	Treatment [nr:1]
590 Major Repairs to Extend Life	Quantity 590	Unit of Measure Unit	
	Cost /Ut \$33.90		
	% Included 100.00%	Total Cost/Study \$20,000	
Summary	Replacement Year 2021	Future Cost \$20,000	

This is for repairs to the roofing to extend the life. This is spread over several years, reflecting that the pitched roofing was installed over several years and this is to augment the funds for inspections.

2021- \$20,000 was expended.

2020- \$16,079 was expended.

2019- \$66,443 was expended.

2018- This was in the study for \$190,000 and in 2018 the association hired CM2 construction managers to bid and supervise repairs in the amount of \$46,844. Advanced Roof Design is doing the repairs. The component has been reduced to this amount, pending evaluations. BRG has made this a three cycle item to prepare the roofs to achieve their serviceable lives. Later in August, the 2018 work moved to related component as a one-time expense.

GL

**00010 - Unit Exteriors**

**19000 - Fencing**

300 - Wood	Useful Life 8	Remaining Life 0	Treatment [se:3]
22,881 lf Patios (33%)	Quantity 22,881	Unit of Measure	Linear Feet
	Cost /l.f. \$57.00	Qty * \$/l.f.	\$1,304,217
	% Included 33.33%	Total Cost/Study	\$434,739
Summary	Replacement Year 2021	Future Cost	\$445,698

This projection assumes minor maintenance from the operating budget and repairs from reserves as well.

The association has been doing major fence repair as needed through work orders, and through the major siding and paint project. Because of that work, this item which previously had a remaining life of approximately 12 years in 2011, has now been extended to year 10, 2 years after the year of the second paint cycle from 2012. This should be evaluated on an on-going basis so changes can be made should this schedule need to be revised. This item was discussed with Williams in 2012 & 2015.

2021- Per client, reduce remaining life by 2 years.

2020- Per consultation with JWS, Billy Williams, the new fence configuration is at the same price point as the old configuration, and is due to economic conditions at this time. **BRG did not make a change in 2020 for the fence costing.**

2017- UL & RL extended per client by 2 years. BRG synced this with the proposed paint/siding work schedule.

2015- In consultation with client on 8/20 the projection was revised from 100% over 4 years starting in 2022/23; 33.33% will be replaced with every paint cycle to align with current practice. 8/31/15 revised to replace over 3 year cycle to more closely line up with siding & paint cycles.

**Historical Note**

The association in 2000 started utilizing steel posts for replacement. In 2008, as part of the siding & paint project, fencing shore-up was included. Because of the major work done in 2008 -- 2010, this projection is no longer valid. According to DP Consulting, (previously & Williams in 2012, 15) this can be delayed, indefinitely if minor dollars are budgeted every year, and on-going with unit painting. Inspections of the fencing will HAVE to be done on an on-going basis to ensure this plan works.



GL N23270

## 00010 - Unit Exteriors

### 19000 - Fencing

304 - Wood	Useful Life 8	Remaining Life 2	Treatment [se:2]
1,900 If Interior Patio Party Fence (20%)	Quantity 1,900	Unit of Measure	Linear Feet
	Cost /l.f. \$138	Qty * \$/l.f.	\$262,200
	% Included 20.00%	Total Cost/Study	\$52,440
Summary	Replacement Year 2023	Future Cost	\$55,783

This is to replace the wood fence that partitions two patios. This is a double sided fence that acts as a party wall. Much like the previous component, this item can be greatly reduced because of the work being done with the major siding and paint project. For that project, all rotted siding wood at interior patio locations were replaced and new siding was added similarly as to how the unit siding is being replaced. Because of the major work that was done with the paint & siding cycles in 2008 - 2010, this projection is being extended out approximately 6 years from the original 2018 start date. BRG has also set the replacement from being over 4 years, to 3 years.

The high unit costing is because of the extensive detail to the construction, which includes T-111 siding.

2020- Per client, work will be completed during the painting and siding project. Move from 2020 to 2023. Work may occur sooner.

2019- Changed per client from \$113,251 starting in 2023, and split evenly over three years, into a LS in 2020 of \$50,000 and having it repeating every 8 years.

**2017- UL & RL extended per client by 2 years. BRG synced this with the proposed paint/siding work schedule.**

2015- In consultation with client on 8/20 the projection was revised from 100% over 4 years starting in 2022/23; 33.33% will be replaced with every paint cycle to align with current practice. Later changed to replace 20% every 7 years as the serviceable life is proving to be very long.

2015- Williams reports that ongoing maintenance has been good so BRG is leaving the remaining life as planned. See note above.

GL N23270

350 - Wood: Repair	Useful Life 1	Remaining Life 1	
On-going Repairs Per Year	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$35,000		
	% Included 100.00%	Total Cost/Study	\$35,000
Summary	Replacement Year 2022	Future Cost	\$35,875

This is to repair and/or replace the wood fencing on an on-going basis.

2021- \$60,000 was expended. Cost increased from \$27,390 to \$35,000.

2020- \$39,301 is anticipated.

2019- \$26,071 was expended.

2018- Per allocation worksheet provided to BRG, an expense of \$95,721 was expended for unknown scope.

2017- \$25,495 was expended.

2015- As part of the siding & paint project, \$28,500 had been spent so far in 2015.

2014- \$12,569 was expended.

2012- Updated in 2012, per conversation with Williams.

GL N23127

351 - Wood: Repair	Useful Life 2	Remaining Life 0	Treatment [nr:1]
On-going Repairs Per Year (2021 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$60,000		
	% Included 100.00%	Total Cost/Study	\$60,000
Summary	Replacement Year 2021	Future Cost	\$60,000

This is for the \$60,000 expenditure.

GL N23127



**00010 - Unit Exteriors**

**21000 - Signage**

400 - Unit Address Plaques	Useful Life 25	Remaining Life 13
590 Units with 2 at each	Quantity 590	Unit of Measure Unit
	Cost /Ut \$95.00	
	% Included 100.00%	Total Cost/Study \$56,050
Summary	Replacement Year 2034	Future Cost \$77,266

This is to replace the existing address signage with a plaque type marker.

2009- This work was completed with an average of two signs per home.



GL N23270

**00020 - Main Clubhouse Areas**

**02000 - Concrete**

400 - Pool Deck	Useful Life 5	Remaining Life 4
Main Clubhouse- Ongoing Repairs	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$1,390	
	% Included 100.00%	Total Cost/Study \$1,390
Summary	Replacement Year 2025	Future Cost \$1,534

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 repair only and not full replacement.

2015- Pool deck was replaced with the 2013 renovation project so BRG has a delayed start.



GL

**00020 - Main Clubhouse Areas**

**03000 - Painting: Exterior**

130 - Surface Restoration	Useful Life 10	Remaining Life 9	
Main Clubhouse	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$16,155		
	% Included 100.00%	Total Cost/Study	\$16,155
Summary	Replacement Year 2030	Future Cost	\$20,175

This is to paint the main clubhouse exteriors with a 100% premium acrylic paint or other product as determined by the association. Includes standard preparation including power washing, sanding, scraping, and caulking as needed.

2020- Per client, the entire clubhouse was re-sided with LP Smartside. Changed useful life from 6 to 10 years.

2018- Costing increased due to inflation for painting contractors. Also, the repairs to the exterior have been revised to accompany the painting. See #4000/200.

2015- There is dry-rot at the clubhouse that will need to be addressed prior to the next painting. See structural repairs for the plan.

2014- \$10,500 was expended.



GL N23271

400 - Wrought Iron	Useful Life 6	Remaining Life 0	
258 lf Pool Perimeter Fence	Quantity 258	Unit of Measure	Linear Feet
	Cost /l.f. \$10.77		
	% Included 100.00%	Total Cost/Study	\$2,778
Summary	Replacement Year 2021	Future Cost	\$2,778

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

2021- \$2,778 is anticipated. The fencing was faded at the time of the site review in 2/2021.

2018- The useful and remaining life's have been extended slightly due to the wear.



**00020 - Main Clubhouse Areas**

**03000 - Painting: Exterior**

GL

**03500 - Painting: Interior**

300 - Clubhouse	Useful Life 10	Remaining Life 3
11,806 sf Clubhouse Interior	Quantity 11,806	Unit of Measure Square Feet
	Cost /SqFt \$1.50	
	% Included 100.00%	Total Cost/Study \$17,709
Summary	Replacement Year 2024	Future Cost \$19,071

This is to paint the clubhouse interior.

2021- Due to CVID-19, no access.

2018- Cost increased for painting.

2015- Square footage increase from 6,400 sf to 11,374 sf due to BRG included the entire clubhouses interior paint surfaces.

2014- \$10,610 was expended to paint the entire clubhouse interior.



GL 23017

**00020 - Main Clubhouse Areas**

**04000 - Structural Repairs**

200 - Wood: Siding & Trim	Useful Life 30	Remaining Life 29
Clubhouse Siding & Trim Replace	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$69,807	
	% Included 100.00%	Total Cost/Study \$69,807
Summary	Replacement Year 2050	Future Cost \$142,854

This is to replace siding and wood trim. The actual scope of the work will depend on what is found after the existing siding is removed. Includes primer and paint on all new wood surfaces.

2020- \$68,105 was expended to re-side the entire clubhouse with LP Smartside.

2019- No work indicated, moved 2020.

2018- No expense in 2018 so deferred to 2019. Also re-cast the projections so all expenses happen prior to the 2020 re-paint, by one year, every three paint cycles.

2015- William reports work needs to be done on the siding.



GL

302 - Awnings	Useful Life 15	Remaining Life 8
Clubhouse Pool Awning	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$5,600	
	% Included 100.00%	Total Cost/Study \$5,600
Summary	Replacement Year 2029	Future Cost \$6,823

This is to repair and replace the retracting awning.

2014- \$3,563 was expended for purchase and installation of the retracting awning.



GL N23018

**00020 - Main Clubhouse Areas**

**04000 - Structural Repairs**

900 - Door: Hardware	Useful Life 15	Remaining Life 8	
17 Clubhouse- Exit Doors & Pool Pedestrian Gates	Quantity 17	Unit of Measure	Items
	Cost /Itm \$1,080		
	% Included 100.00%	Total Cost/Study	\$18,360
Summary	Replacement Year 2029	Future Cost	\$22,370

This is to repair, replace and maintain panic door hardware and closures.

14- clubhouse exit doors  
3- pool pedestrian gates

2020- \$2,900 was expended to replace door from pool deck into restroom hallway due to water damage.

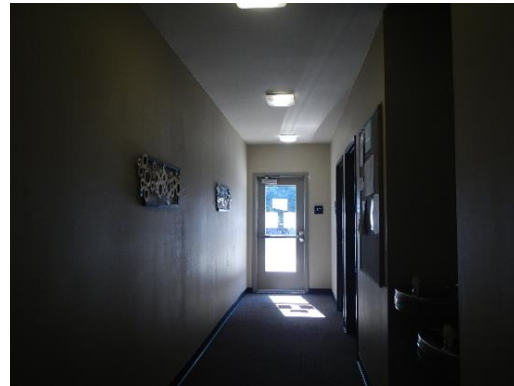


GL

912 - Doors	Useful Life 25	Remaining Life 24	
Clubhouse Restroom Hall Exterior Door	Quantity 1	Unit of Measure	Items
	Cost /Itm \$2,972		
	% Included 100.00%	Total Cost/Study	\$2,972
Summary	Replacement Year 2045	Future Cost	\$5,376

This is to repair, replace and maintain the door.

2020- \$2,900 expended to replace door from pool deck into restroom hallway due to water damage.



GL

**00020 - Main Clubhouse Areas**

**04000 - Structural Repairs**

914 - Doors	Useful Life 25	Remaining Life 17
12 Exterior Storefront Door Sets	Quantity 12	Unit of Measure Items
	Cost /Itm \$2,972	
	% Included 100.00%	Total Cost/Study \$35,664
Summary	Replacement Year 2038	Future Cost \$54,267

This is for replacing the exterior storefront glass doors. Panic hardware is provided within another component. There are approximately 12 doors (6 sets). The restroom hall single exterior door is provided within another component.

2020- \$2,900 expended to replace door from pool deck into restroom hallway due to water damage.  
2013- Part of 2013 renovation project.



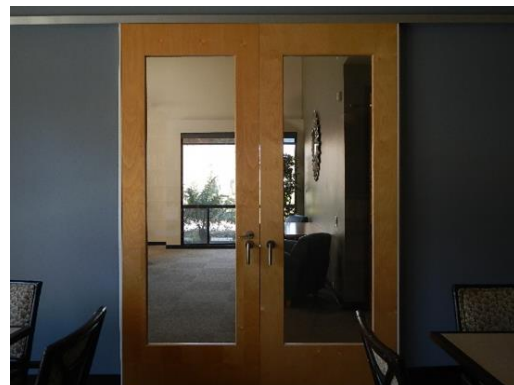
GL 23017

918 - Doors	Useful Life 25	Remaining Life 18
17 Clubhouse- Interior Doors	Quantity 17	Unit of Measure Items
	Cost /Itm \$1,075	
	% Included 100.00%	Total Cost/Study \$18,275
Summary	Replacement Year 2039	Future Cost \$28,503

This is for replacing the following:

- 5- 8' door with window
- 4- 8' solid doors \$800 ea
- 7- 6' solid doors \$600 ea
- 1- 6' solid slide door (kitchen)

2013- Part of 2013 renovation project.



**00020 - Main Clubhouse Areas**

**04000 - Structural Repairs**

GL 23017

922 - Steel Doors	Useful Life 25	Remaining Life 14
2 Exterior Storage Room Metal Doors	Quantity 2	Unit of Measure Set
	Cost /Set \$2,690	
	% Included 100.00%	Total Cost/Study \$5,380
Summary	Replacement Year 2035	Future Cost \$7,602

This is to repair, replace and maintain the steel doors.



GL

**05000 - Roofing**

208 - Low Slope: BUR	Useful Life 15	Remaining Life 2
6 Squares- Clubhouse- Vinyl	Quantity 6	Unit of Measure Squares
	Cost /Sqrs \$3,230	
	% Included 100.00%	Total Cost/Study \$19,380
Summary	Replacement Year 2023	Future Cost \$20,361

This is to replace the low slope roofing. The roofing should be professionally assessed for remaining life and cost to replace.

2008- Placed in service.



GL N23271



## 00020 - Main Clubhouse Areas

### 05000 - Roofing

460 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 17
44 Squares- Clubhouse- 44 Squares	Quantity 44	Unit of Measure Squares
	Cost /Sqrs \$1,500	
	% Included 100.00%	Total Cost/Study \$66,000
Summary	Replacement Year 2038	Future Cost \$100,427

This is to replace the existing roofing with a dimensional composition product.

2008- Placed in service.



GL 23017

### 08000 - Rehab

094 - General	Useful Life 20	Remaining Life 13
Professional Fees	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$53,845	
	% Included 100.00%	Total Cost/Study \$53,845
Summary	Replacement Year 2034	Future Cost \$74,226

This is for hiring the appropriate professional for the rehab project which may include space planners, designers and/or an architect.

See item under Supervision for exterior painting, for possible funds from that component for use here.

#### Historical Note

In 2008, the 2010 expected amount was approximately \$44,650. The association did pay \$3,000 towards this work in 2008.

The contract with LPA as of June 2009 is for the amount of \$19,800 (to be paid in 2009) plus incidental expenses. The contract is on an hourly basis with a not to exceed amount of the above cost.

2014- \$43,873 was expended. Project was deferred from 2013.

2013- Part of 2013 renovation project.

2012- BRG moved this to a RL of 2013 for the first draft in 2012.

GL 23017



**00020 - Main Clubhouse Areas**

**08000 - Rehab**

100 - General	Useful Life 30	Remaining Life 1	
Clubhouse- Lounge: Skylights & Windows	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$30,153	
	% Included	100.00%	Total Cost/Study \$30,153
Summary	Replacement Year	2022	Future Cost \$30,907

This is to have funds to replace the following items that may not be touched during the re-model.

2 ceiling skylights: \$4500  
2 large metal framed paned windows: \$6000  
double paned windows: \$12000

2021- Remaining life extended from 2021 to 2022 per client.  
2019- \$5,667 was expended for unspecified scope of work.  
2018- Deferred to 2019 by client.  
2015- Remaining life shortened to 2017 so the skylights can be replaced to allow for shutters to provide for darkness during presentations during day.  
2012- This item had been excluded from the study. BRG brought it back into the study in 2012.  
Costs increased slightly since 2008



GL N23271

**00020 - Main Clubhouse Areas**

**08000 - Rehab**

102 - General	Useful Life 10	Remaining Life 3	
Clubhouse- Living Rm & Kitchen	Quantity 1	Unit of Measure	Lump Sum
Furnishings (50%)	Cost /LS \$57,614	Qty * \$/LS	\$57,614
	% Included 50.00%	Total Cost/Study	\$28,807
Summary	Replacement Year 2024	Future Cost	\$31,022

This is for having funds to replace 50% of the following every ten years:

2- sofas  
6- large stuffed chairs  
4- tables w/casters  
2- coffee tables  
1- ottoman  
16- chairs  
2- sofa back tables  
2- coffee tables  
4- round end tables  
1- tall bar type end table (kitchen)  
2- bar stools (kitchen)  
2- rolling tables  
18- art pieces (all clubhouse areas)  
1- mirror  
9- ceiling lights  
1- potted plant  
misc. décor  
portable bar- \$4,000 (Added as a component in 2009)

2014- \$46,561 was expended on furniture, art, accessories including the Christmas tree for the lounge and lobby.  
2013- Part of 2013 renovation project  
2012- This item had been excluded from the study. BRG brought it back into the study in 2012.



GL 23017

**00020 - Main Clubhouse Areas**

**08000 - Rehab**

112 - General	Useful Life 10	Remaining Life 3	
Clubhouse- Card Room Misc. (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$16,153	Qty * \$/LS	\$16,153
	% Included 50.00%	Total Cost/Study	\$8,077
Summary	Replacement Year 2024	Future Cost	\$8,698

This is for having funds to replace 50% of the following every ten years:

4- ceiling lights  
 4- card tables  
 16- arm chairs  
 Misc. Décor

2014- Project was deferred from 2013.  
 2013- Part of 2013 renovation project.



GL 23017

**00020 - Main Clubhouse Areas**

**08000 - Rehab**

116 - General	Useful Life 25	Remaining Life 18	
Clubhouse Card Room- Counter & Cabinets	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$19,384	
	% Included	100.00%	Total Cost/Study \$19,384
Summary	Replacement Year	2039	Future Cost \$30,232

This is to rehab the built in cabinetries and counter.

10' built in bookcase  
10' built in hutch

2014- \$3,380 was expended to refinish various items. Bookcase was rebuilt, the hutch was refinished and new counter top replaced. Done as part of 2013 renovation project.  
2012- This had been excluded (probably inadvertently) in the first draft and unexcluded on 7/11/12.



GL N23271

**00020 - Main Clubhouse Areas**

**08000 - Rehab**

138 - General	Useful Life 10	Remaining Life 3	
Clubhouse- Entry Area- Furnishings- 50% (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$3,230	Qty * \$/LS	\$3,230
	% Included 50.00%	Total Cost/Study	\$1,615
Summary	Replacement Year 2024	Future Cost	\$1,739

This is for replacing the following:

- 2- soft chairs
- 2- 6' frame table
- 1- round end table
- 1- plant

2013- Part of 2013 renovation project.



GL 23017

**00020 - Main Clubhouse Areas**

**08000 - Rehab**

150 - General	Useful Life 10	Remaining Life 3	
Lobby Administration Office (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$15,075	Qty * \$/LS	\$15,075
	% Included 50.00%	Total Cost/Study	\$7,538
Summary	Replacement Year 2024	Future Cost	\$8,117

This is for a general rehab of the work area equipment.

This is for replacing the following:  
 2- 3 drawer file  
 upper cabinets- 14 lf  
 counter- 19 lf

2013- Part of 2013 renovation project.



GL 23017

**00020 - Main Clubhouse Areas**

**08000 - Rehab**

156 - General	Useful Life 10	Remaining Life 3	
Clubhouse- Manager's Office (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$7,538	Qty * \$/LS	\$7,538
	% Included 50.00%	Total Cost/Study	\$3,769
Summary	Replacement Year 2024	Future Cost	\$4,059

This is for replacing the following:

- 1- corner desk (2 piece unit)
- 1- small conference table
- 2- small 2 shelf bookcase
- 1- 4 drawer file cabinet
- 1- large vertical cabinet
- 2- 2 drawer lateral filing cabinets

2015- Some items are original pieces but are in good condition.  
 2013- Part of 2013 renovation project.



GL 23017

**00020 - Main Clubhouse Areas**

**08000 - Rehab**

160 - General	Useful Life 10	Remaining Life 3	
Clubhouse- Gym (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$16,153	Qty * \$/LS	\$16,153
	% Included 50.00%	Total Cost/Study	\$8,077
Summary	Replacement Year 2024	Future Cost	\$8,698

This is for general rehab of the fitness room.

2- ceiling fans  
 1- guest chair

2013- Part of 2013 renovation project.



GL 23017



**00020 - Main Clubhouse Areas**

**08000 - Rehab**

180 - General	Useful Life 30	Remaining Life 23
2 Clubhouse- 2 Restrooms	Quantity 2	Unit of Measure Items
	Cost /Itm \$45,229	
	% Included 100.00%	Total Cost/Study \$90,458
Summary	Replacement Year 2044	Future Cost \$159,623

This is for a general rehab of the restrooms. Includes sinks, toilets, urinal, faucets, etc.

2- sinks  
 2- toilets  
 1- urinal  
 1 3' sink counter  
 1- 5' sink counter  
 marlite slate wall covering- 4' x 266'

2014- \$71,800 was expended.

2013- Part of 2013 renovation project.



GL 23017

**00020 - Main Clubhouse Areas**

**08000 - Rehab**

190 - General	Useful Life 10	Remaining Life 7	
Clubhouse-Assistant Community Manager Office (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$5,384	Qty * \$/LS	\$5,384
	% Included 50.00%	Total Cost/Study	\$2,692
Summary	Replacement Year 2028	Future Cost	\$3,200

This is for general rehab and to replacing the following items in the assistant community managers office.

1- small window  
 built-in shelving  
 various drawer filing cabinets  
 lighting

2021- Room has been changed to the assistant community manager office. Unknown year this was renovated.  
 2015- The store room walls appeared to be resheet rocked. Flooring was in poor condition and had not been replaced with the renovation project. Flooring is provided within another component.  
 2013- Part of 2013 renovation project.



GL 23017

**00020 - Main Clubhouse Areas**

**08000 - Rehab**

192 - General	Useful Life 10	Remaining Life 7	
Clubhouse- Audio Room (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$3,230	Qty * \$/LS	\$3,230
	% Included 50.00%	Total Cost/Study	\$1,615
Summary	Replacement Year 2028	Future Cost	\$1,920

This is for general rehab of the audio room.

2018- This has been extended as the audio systems were installed in 2018.

2013- Part of 2013 renovation project.



GL 23017

194 - General	Useful Life 25	Remaining Life 18	
Kitchen Rehab	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$49,535		
	% Included 100.00%	Total Cost/Study	\$49,535
Summary	Replacement Year 2039	Future Cost	\$77,258

This is for a general rehab of the kitchen.

lower cabinets- 21 lf  
 upper cabinets-27 lf  
 1- 4' x 5' rollaway island table  
 1-2'-6" x 4' rollaway island table

2013- Part of 2013 renovation project.



GL 23017

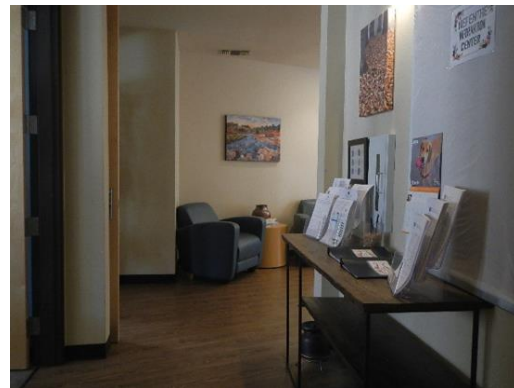
**00020 - Main Clubhouse Areas**

**08000 - Rehab**

344 - General	Useful Life 20	Remaining Life 13	
2013 Contingency	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$43,615	
	% Included	100.00%	Total Cost/Study \$43,615
Summary	Replacement Year	2034	Future Cost \$60,124

This is to have a contingency available for each year of the clubhouse area.

2019- \$4,247 was expended to replace hardware and system for 3 buildings, Sacramento Valley Lockworks.  
2018- New cabinets are being installed. Cost pending. Also, see flooring for the new floor installation.  
2014- Project was deferred from 2013.  
2013- Part of 2013 renovation project.



GL 23017

**00020 - Main Clubhouse Areas**

**12000 - Pool**

100 - Resurface	Useful Life 12	Remaining Life 0
116 lf Clubhouse Main Pool	Quantity 116	Unit of Measure Linear Feet
	Cost /l.f. \$105	
	% Included 100.00%	Total Cost/Study \$12,180
Summary	Replacement Year 2021	Future Cost \$12,180

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

2021- \$21,265 overall was expended. Includes VGB upgrades, pool light, waterline tile, depth markers and stair rails. Resurfacing was in progress at the time of the site review on 2/16/2021.

2018- Cost increased slightly to reflect rising labor rates.

2017- Client advised to extend remaining life 4 years.

2015- Remaining life decreased from 2021 to 2018 per client 6/11/2015.

2008- Cost was increased to address expected cost changes related to safety. Many of those changes, done in 2008, are non-recurring and will not need to be done again.

This line item has been reduced in 2009 back down (from a 2008 unit cost of \$130lf) to just the cost of re-plastering as was done in 2009, with an Altima finish upgrade.



GL N23271

**00020 - Main Clubhouse Areas**

**12000 - Pool**

102 - Resurface	Useful Life 12	Remaining Life 10
176 lf Clubhouse Lap Pool	Quantity 176	Unit of Measure Linear Feet
	Cost /l.f. \$134	
	% Included 100.00%	Total Cost/Study \$23,603
Summary	Replacement Year 2031	Future Cost \$30,214

This is to resurface the lap pool. Includes start-up costs.

2019- \$23,027 total was expended, \$19,625 for the re-surface plus \$3,402 for upgraded re-finishing. Price corrected per client on 9/2/2020.

2018- Areas of staining was observed. Deferred to 2019.

2015- Remaining life decreased from 2021 to 2018 per client 6/11/2015.

2008- Cost increased to address expected cost changes related to safety. In 2009, the cost has been lowered from \$23,566 to the cost of plaster only in 2009 as much of the safety work was done and paid for in 2008 and is non-recurring work. Included a \$1,200 Altima finish upgrade.



GL N23271

**00020 - Main Clubhouse Areas**

**12000 - Pool**

200 - Edge: Tile, Coping, Mastic	Useful Life 12	Remaining Life 0
116 lf Clubhouse Main Pool	Quantity 116	Unit of Measure Linear Feet
	Cost /l.f. \$78.32	
	% Included 100.00%	Total Cost/Study \$9,085
Summary	Replacement Year 2021	Future Cost \$9,085

This is to remove and replace the existing tile including coping and mastic. As of 2021 per client, this component is to be on the same cycle as the pool resurface.

2021- \$21,265 overall was expended for waterline tile. Includes resurface, VGB upgrades, pool light, depth markers and stair rails. Resurfacing was in progress at the time of the site review on 2/16/2021. Per client, this component is to be on the same cycle as the pool resurface.

2014- Coping, mastic and water line tile was replace with the renovation project.



GL N23271

202 - Edge: Tile, Coping, Mastic	Useful Life 12	Remaining Life 10
176 lf Clubhouse Lap Pool	Quantity 176	Unit of Measure Linear Feet
	Cost /l.f. \$54.00	
	% Included 100.00%	Total Cost/Study \$9,504
Summary	Replacement Year 2031	Future Cost \$12,166

This is to remove and replace the existing tile including coping and mastic. As of 2021 per client, this component is to be on the same cycle as the pool resurface.

2021- Remaining life adjusted to line up with the next resurface. Per client, this component is to be on the same cycle as the pool resurface.

2014- Coping, mastic and water line tile was replace with the renovation project.



**00020 - Main Clubhouse Areas**

**12000 - Pool**

GL N23271

600 - Miscellaneous	Useful Life 30	Remaining Life 23
10,526 sf Replace Concrete Pool Deck	Quantity 10,526	Unit of Measure Square Feet
	Cost /SqFt \$22.00	
	% Included 100.00%	Total Cost/Study \$231,572
Summary	Replacement Year 2044	Future Cost \$408,634

This is to remove the concrete pool deck and replace.

\$107,164 was base cost before option.

2014- \$203,257 was expended. Project was deferred from 2013.

2013- Part of 2013 renovation project.

2011- Moved from 2015 to 2012 and cost adjusted slightly downward.

2010- Item was downsized to a smaller project.

Failed area at east side of deck.



GL N23018



**00020 - Main Clubhouse Areas**

**12000 - Pool**

700 - Equipment: Replacement	Useful Life 5	Remaining Life 0	
Main Pool Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$7,500	Qty * \$/LS	\$7,500
	% Included 50.00%	Total Cost/Study	\$3,750
Summary	Replacement Year 2021	Future Cost	\$3,750

This is to replace the pool equipment. Since not all equipment will fail simultaneously, this component provides for one half replacement every five years.

1- pump, Pentair variable speed motor/pump, 3 hp  
1- filter, Pentair cartridge filter, CCP520  
1- chlorinator, Rainbow Lifeguard model 320 w/automatic model 300-29X  
Miscellaneous pipe, fittings, timers and valves.

2021- Work is anticipated per client. The equipment appears in need of rehab exhibiting dated chemical systems and aged controllers. All equipment were consolidated into one component.

Equipment replacements for all three systems is as follows:

2020- \$1,525 was expended to replace a variable speed pump motor.

2016- \$3,250 was expended for unspecified equipment.

2012- Due to the expanding range of equipment with varying useful and remaining life's, we have reorganized all of the pool equipment by sub category.

According to the pool service vendor, all of the filters will last 3-6 years located in their present location. They will all need to be replaced in the near future. All Pool equipment costing provided by Geremia and/or Sparkling Clear Pools.

2010- \$1,198 was expended on misc. equipment. GL #23122

Shown is the main pool equipment;  
filter and pump.



GL N23271

**00020 - Main Clubhouse Areas**

**12000 - Pool**

704 - Equipment: Replacement	Useful Life 5	Remaining Life 0	
Lap Pool Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$7,500	Qty * \$/LS	\$7,500
	% Included 50.00%	Total Cost/Study	\$3,750
Summary	Replacement Year 2021	Future Cost	\$3,750

This is to replace the pool water filtration equipment. Since not all equipment will fail simultaneously, this component provides for one half replacement every five years.

2- pump, Pentair variable speed motor/pump, 3 hp  
2- filter, Pentair cartridge filter, CCP520  
1- chlorinator, Rainbow Lifeguard model 320 w/automatic model 300-29X  
Miscellaneous pipe, fittings, timers and valves.

2021- Work is anticipated per client. The equipment appears in need of rehab exhibiting dated chemical systems and aged controllers. All equipment were consolidated into one component.



GL N23271

712 - Miscellaneous	Useful Life 1	Remaining Life 0	
On-going Annual Pool Mechanical Repairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$3,680		
	% Included 100.00%	Total Cost/Study	\$3,680
Summary	Replacement Year 2021	Future Cost	\$3,680

This is for unspecified pool expenses yearly to have funds available for unexpected work on the pool reserve items. This can include signage, valves, piping, leaks, etc.

2021- Work is anticipated per client.  
2019- \$3,500 was expended.  
2017- \$3,820 was expended.  
2009- Added as a component of the reserve study.

GL N23271

**00020 - Main Clubhouse Areas**

**12000 - Pool**

910 - Furniture: Chairs	Useful Life 10	Remaining Life 3	
28 Clubhouse	Quantity 28	Unit of Measure	Items
	Cost /Itm \$118		
	% Included 100.00%	Total Cost/Study	\$3,304
Summary	Replacement Year 2024	Future Cost	\$3,558

This is to replace the pool chairs.

2021- Quantity increased from 16 to 28.

2009 & 2012)- BRG is recommending all of the satellite pools have their furniture removed from the study and this has been done for the first draft. Since we have been informed that all of the satellite furniture is fed from the main pool, the "old" way of listing the equipment was overstating the expense. In addition, the inventory taken during our site visits never matches what is there since it is placed as needed. Finally, the reduction in reserve components for such a relatively unimportant and inexpensive component will be well served as the association gets into other bigger projects.

2014- \$1,424 was expended to purchase 16 chairs.



GL N23271

916 - Furniture: Lounges	Useful Life 10	Remaining Life 3	
18 Clubhouse	Quantity 18	Unit of Measure	Items
	Cost /Itm \$750		
	% Included 100.00%	Total Cost/Study	\$13,500
Summary	Replacement Year 2024	Future Cost	\$14,538

This is to replace the chaise lounges.

2014- \$2,934 was expended.



**00020 - Main Clubhouse Areas**

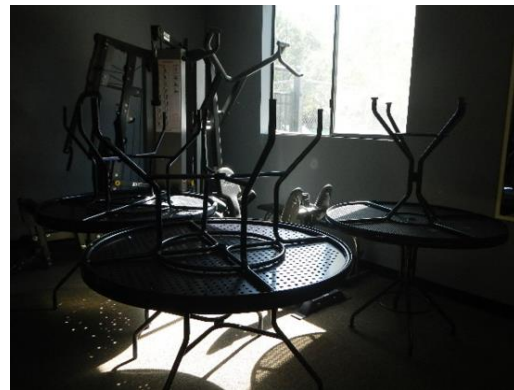
**12000 - Pool**

GL N23271

920 - Furniture: Tables	Useful Life 10	Remaining Life 3
6 Clubhouse	Quantity 6	Unit of Measure Items
	Cost /Itm \$535	
	% Included 100.00%	Total Cost/Study \$3,210
Summary	Replacement Year 2024	Future Cost \$3,457

This is to replace the tables in the pool area.

2014- \$1,252 was expended.



GL N23271

940 - Furniture: Misc	Useful Life 10	Remaining Life 3
4 Clubhouse- Umbrellas Stands	Quantity 4	Unit of Measure Items
	Cost /Itm \$165	
	% Included 100.00%	Total Cost/Study \$660
Summary	Replacement Year 2024	Future Cost \$711

This is to replace the misc. pool furniture.

2014- \$696 was expended to purchase 6, 2 umbrella stands may have gone to one of the other cabanas.

GL N23271

**00020 - Main Clubhouse Areas**

**12000 - Pool**

942 - Furniture: Misc	Useful Life 8	Remaining Life 1
4 Clubhouse- Umbrellas	Quantity 4	Unit of Measure Items
	Cost /Itm \$440	
	% Included 100.00%	Total Cost/Study \$1,760
Summary	Replacement Year 2022	Future Cost \$1,804

This is to replace the misc. pool furniture.

2018- Useful life reduced from 10 to 8 and remaining life decreased from 6 to 4.

2014- \$2,148 was expended to purchase 6, 2 umbrellas may have gone to one of the other cabanas.



GL N23271

990 - Miscellaneous	Useful Life 10	Remaining Life 0
2012 Misc. Safety, Caps, Water Quality, etc.	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$19,385	
	% Included 100.00%	Total Cost/Study \$19,385
Summary	Replacement Year 2021	Future Cost \$19,385

As part of the major work done to the pools back in 2009, there was some work that was possibly non-recurring. In addition, a lot of the work was for items that are replaced infrequently and hard to estimate the next replacement. Here we have combined the total of all of these items and are planning for this type of work to be done every ten years.

Updated in 2012.

Includes the following types of items:

Several deck covers  
LED Pool Light Lighting  
Booster Pump Anti-Entrapment Devices

2021- Work is anticipated.

GL N23271

## 00020 - Main Clubhouse Areas

### 12000 - Pool

994 - Miscellaneous	Useful Life 12	Remaining Life 5	
Signage- Main CH	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$1,290		
	% Included 100.00%	Total Cost/Study	\$1,290
Summary	Replacement Year 2026	Future Cost	\$1,460

This is for replacement of required pool signage outdoors at the pool areas.

2019- \$414 was expended.  
2014- Project was deferred from 2013.  
2013- Part of 2013 renovation project.  
2012- Moved to 2013.

GL N23018

### 13000 - Spa

100 - Resurface	Useful Life 6	Remaining Life 0	
Main Clubhouse	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$6,165		
	% Included 100.00%	Total Cost/Study	\$6,165
Summary	Replacement Year 2021	Future Cost	\$6,165

This is to resurface the spa. Includes start-up costs.

2021- \$9,665 overall was expended. Includes VGB upgrades, pool light, waterline tile, depth markers and stair rails.  
2014- \$3,587 was expended this included the water line tile.  
2009- Spa was resurfaced with an Altima plaster upgrade.



GL N23271

**00020 - Main Clubhouse Areas**

**13000 - Spa**

120 - Tile	Useful Life 6	Remaining Life 0	
Main CH Spa	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$3,500	
	% Included	100.00%	Total Cost/Study \$3,500
Summary	Replacement Year	2021	Future Cost \$3,500

This is to replace the spa tile. As of 2021 per client, this component is to be on the same cycle as the spa resurface.

2021- \$9,665 overall was expended for waterline tile. Includes resurface, VGB upgrades, spa light, depth markers and stair rails. Resurfacing was in progress at the time of the site review on 2/16/2021. Per client, this component is to be on the same cycle as the spa resurface.

2014- Tile was replaced with the renovation project.



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**00020 - Main Clubhouse Areas**

**13000 - Spa**

700 - Equipment	Useful Life 5	Remaining Life 0	
Main CH Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$7,500	Qty * \$/LS	\$7,500
	% Included 50.00%	Total Cost/Study	\$3,750
Summary	Replacement Year 2021	Future Cost	\$3,750

This is to replace the Spa water filtration equipment. Since not all equipment will fail simultaneously, this component provides for one half replacement every five years.

1- filter, Pentair, CCP 320  
1- Pentair motor, 3 hp w/pump GL N23271  
1- Sta Rite motor, 3 hp w/pump GL N23271  
Miscellaneous pipe, fittings, timers and valves.

2021- Work is anticipated. The equipment appears in need of rehab exhibiting dated chemical systems and aged controllers. All equipment were consolidated into one component.  
2019- \$630 was expended for unspecified equipment.  
2016- \$1,425 was expended for unspecified equipment.  
2010- \$440 was expended for filters. GL #23122



GL N23271



**00020 - Main Clubhouse Areas**

**13000 - Spa**

780 - Heater	Useful Life 8	Remaining Life 5
Main Clubhouse- Spa Heater	Quantity 1	Unit of Measure Items
	Cost /Itm \$5,675	
	% Included 100.00%	Total Cost/Study \$5,675
Summary	Replacement Year 2026	Future Cost \$6,421

This is to replace the f heater at the spa model C-R336A-En-X-ASME.

2018- \$5,270 was expended.

2010- \$2,948 was expended for replacement per association, GL # 23122, which is less than the \$5,535 in the study, although the remaining life was 12 years in 2009. Because of the short life, the useful life in 2010 has been reduced from 15 years to 8 years. Verified in 2012.



GL N23271

**14000 - Recreation**

200 - Exercise: Treadmill	Useful Life 5	Remaining Life 2
Matrix Commercial Series	Quantity 1	Unit of Measure Items
	Cost /Itm \$3,960	
	% Included 100.00%	Total Cost/Study \$3,960
Summary	Replacement Year 2023	Future Cost \$4,160

This is to replace the treadmill. The association has all of the equipment on a quarterly maintenance program for \$80/qtr. Paid from operating funds.

2018- \$3,676 was expended. Had been planned for 2019.

2014- \$3,450 was expended as part of the renovation project.

2013- Part of 2013 renovation project.

2008- \$13,181 was expended for a total of four pieces of exercise equipment.



**00020 - Main Clubhouse Areas**

**14000 - Recreation**

GL 23017

204 - Exercise: Treadmill	Useful Life 5	Remaining Life 1
Matrix Commercial Series	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,000	
	% Included 100.00%	Total Cost/Study \$4,000
Summary	Replacement Year 2022	Future Cost \$4,100

This is to replace the treadmill. The association has all of the equipment on a quarterly maintenance program for \$80/qtr. Paid from operating funds.

2014- \$3,450 was expended as part of the renovation project.

2013- Part of 2013 renovation project.

2008- \$13,181 was expended for a total of four pieces of exercise equipment.



GL 23017

212 - Exercise: Miscellaneous Equip.	Useful Life 10	Remaining Life 1
2 Matrix Recumbent Bike	Quantity 2	Unit of Measure Items
	Cost /Itm \$3,230	
	% Included 100.00%	Total Cost/Study \$6,460
Summary	Replacement Year 2022	Future Cost \$6,622

This is to replace the Matrix recumbent bike.

2016- \$2,554 was expended to purchase an additional recumbent cycle.



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**00020 - Main Clubhouse Areas**

**14000 - Recreation**

218 - Miscellaneous	Useful Life 6	Remaining Life 1
Matrix Elliptical Machine	Quantity 1	Unit of Measure Items
	Cost /Itm \$6,460	
	% Included 100.00%	Total Cost/Study \$6,460
Summary	Replacement Year 2022	Future Cost \$6,622
This is to replace the Matrix elliptical machine.		



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222 - Exercise: Weight Machine	Useful Life 20	Remaining Life 7
Matrix Hoist & Press H2200	Quantity 1	Unit of Measure Items
	Cost /Itm \$6,460	
	% Included 100.00%	Total Cost/Study \$6,460
Summary	Replacement Year 2028	Future Cost \$7,679
This is to purchase a new weight press machine and bench.		



GL N23271

**00020 - Main Clubhouse Areas**

**14000 - Recreation**

224 - Miscellaneous	Useful Life 6	Remaining Life 1	
Stair Climber	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$3,230	
	% Included	100.00%	Total Cost/Study \$3,230
Summary	Replacement Year	2022	Future Cost \$3,311

This is to replace the Matrix stair climber.

2014- \$2,290 was expended.



GL

226 - Miscellaneous	Useful Life 6	Remaining Life 1	
Upright Cycle	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$2,370	
	% Included	100.00%	Total Cost/Study \$2,370
Summary	Replacement Year	2022	Future Cost \$2,429

This is to replace miscellaneous exercise equipment.

2014- \$1,490 was expended.



GL

**00020 - Main Clubhouse Areas**

**14000 - Recreation**

230 - Exercise: Miscellaneous Equip.  
Weight Bench

Useful Life	10	Remaining Life	1
Quantity	1	Unit of Measure	Items
Cost /Itm	\$860		
% Included	100.00%	Total Cost/Study	\$860
Replacement Year	2022	Future Cost	\$882

Summary

This is to replace the weight bench.

2018- Life extended.



GL

860 - Television  
Fitness Room- LG 42" TV

Useful Life	6	Remaining Life	1
Quantity	1	Unit of Measure	Items
Cost /Itm	\$860		
% Included	100.00%	Total Cost/Study	\$860
Replacement Year	2022	Future Cost	\$882

Summary

This is to replace the LG 42" television.

2016- \$650 was expended. Original television was stolen July 2016.



GL N23271

**00020 - Main Clubhouse Areas**

**14000 - Recreation**

864 - Television	Useful Life 6	Remaining Life 1	
Library- LG 32" TV	Quantity 1	Unit of Measure	Items
	Cost /Itm \$650		
	% Included 100.00%	Total Cost/Study	\$650
Summary	Replacement Year 2022	Future Cost	\$666

This is to replace the 32" LG television.

2016- Per client, television is now located in library.



GL



**00020 - Main Clubhouse Areas**

**17000 - Tennis Court**

100 - Reseal	Useful Life 10	Remaining Life 9	
4 Main Clubhouse	Quantity 4	Unit of Measure Items	
	Cost /Itm \$12,000		
	% Included 100.00%	Total Cost/Study	\$48,000
Summary	Replacement Year 2030	Future Cost	\$59,945

This is to reseal and restripe the tennis courts, after repairs are made.

2021- The \$48,000 proposal work was not completed in 2020. Per client, actual expenditure is anticipated in May or June 2021. This work is only including repairs, crack fill, resurface and striping. Moderate linear cracking throughout was observed. Remaining life set to 2030 to line up with the next resurface.

2020- \$48,000 was expended for seal, strip and crackfill in 2020. Based on information from the association's vendor, Tennis Court Specialties, this cost has been increased based on 2020 work. BRG has minimally extended the useful life based on this work, and made major changes to the long term replacement or overlay. See related component.

2016- \$17,244 was expended.

2015- There are moderate linear cracking. This surface should be evaluated by the proper experts and re-sealed as needed.

2008- Last sealed.



Costing provided by Tennis Court Specialists

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101 - Reseal	Useful Life 2	Remaining Life 0	Treatment [nr:1]
Main Clubhouse (2021 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$48,000		
	% Included 100.00%	Total Cost/Study	\$48,000
Summary	Replacement Year 2021	Future Cost	\$48,000

This is for the \$48,000 proposal work that was not completed in 2020. Per client, actual expenditure is anticipated in May or June 2021. This work is only including repairs, crack fill, resurface and striping. Moderate linear cracking throughout was observed. Remaining life set to 2030 to line up with the next resurface.

Costing provided by Tennis Court Specialists

GL N23271

**00020 - Main Clubhouse Areas**

**17000 - Tennis Court**

306 - Miscellaneous	Useful Life 16	Remaining Life 3	
Tennis Court Awning & Bench	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$2,585	
	% Included	100.00%	Total Cost/Study \$2,585
Summary	Replacement Year	2024	Future Cost \$2,784

This is to replace the green canvas awning and bench.

Note- the 4x4 composite bench seat is replaceable.

2018- \$3,340 was expended.



GL



**00020 - Main Clubhouse Areas**

**17000 - Tennis Court**

500 - Resurface	Useful Life 21	Remaining Life 19
4 Main Clubhouse	Quantity 4	Unit of Measure Items
	Cost /Itm \$25,625	
	% Included 100.00%	Total Cost/Study \$102,500
Summary	Replacement Year 2040	Future Cost \$163,862

This is to resurface the tennis courts utilizing an overlay. Resurfacing includes a Petromat fabric overlay, new asphalt, sealer, color coat and striping.

2021- Remaining life extended per client to 2040. Moderate linear cracking throughout was observed. Remaining life reduced from 40 to 21 per client.

2020- Major work was done on the tennis courts in 2020 which caused this remaining life to be extended, pending confirmation of work, and the next reserve inspection. According to the vendor, Tennis Court Specialists, in 2020, this major remediation will never need to be done. So BRG has extended the useful and remaining lifes by large amounts. Although these may last a long time, they may not last "forever."

2019- \$921 was expended.

2015- There are moderate linear cracking.



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**00020 - Main Clubhouse Areas**

**19000 - Fencing**

130 - Chain Link: 10'	Useful Life 25	Remaining Life 9
770 lf Main Clubhouse Tennis Courts	Quantity 770	Unit of Measure Linear Feet
	Cost /l.f. \$44.00	
	% Included 100.00%	Total Cost/Study \$33,880
Summary	Replacement Year 2030	Future Cost \$42,311

This is to replace the chain link fencing.

2019- \$960 was expended.

2017- Client advised this fencing should have an extra long life so this has been extended from 2020 to 2030.



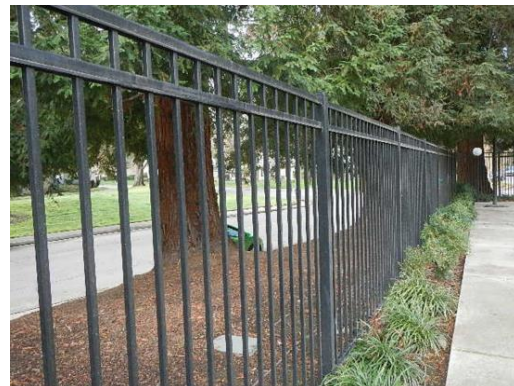
GL N23271

200 - Wrought Iron	Useful Life 25	Remaining Life 18
258 lf Main Clubhouse	Quantity 258	Unit of Measure Linear Feet
	Cost /l.f. \$105	
	% Included 100.00%	Total Cost/Study \$27,090
Summary	Replacement Year 2039	Future Cost \$42,251

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

2014- \$26,400 was expended as part of the renovation project.

2013- Part of 2013 renovation project.



GL N23018

**00020 - Main Clubhouse Areas**

**19000 - Fencing**

340 - Wood: 6'	Useful Life 18	Remaining Life 11
28 lf Trash & Roof Access Enclosure	Quantity 28	Unit of Measure Linear Feet
	Cost /l.f. \$48.00	
	% Included 100.00%	Total Cost/Study \$1,344
Summary	Replacement Year 2032	Future Cost \$1,763

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

2015- Fence appear to have been replaced with renovation project.



GL

**20000 - Lighting**

260 - Bollard Lights	Useful Life 20	Remaining Life 12
6 Clubhouse Front	Quantity 6	Unit of Measure Items
	Cost /Itm \$1,075	
	% Included 100.00%	Total Cost/Study \$6,450
Summary	Replacement Year 2033	Future Cost \$8,675

This is to replace the bollard lights installed during the 2013 clubhouse renovation reusing the existing wiring and conduits.



GL

**00020 - Main Clubhouse Areas**

**22000 - Office Equipment**

200 - Computers, Misc.	Useful Life 4	Remaining Life 1	
Clubhouse Office Laptop	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$1,000	
	% Included	100.00%	Total Cost/Study \$1,000
Summary	Replacement Year	2022	Future Cost \$1,025

This is to replace the association's laptop.

2021- All computers with the exception of 1 laptop are not HOA responsibility and are owned by First Service. \$500 was expended for the laptop in 2018. Component and cost adjustment for a laptop replacement only. Remaining life extended from 2021 to 2022 per client.  
2020- Cost reduced by half due to most machines belonging to FSR.  
2018- \$8,000 may be expended or \$6,958.  
2015- HOA only owns 1 computer per client 6/11/2015.  
2014- Project was deferred from 2013.  
2013- Part of 2013 renovation project.  
2009- Telephone equipment was excluded as the cost with advances in technology can be from the operating budget.



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**00020 - Main Clubhouse Areas**

**23000 - Mechanical Equipment**

200 - HVAC	Useful Life 15	Remaining Life 1
4 Lennox Units- Clubhouse- A/C	Quantity 4	Unit of Measure Items
	Cost /Itm \$10,615	
	% Included 100.00%	Total Cost/Study \$42,460
Summary	Replacement Year 2022	Future Cost \$43,522

This is to replace the Lennox HVAC system. All of the units have been combined into one item for the future.

2- near pool  
2- wood fence enclosure

2021- Inspections will be completed only. Remaining life extended from 2021 to 2022 per client.  
2012- BRG met the vendor on-site and the evaluation is with vendor input.  
2007- 1 remaining unit was replaced.  
2006- 3 units were replaced.



GL N23271

210 - HVAC	Useful Life 15	Remaining Life 1
4 Units Clubhouse- Heating	Quantity 4	Unit of Measure Items
	Cost /Itm \$11,845	
	% Included 100.00%	Total Cost/Study \$47,380
Summary	Replacement Year 2022	Future Cost \$48,565

This is to replace the heater and air handling units. The heater air changer over the fitness center does include the AC condenser.

4- located at roof access

2021- Inspections will be completed only. Remaining life extended from 2021 to 2022 per client.  
2018- Cost increased for labor inflation.  
2017- Client directed BRG to delete the ducting from the study.  
2012- BRG met the vendor on-site and the evaluation is with vendor input.  
2007- 1 remaining unit was replaced.  
2006- 3 units were replaced.

GL N23271

**00020 - Main Clubhouse Areas**

**23000 - Mechanical Equipment**

600 - Water Heater	Useful Life 12	Remaining Life 3
Clubhouse- State Select Water Heater	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,940	
	% Included 100.00%	Total Cost/Study \$1,940
Summary	Replacement Year 2024	Future Cost \$2,089

This is to replace the 50 gallon State Select water heater. Includes disposal of old unit. Manufacturer date 2013.

2014- Appears to be replace at part of the renovation project.



GL N23271

**24000 - Furnishings**

610 - Office	Useful Life 12	Remaining Life 5
13 Office Desk/Guest Chairs	Quantity 13	Unit of Measure Items
	Cost /Itm \$450	
	% Included 100.00%	Total Cost/Study \$5,850
Summary	Replacement Year 2026	Future Cost \$6,619

This is to replace office desk chairs and guest chairs.

10- office task/conference table chairs  
3- office guest chairs

2019- \$878 was expended for an office chair to match others purchased in 2014.



GL

**00020 - Main Clubhouse Areas**

**24000 - Furnishings**

910 - Window Coverings	Useful Life 15	Remaining Life 8	
Clubhouse	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$4,305		
	% Included 100.00%	Total Cost/Study	\$4,305
Summary	Replacement Year 2029	Future Cost	\$5,245

This is to replace the window coverings located in the library, lounge and 2 offices.

4- 9' x 9'  
 4- 9' x 6'

2014-# 3,562 was expended for new shades in the lounge and offices.



GL



**00020 - Main Clubhouse Areas**

**24500 - Audio / Visual**

142 - Miscellaneous	Useful Life 10	Remaining Life 7	
Clubhouse Audio/Video Upgrades	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$35,330		
	% Included 100.00%	Total Cost/Study	\$35,330
Summary	Replacement Year 2028	Future Cost	\$41,996

This is for installing the Video/Sound Wireless System. This was done in 2018 by Paradyme Sound & Video.

1- Creston DMPCS3-4K Digital Media Presentation System- \$5,000  
This is a switcher with a video scaler, mic preamp, and audio DSP.

1- Creston DSP-1281 Digital Signal Processor- \$3,000  
This is for digital audio signal processing with networking.

1- Creston TSW-760- 7" Touch Screen Control Panel- \$1,400  
This is an LCD screen to easily work the system.

1- Shure MXWAPT6 - 8-Channel Access Point Transceiver- \$3,408  
This is for the integrating wireless components such as mics, etc.

1- Shure MXWNCS8- 8-Port Networked Charging Station- \$1,776 This is for charging the wireless mics, units.

1- Shure MXW2/SM58 Handheld Wireless Mic Transmitter

1- Teq AVIT WID710ENT Wireless Presentation system- \$525

1- Atlona HDVS-210h-TX-4K Two Input Wallplate Switcher- \$630

1- Centron DM-RMC Wall Plate 4K-Wallplate Receiver & Room Controller- \$700

1- Lab Gruppen E 4:2 Two Channel Amplifier- \$800

MISC- The balance of \$30,308 is for labor, cabling, etc.

2019- \$5,792 was expended for unspecified scope of work.

2018- The above new equipment was installed by Paradyme Sound & Video for \$32,808. The items in the previous component no longer exist.



GL 23017



**00020 - Main Clubhouse Areas**

**24600 - Safety / Access**

140 - Security System	Useful Life 10	Remaining Life 3	
Clubhouse Security System/Entry Access	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$44,572	
	% Included	100.00%	Total Cost/Study \$44,572
Summary	Replacement Year	2024	Future Cost \$47,999

This is for installing a security system and possible monitoring.

4- card readers (2- clubhouse, 2- at pool ped gates)

2020- \$4,265 was expended for service calls related to non-functioning gates/card readers.

2019- \$5,250 was expended for Commons Drive Pool Gate, 3 D Technology Services.

2014- \$37,500 was expended.

2012- Cost increased approximately \$4,000 to \$30,000.

2010- Deferred by several years.

2010- The door lock was replaced at the fitness area for \$1,927. GL #2307

2009- Deferred by one year. BRG increased this cost by approximately \$20,000 to add secure access to the pool areas with a to be determined addressable card or key system. As the association obtains bids or develops a scope of work, this can be revised. Oftentimes there is a deposit procedure or purchasing requirement that helps offset the costing.

2007- Added as a component of the reserve study.



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**00020 - Main Clubhouse Areas**

**25000 - Flooring**

200 - Carpeting	Useful Life 10	Remaining Life 3
298 Sq. Yds. Clubhouse	Quantity 298	Unit of Measure Square Yard
	Cost /SqYd \$120	
	% Included 100.00%	Total Cost/Study \$35,760
Summary	Replacement Year 2024	Future Cost \$38,510

This is to replace the carpet tile. Includes pad, demo, disposal.

hallway- 19 sq yds  
fitness room- 55 sq yds  
living room- 133 sq yds  
card room- 42 sq yds  
managers office- 33 sq yds  
lobby reception office- 16 sq yds

2013- Replaced as part of 2013 renovation project.



GL 23017

**00020 - Main Clubhouse Areas**

**25000 - Flooring**

224 - Carpeting	Useful Life 12	Remaining Life 9
15 Sq. Yds. Assistant Community Manager Office	Quantity 15	Unit of Measure Square Yard
	Cost /SqYd \$120	
	% Included 100.00%	Total Cost/Study \$1,800
Summary	Replacement Year 2030	Future Cost \$2,248

This is to replace the carpeting.

2021- Room has been changed to the assistant community manager office. The flooring previously was VCT vinyl flooring. Unknown year this was renovated. 2018 Approximate.  
2018- This was previously #604. Planning to replace in 2018.  
2015- The flooring was in poor condition.



GL

400 - Tile	Useful Life 20	Remaining Life 13
295 sf Kitchen	Quantity 295	Unit of Measure Square Feet
	Cost /SqFt \$12.00	
	% Included 100.00%	Total Cost/Study \$3,540
Summary	Replacement Year 2034	Future Cost \$4,880

This is to replace the tile flooring.

2013- Replaced as part of 2013 renovation project.



GL

**00020 - Main Clubhouse Areas**

**25000 - Flooring**

600 - Vinyl	Useful Life 12	Remaining Life 4
19 Sq. Yds. Clubhouse Restrooms	Quantity 19	Unit of Measure Square Yard
	Cost /SqYd \$50.00	
	% Included 100.00%	Total Cost/Study \$950
Summary	Replacement Year 2025	Future Cost \$1,049

This is to replace the vinyl flooring. This item is difficult to price as by its self, there would be a minimum fee. This should be done with other related work.

2013- Installed as part of the clubhouse renovation.



GL

608 - Vinyl	Useful Life 20	Remaining Life 13
53 Sq. Yds. Lobby	Quantity 53	Unit of Measure Square Yard
	Cost /SqYd \$40.00	
	% Included 100.00%	Total Cost/Study \$2,120
Summary	Replacement Year 2034	Future Cost \$2,922

This is to replace the vinyl composite flooring.

2018- This was #600 and has been changed to #608.

2013- Replaced as part of 2013 renovation project.



GL

**00020 - Main Clubhouse Areas**

**25000 - Flooring**

612 - Vinyl	Useful Life 20	Remaining Life 13
6 Sq. Yds. Audio/Video Room	Quantity 6	Unit of Measure Square Yard
	Cost /SqYd \$120	
	% Included 100.00%	Total Cost/Study \$720
Summary	Replacement Year 2034	Future Cost \$993

This is to replace the vinyl flooring. This item is difficult to price as by its self, there would be a minimum fee. This should be done with other related work.

2018- This was #600 and has been changed to #612.

2013- Appears to have been replaced as part of 2013 renovation project.



GL

**26000 - Outdoor Equipment**

900 - Miscellaneous	Useful Life 10	Remaining Life 5
Outdoor Ping Pong Table	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$750	
	% Included 100.00%	Total Cost/Study \$750
Summary	Replacement Year 2026	Future Cost \$849

This is to replace the outdoor ping pong table.

2016- \$550 was expended for an outdoor ping pong table. Added as a reserve study component.



GL

**00020 - Main Clubhouse Areas**

**27000 - Appliances**

144 - Drinking Fountain	Useful Life 15	Remaining Life 8	
2 Drinking Fountains	Quantity 2	Unit of Measure	Items
	Cost /Itm \$2,800		
	% Included 100.00%	Total Cost/Study	\$5,600
Summary	Replacement Year 2029	Future Cost	\$6,823

This is for replacing the dual Elkay drinking fountains.

2018- Increased qty from 1 to 2.

2013- Part of 2013 renovation project.



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200 - Refrigerator	Useful Life 10	Remaining Life 3	
Clubhouse- GE Profile	Quantity 1	Unit of Measure	Items
	Cost /Itm \$2,150		
	% Included 100.00%	Total Cost/Study	\$2,150
Summary	Replacement Year 2024	Future Cost	\$2,315

This is to replace the refrigerator.

2014- \$7,076 was expended on all appliances in clubhouse kitchen.

2013- Part of 2013 renovation project.



GL 23017



**00020 - Main Clubhouse Areas**

**27000 - Appliances**

204 - Refrigerator	Useful Life 15	Remaining Life 8
Clubhouse- Frigidaire Caterer's Refrigerator	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,690	
	% Included 100.00%	Total Cost/Study \$2,690
Summary	Replacement Year 2029	Future Cost \$3,278

This is to replace the Frigidaire "Caterer's" refrigerator.

2014- \$7,076 was expended on all appliances in clubhouse kitchen.

2013- Added as a component of the reserve study as part of the clubhouse reconstruction.



GL 23017

220 - 4-Burner Stove & Oven	Useful Life 20	Remaining Life 13
Clubhouse- Whirlpool Stove & Oven	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,505	
	% Included 100.00%	Total Cost/Study \$1,505
Summary	Replacement Year 2034	Future Cost \$2,075

This is to replace the Whirlpool 4 burner stove and double oven.

2014- \$7,076 was expended on all appliances in clubhouse kitchen.

2013- Part of 2013 renovation project.



GL 23017

**00020 - Main Clubhouse Areas**

**27000 - Appliances**

240 - Dishwasher	Useful Life 10	Remaining Life 3	
Clubhouse- Whirlpool Dishwasher	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,290		
	% Included 100.00%	Total Cost/Study	\$1,290
Summary	Replacement Year 2024	Future Cost	\$1,389

This is to replace the Whirlpool automatic dishwasher.

2014- \$7,076 was expended on all appliances in clubhouse kitchen.

2013- Part of 2013 renovation project



GL 23017

740 - Microwave Oven	Useful Life 10	Remaining Life 3	
Clubhouse	Quantity 1	Unit of Measure	Items
	Cost /Itm \$860		
	% Included 100.00%	Total Cost/Study	\$860
Summary	Replacement Year 2024	Future Cost	\$926

This is to replace the Whirlpool microwave oven.

2014- \$7,076 was expended on all appliances in clubhouse kitchen.

2013- Part of 2013 renovation project.



GL 23017



**00020 - Main Clubhouse Areas**

**27000 - Appliances**

950 - Ice Machine	Useful Life 10	Remaining Life 3
Clubhouse- Scotman	Quantity 1	Unit of Measure Items
	Cost /Itm \$3,445	
	% Included 100.00%	Total Cost/Study \$3,445
Summary	Replacement Year 2024	Future Cost \$3,710

This is to replace the Scotman commercial ice machine model Cu1526SA-1A.

2015- Appears to have be replaced with the renovation project.



GL N23271

998 - Miscellaneous	Useful Life 10	Remaining Life 3
Kitchen Aid Warming Oven	Quantity 1	Unit of Measure Items
	Cost /Itm \$970	
	% Included 100.00%	Total Cost/Study \$970
Summary	Replacement Year 2024	Future Cost \$1,045

This is to replace the Kitchen Aid warming oven.

2014- \$7,076 was expended on all appliances in clubhouse kitchen.



GL

**00030 - Dunbarton Clubhouse Areas**

**02000 - Concrete**

404 - Pool Deck	Useful Life 5	Remaining Life 4	
Clubhouse Pool- Ongoing Repairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$1,400	
	% Included	100.00%	Total Cost/Study \$1,400
Summary	Replacement Year	2025	Future Cost \$1,545

This is to cut, grind or repair concrete flatwork to remove or minimize vertical displacements and to maintain functionality. This is for partial replacement only.  
Since the concrete useful life exceeds the scope of this study, this component provides for repair only and not full replacement.

2015- Pool deck was replaced with the 2013 renovation project.



GL

**00030 - Dunbarton Clubhouse Areas**

**03000 - Painting: Exterior**

136 - Surface Restoration	Useful Life 6	Remaining Life 0	
Clubhouse & Pool Fence	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$3,230		
	% Included 100.00%	Total Cost/Study	\$3,230
Summary	Replacement Year 2021	Future Cost	\$3,230

This is to paint the building exterior with a ceramic paint by National Coatings. Includes standard preparation including power washing, sanding, scraping, and caulking as needed.

2021- Work is anticipated per client.

2014- The perimeter pool fence was replaced as part of the renovation project.

2009- They have been broken out by location as they are being painted in different years.

2008- Painted by Draeger Construction with ceramic paint. Includes Pool Fencing of 146 lf.

The 2008 & previous studies had the two satellite pool buildings lumped together.

1999- This was last painted with "Group B" in 1999 by Progressive Painting with Acrylic paint.



GL N23272

**00030 - Dunbarton Clubhouse Areas**

**03500 - Painting: Interior**

900 - Miscellaneous	Useful Life 4	Remaining Life 1	
Clubhouse- Dunbarton All Rooms (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$7,835	Qty * \$/LS	\$7,835
	% Included 50.00%	Total Cost/Study	\$3,918
Summary	Replacement Year 2022	Future Cost	\$4,015

This is to prepare and paint the interior on a percentage basis.

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

2019- No work indicated, moved from 2019 to 2020.

2018- Deferred to 2019

2011- \$3,378 was expended to paint all areas except the bathrooms and small bathroom corridor.



GL N23272

**04000 - Structural Repairs**

908 - Door: Hardware	Useful Life 18	Remaining Life 10	
2 Pool Gates & Clubhouse	Quantity 2	Unit of Measure	Items
	Cost /Itm \$1,075		
	% Included 100.00%	Total Cost/Study	\$2,150
Summary	Replacement Year 2031	Future Cost	\$2,752

This is to replace the emergency egress panic hardware.



GL

### 00030 - Dunbarton Clubhouse Areas

#### 05000 - Roofing

464 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 17
20 Squares- Clubhouse	Quantity 20	Unit of Measure Squares
	Cost /Sqrs \$1,290	
	% Included 100.00%	Total Cost/Study \$25,800
Summary	Replacement Year 2038	Future Cost \$39,258

This is to replace the existing roofing with a dimensional composition product.



GL N23272

#### 08000 - Rehab

200 - Restrooms	Useful Life 20	Remaining Life 4
2 Clubhouse- 2 Restrooms	Quantity 2	Unit of Measure Lump Sum
	Cost /LS \$2,690	
	% Included 100.00%	Total Cost/Study \$5,380
Summary	Replacement Year 2025	Future Cost \$5,939

This is for renovation of the 2 restrooms per a scope of work as yet undetermined. Renovation may include for fixtures, partitions, counters, etc.

2015- Remaining life extended from 2019 to 2025.

2012- Since substantial work was done on the interior of this clubhouse in 2011, BRG is setting the remaining life to coincide with the next painting, pending direction from the association.

2010- Deferred from 2010 to 2011 and \$500 added for consultant. See next item.

GL N23272

**00030 - Dunbarton Clubhouse Areas**

**08000 - Rehab**

220 - General	Useful Life 20	Remaining Life 10	
Clubhouse Interior	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$7,000	
	% Included	100.00%	Total Cost/Study \$7,000
Summary	Replacement Year	2031	Future Cost \$8,961

This is for a general renovation of the clubhouse lounge.

2012- This work was done in 2012 and managed by FRI, Room for Improvement. The total cost was approximately \$36,920. Much of this work is spread out through the reserve items. For example see Interior paint, appliances, carpet, lighting, etc. Also funds were spent on Art and accessories. The remaining life has been reset to full.  
2011- \$36,920 was expended for the lounge & kitchen.



GL N23272

222 - General	Useful Life 20	Remaining Life 10	
Cabana- Lighting Project	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$4,305	
	% Included	100.00%	Total Cost/Study \$4,305
Summary	Replacement Year	2031	Future Cost \$5,511

This is to replace the lighting.

2012- \$3,427 was expended for the lighting changes.



GL N23272

**00030 - Dunbarton Clubhouse Areas**

**08000 - Rehab**

224 - General	Useful Life 20	Remaining Life 10	
Clubhouse- Kitchen	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$10,770	
	% Included	100.00%	Total Cost/Study \$10,770
Summary	Replacement Year	2031	Future Cost \$13,787

This is for a general renovation of the cabana kitchen with an undefined scope of work.  
Includes sinks, re-face or replace cabinets, faucets, disposals, etc.

2012- Rehab was completed with the exception of cabinets.



GL N23272

**12000 - Pool**

104 - Resurface	Useful Life 12	Remaining Life 3	
148 lf Dunbarton Pool	Quantity 148	Unit of Measure	Linear Feet
	Cost /l.f.	\$105	
	% Included	100.00%	Total Cost/Study \$15,540
Summary	Replacement Year	2024	Future Cost \$16,735

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

2017- Client advised to extend remaining life 4 years to 2024.

2009- The cost was reduced back down to the plaster only cost as many of the safety upgrades were completed in 2008 and are non-recurring.

2008- Cost increased to address expected cost changes related to safety.



GL N23272



**00030 - Dunbarton Clubhouse Areas**

**12000 - Pool**

204 - Edge: Tile, Coping, Mastic	Useful Life 12	Remaining Life 3
104 lf Dunbarton Pool	Quantity 104	Unit of Measure Linear Feet
	Cost /l.f. \$78.32	
	% Included 100.00%	Total Cost/Study \$8,145
Summary	Replacement Year 2024	Future Cost \$8,771

This is to remove and replace the existing tile including coping and mastic. As of 2021 per client, this component is to be on the same cycle as the pool resurface.

2021- Per client, this component is to be on the same cycle as the pool resurface.

2015- The waterline tile and mastic appears newer. A client provided cost and year of expenditure will further define this component.



GL N23272

604 - Deck: Re-Surface	Useful Life 30	Remaining Life 23
3,384 sf Clubhouse Pool Area	Quantity 3,384	Unit of Measure Square Feet
	Cost /SqFt \$23.00	
	% Included 100.00%	Total Cost/Study \$77,832
Summary	Replacement Year 2044	Future Cost \$137,343

This is to replace the pool concrete.

2014- \$65,345 was expended as part of 2013 renovation project.



GL N22852



**00030 - Dunbarton Clubhouse Areas**

**12000 - Pool**

704 - Equipment: Replacement	Useful Life 5	Remaining Life 0	
Dunbarton Pool Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$7,500	Qty * \$/LS	\$7,500
	% Included 50.00%	Total Cost/Study	\$3,750
Summary	Replacement Year 2021	Future Cost	\$3,750

This is to replace the equipment on a percentage basis.

- 1- Pentair CC520 P cartridge filter
- 1- Pentair variable speed pump
- 1- chlorinator

2021- Work is anticipated per client. All equipment were consolidated into one component.  
2016- \$3,050 was expended for unspecified equipment.



GL N23272

730 - Heater	Useful Life 8	Remaining Life 5	
Pool Heater	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,270		
	% Included 100.00%	Total Cost/Study	\$5,270
Summary	Replacement Year 2026	Future Cost	\$5,963

This is to replace the Raypak pool heater.

2018- Life reduced from 15 to 8 years. Replaced in 2018 along with the spa heater for \$4,895 each.  
2017- \$1,725 was expended.



GL N23272

**00030 - Dunbarton Clubhouse Areas**

**12000 - Pool**

960 - Furniture: Misc	Useful Life 10	Remaining Life 6	
Lounges, Tables & Chairs	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$3,230		
	% Included 100.00%	Total Cost/Study	\$3,230
Summary	Replacement Year 2027	Future Cost	\$3,746

This is to replace miscellaneous pool furniture.

10- lounge chairs  
16- chairs  
4- tables  
4- umbrellas

2017- \$5,485 was expended overall for new lounges, tables, and chairs at the Elmhurst and Dunbarton cabana locations. Added as a component of the reserve study per client.



GL

995 - Miscellaneous	Useful Life 12	Remaining Life 5	
Signage	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$1,505		
	% Included 100.00%	Total Cost/Study	\$1,505
Summary	Replacement Year 2026	Future Cost	\$1,703

This is for replacement of required pool signage.

2013- Completed as part of 2013 renovation project.



GL N22852

**00030 - Dunbarton Clubhouse Areas**

**12000 - Pool**

**13000 - Spa**

102 - Resurface	Useful Life 6	Remaining Life 4
Dunbarton Spa	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$6,165	
	% Included 100.00%	Total Cost/Study \$6,165
Summary	Replacement Year 2025	Future Cost \$6,805

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

2020- \$9,925 was expended in 2019 to re-surface, and re-do tile, no cost breakdown available, Geremia Pools.  
2015- The spa appears recently resurfaced. A client provided cost and year of expenditure will further define this component.

2009- Altima plaster upgrade completed.



GL N23272

**00030 - Dunbarton Clubhouse Areas**

**13000 - Spa**

120 - Tile	Useful Life 6	Remaining Life 4	
Dunbarton Spa	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$3,500		
	% Included 100.00%	Total Cost/Study	\$3,500
Summary	Replacement Year 2025	Future Cost	\$3,863

This is to replace the spa tile. As of 2021 per client, this component is to be on the same cycle as the spa resurface.

2021- Per client, this component is to be on the same cycle as the spa resurface.

2020- \$9,925 was expended in 2019 to re-surface, and re-do tile, no cost breakdown available, Geremia Pools.

2018- BRG # changed from 121 to 120.

2015- The waterline tile and mastic appears newer. A client provided cost and year of expenditure will further define this component.



GL N23272

**00030 - Dunbarton Clubhouse Areas**

**13000 - Spa**

704 - Equipment	Useful Life 5	Remaining Life 3	
Dunbarton Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$7,500	Qty * \$/LS	\$7,500
	% Included 50.00%	Total Cost/Study	\$3,750
Summary	Replacement Year 2024	Future Cost	\$4,038

This is to replace the spa equipment on a percentage basis.

1- Pentair Cartridge Filter CCP 420  
1- AO Smith 2hp pump  
1- Pentair variable speed pump  
Misc. Valves & fittings

2019- \$4,420 was expended for unspecified equipment.  
2017- \$2,820 was expended for unspecified equipment.  
2011- Added as a component of the reserve study.



GL N23272

**00030 - Dunbarton Clubhouse Areas**

**13000 - Spa**

782 - Heater	Useful Life 8	Remaining Life 5
Clubhouse Attached Equipment Rm	Quantity 1	Unit of Measure Items
	Cost /Itm \$5,675	
	% Included 100.00%	Total Cost/Study \$5,675
Summary	Replacement Year 2026	Future Cost \$6,421

This is to replace the Ray Pak heater at the spa.

2018- Heater was replaced in 2018 along with the pool unit for \$4,895 each.

2011- The useful life was adjusted downwards from 15 years to 8 years to reflect current reality in spa heater system serviceable life. In July, 2011 client advised the cost was \$2,757 in 2010, GL # 23122.



GL N23272

**19000 - Fencing**

202 - Wrought Iron	Useful Life 25	Remaining Life 18
146 lf Pool Perimeter	Quantity 146	Unit of Measure Linear Feet
	Cost /l.f. \$105	
	% Included 100.00%	Total Cost/Study \$15,330
Summary	Replacement Year 2039	Future Cost \$23,910

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

2014- \$12,702 was expended as part of the renovation project.

2013- Part of 2013 renovation project.

2012- Moved to 2013 and raised cost from \$44 LF to \$120 LF for flexibility on choices.



GL N22852



**00030 - Dunbarton Clubhouse Areas**

**19000 - Fencing**

**23000 - Mechanical Equipment**

300 - HVAC	Useful Life 15	Remaining Life 2
Trane Central Furnace- Dunbarton	Quantity 1	Unit of Measure Items
	Cost /Itm \$9,905	
	% Included 100.00%	Total Cost/Study \$9,905
Summary	Replacement Year 2023	Future Cost \$10,406

This is to replace the HVAC system. It is possible that sub-components of this system can be replaced or re-built.

American Standard air handler  
American Standard condenser

2019- \$165 was expended.  
2008- System was installed.



GL N23272

604 - Water Heater	Useful Life 12	Remaining Life 1
Dunbarton CH Kitchen Closet	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,940	
	% Included 100.00%	Total Cost/Study \$1,940
Summary	Replacement Year 2022	Future Cost \$1,989

This is to replace the 50 gallon American Standard water heater.

2021- Inspection only is anticipated. Remaining life extended from 2021 to 2022 per client.  
2012- According to the association in 2012, this was replaced approximately 2008.

GL N23272

**00030 - Dunbarton Clubhouse Areas**

**24000 - Furnishings**

400 - Miscellaneous	Useful Life 10	Remaining Life 1	
Clubhouse	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$5,385	
	% Included	100.00%	Total Cost/Study \$5,385
Summary	Replacement Year	2022	Future Cost \$5,520

This is to replace the furnishings.

2- wicker sofas  
4- tables  
16 chairs



GL

**24600 - Safety / Access**

520 - Card Readers	Useful Life 10	Remaining Life 8	
4 Gates & Clubhouse	Quantity 4	Unit of Measure	Items
	Cost /Itm	\$3,075	
	% Included	100.00%	Total Cost/Study \$12,300
Summary	Replacement Year	2029	Future Cost \$14,986

This is to replace the card reader devices.

2020- \$24,650 total was expended in 2019, \$12,000 for Dunbarton Cabana (primary and 2nd door), \$7,400 for Elmhurst Cabana, and \$5,250 for Commons Drive Pool Gate, 3 D Technology Services.  
2019- \$12,000 was expended for unspecified scope of work.



GL



**00030 - Dunbarton Clubhouse Areas**

**25000 - Flooring**

220 - Carpeting	Useful Life 10	Remaining Life 1
60 Sq. Yds. Clubhouse	Quantity 60	Unit of Measure Square Yard
	Cost /SqYd \$42.00	
	% Included 100.00%	Total Cost/Study \$2,520
Summary	Replacement Year 2022	Future Cost \$2,583

This is to replace the carpeting. Includes pad, demo, disposal.

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

2015- Light staining was observed.

2011- \$1,300 was expended to complete.



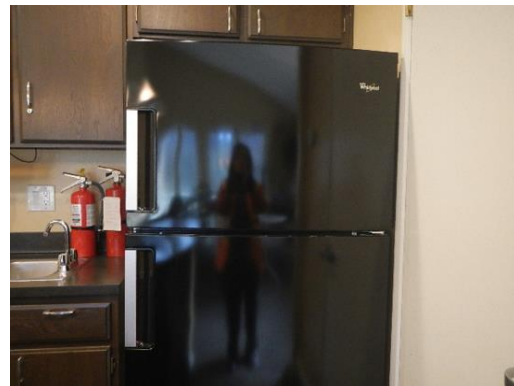
GL N23272

**27000 - Appliances**

202 - Refrigerator	Useful Life 10	Remaining Life 3
Clubhouse	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,290	
	% Included 100.00%	Total Cost/Study \$1,290
Summary	Replacement Year 2024	Future Cost \$1,389

This is to replace the Whirlpool refrigerator. Model 21MTFA.

2014- This item was replaced using clubhouse rehab funds.



GL N23272

**00030 - Dunbarton Clubhouse Areas**

**27000 - Appliances**

224 - 4-Burner Stove & Oven	Useful Life 20	Remaining Life 10
Clubhouse- GE Electric Profile Model	Quantity 1	Unit of Measure Items
	Cost /Itm \$3,230	
	% Included 100.00%	Total Cost/Study \$3,230
Summary	Replacement Year 2031	Future Cost \$4,135

This is to replace the 4 burner stove.

2011- Installed.



GL N23272

244 - Dishwasher	Useful Life 10	Remaining Life 1
Clubhouse	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,290	
	% Included 100.00%	Total Cost/Study \$1,290
Summary	Replacement Year 2022	Future Cost \$1,322

This is to replace the GE automatic dishwasher.

2021- Remaining life extended from 2021 to 2022 per client.  
2011- Installed.



GL N23272

**00030 - Dunbarton Clubhouse Areas**

**27000 - Appliances**

742 - Microwave Oven	Useful Life 15	Remaining Life 5
Clubhouse	Quantity 1	Unit of Measure Items
	Cost /Itm \$650	
	% Included 100.00%	Total Cost/Study \$650
Summary	Replacement Year 2026	Future Cost \$735

This is to replace the countertop Sharp microwave oven.

2012- The trash compacter was not replaced and was removed from the study.

2011- Placed in service.



GL N23272

**00040 - Elmhurst Cabana Areas**

**02000 - Concrete**

408 - Pool Deck	Useful Life 5	Remaining Life 4
Cabana- Ongoing Repairs	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$1,400	
	% Included 100.00%	Total Cost/Study \$1,400
Summary	Replacement Year 2025	Future Cost \$1,545

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

2015- Pool deck was replaced with the 2013 renovation project.



GL

**00040 - Elmhurst Cabana Areas**

**03000 - Painting: Exterior**

138 - Surface Restoration	Useful Life 6	Remaining Life 0
Cabana & Pool Fence	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$2,800	
	% Included 100.00%	Total Cost/Study \$2,800
Summary	Replacement Year 2021	Future Cost \$2,800

This is to paint the building exterior and 260 linear feet of pool perimeter fencing with a ceramic paint by National Coatings. Includes standard preparation including power washing, sanding, scraping, and caulking as needed.

2021- Work is anticipated in 2020 or 2021 per client.  
2014- The perimeter pool fence was replaced as part of the renovation project.  
1999- Painted with "Group B" by Progressive Painting with acrylic paint.  
2008- Painted by Draeger Construction with ceramic paint.

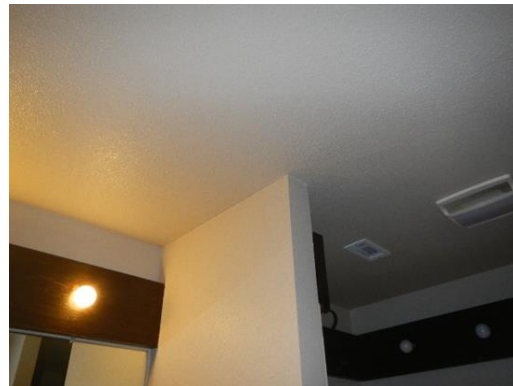


GL N23273

**03500 - Painting: Interior**

920 - Miscellaneous	Useful Life 10	Remaining Life 3
All Rooms	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$4,950	
	% Included 100.00%	Total Cost/Study \$4,950
Summary	Replacement Year 2024	Future Cost \$5,331

This is to prepare and paint the interior.



GL N23273

**00040 - Elmhurst Cabana Areas**

**05000 - Roofing**

462 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 17
11 Squares- Elmhurst Cabana	Quantity 11	Unit of Measure Squares
	Cost /Sqrs \$1,290	
	% Included 100.00%	Total Cost/Study \$14,190
Summary	Replacement Year 2038	Future Cost \$21,592

This is to replace the existing roofing with a dimensional composition product.



GL N23273

**08000 - Rehab**

230 - General	Useful Life 20	Remaining Life 1
2 Restrooms	Quantity 2	Unit of Measure Items
	Cost /Itm \$23,690	
	% Included 100.00%	Total Cost/Study \$47,380
Summary	Replacement Year 2022	Future Cost \$48,565

This is for a general renovation of the Elmhurst cabana restrooms with an undefined scope of work. In 2012, the overall condition of the interior of the building looks in generally good condition. There is fresh paint and some of the fixtures have been replaced or cleaned. Absent direction from the association, this general rehab of the interior of the building is being extended, as the association would not paint, just prior to a major rehab.

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

2012- Moved to mid life.

2010- Deferred in 2009 by one year.

GL N23273

**00040 - Elmhurst Cabana Areas**

**08000 - Rehab**

234 - General	Useful Life 20	Remaining Life 18
Elmhurst- Gardeners Rstrm & Entry	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$7,775	
	% Included 100.00%	Total Cost/Study \$7,775
Summary	Replacement Year 2039	Future Cost \$12,126

This is for a general renovation of the Elmhurst cabana gardeners restroom and entry with an undefined scope of work.

2019- \$7,400 was expended.

2018- Deferred to 2019.

2012- Remaining life kept consistent with past studies, pending direction.

Deferred in 2009 by one year. October 2009, deferred to 2016.



GL N23273

**12000 - Pool**

106 - Resurface	Useful Life 12	Remaining Life 0
159 If Elmhurst Pool	Quantity 159	Unit of Measure Linear Feet
	Cost /l.f. \$105	
	% Included 100.00%	Total Cost/Study \$16,695
Summary	Replacement Year 2021	Future Cost \$16,695

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

2021- \$21,760 overall was expended for resurface. Includes VGB upgrades, pool lights, waterline tile, depth markers and stair rails. Resurfacing was in progress at the time of the site review on 2/16/2021.

2017- Client advised to extend remaining life 3 years.

Done 2005.





**00040 - Elmhurst Cabana Areas**  
**12000 - Pool**

GL N23273

206 - Edge: Tile, Coping, Mastic	Useful Life 12	Remaining Life 0
159 lf Elmhurst Pool	Quantity 159	Unit of Measure Linear Feet
	Cost /l.f. \$31.86	
	% Included 100.00%	Total Cost/Study \$5,065
Summary	Replacement Year 2021	Future Cost \$5,065

This is to remove and replace the existing tile including coping and mastic. As of 2021 per client, this component is to be on the same cycle as the pool resurface.

2021- \$21,760 overall was expended for waterline tile. Includes resurface, VGB upgrades, pool lights, depth markers and stair rails. Resurfacing was in progress at the time of the site review on 2/16/2021. Per client, this component is to be on the same cycle as the pool resurface.



GL N23273

**00040 - Elmhurst Cabana Areas**

**12000 - Pool**

608 - Deck: Re-Surface	Useful Life 30	Remaining Life 23
2,900 sf Elmhurst Pool Area	Quantity 2,900	Unit of Measure Square Feet
	Cost /SqFt \$23.00	
	% Included 100.00%	Total Cost/Study \$66,700
Summary	Replacement Year 2044	Future Cost \$117,700

This is to overlay the pool concrete areas after crackfill has been applied to all joint and a special coating has been applied. This is a very rough estimate as it is not known exactly what areas may be overlayed or the material. Footage increased by 400 in 2009 because of site measurement taken.

2014- \$55,999 was expended.

2013- Part of 2013 renovation project.



GL N23020



**00040 - Elmhurst Cabana Areas**

**12000 - Pool**

712 - Equipment: Replacement	Useful Life 5	Remaining Life 0	
Elmhurst Pool Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$7,500	Qty * \$/LS	\$7,500
	% Included 50.00%	Total Cost/Study	\$3,750
Summary	Replacement Year 2021	Future Cost	\$3,750

This is to replace the pool pump equipment on a percentage bases

- 1- Pentair CC520 P cartridge filter
- 1- Pentair variable speed pump
- 1- chlorinator- Pentair 300-29X GL# N23020

2021- Work is anticipated per client. All equipment were consolidated into one component.  
2020- \$520 was expended to replace vandalized pressure gauges.  
2016- \$1,625 was expended.  
7/7/11- Deferred by 2 years from 2012 to 2014 due to work done in 2011 which included an expense of \$485.  
2010- Deferred from 2010 to 2012.



GL N23273

**00040 - Elmhurst Cabana Areas**

**12000 - Pool**

960 - Furniture: Misc	Useful Life 10	Remaining Life 6	
Lounges, Tables & Chairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$6,055		
	% Included 100.00%	Total Cost/Study	\$6,055
Summary	Replacement Year 2027	Future Cost	\$7,022

This is to replace miscellaneous pool furniture.

13- lounge chairs  
16- chairs  
4- tables

2017- \$5,485 was expended overall for new lounges, tables, and chairs at the Elmhurst and Dunbarton cabana locations. Added as a component of the reserve study per client.



GL

996 - Miscellaneous	Useful Life 12	Remaining Life 2	
Signage- Elmhurst	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$1,245		
	% Included 100.00%	Total Cost/Study	\$1,245
Summary	Replacement Year 2023	Future Cost	\$1,308

This is for replacement of required pool signage outdoors at the pool areas.



GL N23273

**00040 - Elmhurst Cabana Areas**

**17000 - Tennis Court**

106 - Reseal	Useful Life 7	Remaining Life 2	
2 Elmhurst	Quantity 2	Unit of Measure	Items
	Cost /Itm \$6,460		
	% Included 100.00%	Total Cost/Study	\$12,920
Summary	Replacement Year 2023	Future Cost	\$13,574

This is to reseal and restripe the tennis courts. This is the Tennis Court near Elmhurst & Hartnell (Village Ten).

2017- \$11,650 was expended. Later, client advised expended in 2016, not 2017.



GL N23273

310 - Miscellaneous	Useful Life 16	Remaining Life 2	
3 Tennis Court Awning & Benches	Quantity 3	Unit of Measure	Items
	Cost /Itm \$1,200		
	% Included 100.00%	Total Cost/Study	\$3,600
Summary	Replacement Year 2023	Future Cost	\$3,782

This is to replace the green canvas awning and benches.

- 2- benches
- 1- awning w/structure

2017- Remaining life reduced one year to sync with sealing.

2012- Remaining life reset to mid life pending direction from client. This area looks in good general condition. The 2008 study indicated this was done but appears it was not. According to management, once these tennis courts are resurfaced in 2009, this project may have a higher priority.

2010- Deferred from 2010 to 2011.

2009- Awning is showing signs of stress but is in fair condition.



**00040 - Elmhurst Cabana Areas**

**17000 - Tennis Court**

GL

504 - Resurface	Useful Life 21	Remaining Life 19
2 Elmhurst	Quantity 2	Unit of Measure Items
	Cost /Itm \$25,845	
	% Included 100.00%	Total Cost/Study \$51,690
Summary	Replacement Year 2040	Future Cost \$82,634

This is to resurface the tennis courts utilizing an overlay.

2021- Remaining life extended per client to 2040.

2017- Remaining life extended for 2 cycles after 2016 sealing.

2015- The 2024 remaining life may extend as no major cracking or failure was observed.

2012- Life extended as the courts look in good condition.



GL N23273

**19000 - Fencing**

134 - Chain Link: 10'	Useful Life 25	Remaining Life 8
476 lf Elmhurst Tennis Courts	Quantity 476	Unit of Measure Linear Feet
	Cost /l.f. \$44.00	
	% Included 100.00%	Total Cost/Study \$20,944
Summary	Replacement Year 2029	Future Cost \$25,518

This is to replace the chain link fencing at the Elmhurst tennis courts.

2017- Client advised to extend remaining life 10 years.



**00040 - Elmhurst Cabana Areas**  
**19000 - Fencing**

GL N23273

204 - Wrought Iron	Useful Life 25	Remaining Life 18
260 lf Elmhurst Pool	Quantity 260	Unit of Measure Linear Feet
	Cost /l.f. \$105	
	% Included 100.00%	Total Cost/Study \$27,300
Summary	Replacement Year 2039	Future Cost \$42,579

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

2014- \$25,143 was expended as part of the renovation project.

2013- Part of 2013 renovation project.

2012- Moved to 2013 and raised cost from \$60 LF to \$120 for flexibility on choice of new material and design.

2009- Deferred by 2 years. Also cost increased by 15% per BOD for new layout to add area.



GL N23020

**00040 - Elmhurst Cabana Areas**

**23000 - Mechanical Equipment**

606 - Water Heater	Useful Life 12	Remaining Life 3
Elmhurst CH- 50 US Gallon	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,940	
	% Included 100.00%	Total Cost/Study \$1,940
Summary	Replacement Year 2024	Future Cost \$2,089

This is to replace the water heater.

2014- Project was deferred from 2013.  
2013- Part of 2013 renovation project.  
2010- Deferred by 1 year.  
2009- Deferred to 2011. Minor Comp. # Change in 2009. Was #601.  
2008- Deferred by board from 2009 to 2010.



GL N23019

**24600 - Safety / Access**

524 - Card Readers	Useful Life 10	Remaining Life 8
2 Gates & Clubhouse	Quantity 2	Unit of Measure Items
	Cost /Itm \$3,793	
	% Included 100.00%	Total Cost/Study \$7,585
Summary	Replacement Year 2029	Future Cost \$9,242

This is to replace the card reader devices.

2020- \$24,650 total was expended in 2019, \$12,000 for Dunbarton Cabana (primary and 2nd door), \$7,400 for Elmhurst Cabana, and \$5,250 for Commons Drive Pool Gate, 3 D Technology Services.





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**00040 - Elmhurst Cabana Areas**

**24600 - Safety / Access**

GL

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**00045 - Commons Tennis Ct Area**

**17000 - Tennis Court**

104 - Reseal	Useful Life 7	Remaining Life 2
2 Commons	Quantity 2	Unit of Measure Items
	Cost /Itm \$6,460	
	% Included 100.00%	Total Cost/Study \$12,920
Summary	Replacement Year 2023	Future Cost \$13,574

This is to reseal and restripe the tennis courts.

2015- Moderate court cracking was observed.  
2016- \$9,684 was expended.  
2012- Extended life to 2016. Minor chipping noted at north end.  
2008- Courts were sealed.



GL N23274

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**00045 - Commons Tennis Ct Area**

**17000 - Tennis Court**

308 - Miscellaneous	Useful Life 16	Remaining Life 3	
Tennis Court Awning & Bench	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$2,585		
	% Included 100.00%	Total Cost/Study	\$2,585
Summary	Replacement Year 2024	Future Cost	\$2,784

This is to replace the green canvas awning and bench.

Note- the 4x4 composite bench seat is replaceable

2008- This was installed by Fred Wilton.



GL N23274

502 - Resurface	Useful Life 21	Remaining Life 2	
2 Commons	Quantity 2	Unit of Measure	Items
	Cost /Itm \$25,845		
	% Included 100.00%	Total Cost/Study	\$51,690
Summary	Replacement Year 2023	Future Cost	\$54,307

This is to resurface the tennis courts utilizing an overlay. There is a problem with water infiltration on the south side of the court.

2012- Extended one year and one seal cycle as the condition looks good except for some light cracking between the courts and the pod.



GL N23274



**00045 - Commons Tennis Ct Area**

**19000 - Fencing**

132 - Chain Link: 10'	Useful Life 25	Remaining Life 12	
470 lf Commons Tennis Courts	Quantity 470	Unit of Measure	Linear Feet
	Cost /l.f. \$44.00		
	% Included 100.00%	Total Cost/Study	\$20,680
Summary	Replacement Year 2033	Future Cost	\$27,812

This is to replace the chain link fencing.

2017- Client advised to extend remaining life 10 years despite note below.

2012- BRG extended the fencing out to match the next resurface per the thoughts below:

The association should determine if this fencing may be replaced within the next ten years. It has been naturally aging to the point where it is due within the next five years. If it really will be replaced within this time frame, it should be done with the resurfacing as the two projects may impact each other.

GL N23273

**00050 - Grounds**

**01000 - Paving**

100 - Asphalt: Sealing	Useful Life 5	Remaining Life 2
70,541 sf Zone 1- 1 Coat	Quantity 70,541	Unit of Measure Square Feet
	Cost /SqFt \$0.129	
	% Included 100.00%	Total Cost/Study \$9,116
Summary	Replacement Year 2023	Future Cost \$9,577

**2015 & 2018 Recommendation**

**BRG recommends that no paving work be completed until the water meter and SMUD project work is completed, or the association confirms the schedule for planning purposes.**

This zone, unlike most of the others, had a "cut & patch"" approach to replacement as opposed to the mill & inlay approach in zones 2-6.

**2018- All paving remaining life's extended by 2 years in 2018, pending install of water meters.**

2016- \$5,643 was expended.

2015- Bid at \$.09 sf for sealcoat by Dryco. Previous reserve study cost was \$.24 sf. For 2-coats and that has been removed.

2011- Double seal was applied.

This is to apply two coats of an asphalt emulsion product, such as Dura Seal. Includes preparation of asphaltic surface prior to application (clean & sweep) and appropriate striping. The clubhouse has 16 parking spaces that are striped.

Browning Reserve Group (BRG) did an evaluation of the asphaltic surfaces with Blackrock Paving in June 2009. In May 2012, JB Bostick, the current contractor of the association was consulted and their recommendations make up the bulk of the recommendations for the asphalt components.

**Historical Note**

The association in the past (prior to 2003) has had the project divided into 3 main sealing phases. Starting with reserve studies in 2003 & 2006, a five phase schedule was recommended by BRG in consultation with Blackrock Paving. Since virtually no asphalt sealing has taken place since before 2003, the number of phases is not as important now as the need to start sealing the asphalt as soon as the structural work needed is done as discussed later.



GL N23275

**00050 - Grounds**

**01000 - Paving**

114 - Asphalt: Sealing	Useful Life 5	Remaining Life 0
60,092 sf Zone 2- 2 Coats	Quantity 60,092	Unit of Measure Square Feet
	Cost /SqFt \$0.215	
	% Included 100.00%	Total Cost/Study \$12,943
Summary	Replacement Year 2021	Future Cost \$12,943

This is to apply two coats of an asphalt emulsion product. Includes preparation of asphaltic surface prior to application (clean & sweep) and appropriate striping.

The delayed start is scheduled for three years after the second, 3 year, one coat, seal cycle.

2021- Work is anticipated. As of 3/9/2021, waiting for updated paving plan per client.

2012- JB Bostick recommends a seal schedule for Zones 2-7 that has one coat in 2012, and one coat three years thereafter, then two coats every five years thereafter. That is the schedule proposed here in 2012.



GL N23275

**00050 - Grounds**

**01000 - Paving**

124 - Asphalt: Sealing	Useful Life 5	Remaining Life 0
113,674 sf Zone 3, 4- 2 Coats	Quantity 113,674	Unit of Measure Square Feet
	Cost /SqFt \$0.215	
	% Included 100.00%	Total Cost/Study \$24,483
Summary	Replacement Year 2021	Future Cost \$24,483

This is to apply two coats of an asphalt emulsion product. Includes preparation of asphaltic surface prior to application (clean & sweep) and appropriate striping.

The delayed start is scheduled for three years after the second, 3 year, one coat, seal cycle.

2021- Work is anticipated. As of 3/9/2021, waiting for updated paving plan per client.

2017- These numbers represent the private street and the alleys, per client.

2012- JB Bostick recommends a seal schedule for Zones 2-7 that has one coat in 2012, and one coat three years thereafter, then two coats every five years thereafter. That is the schedule proposed here in 2012.



GL N23275

**00050 - Grounds**

**01000 - Paving**

142 - Asphalt: Sealing	Useful Life 5	Remaining Life 1	
109,237 sf Zone 5, 6- 2 Coats	Quantity 109,237	Unit of Measure	Square Feet
	Cost /SqFt \$0.215		
	% Included 100.00%	Total Cost/Study	\$23,527
Summary	Replacement Year 2022	Future Cost	\$24,115

This is to apply two coats of an asphalt emulsion product. Includes preparation of asphaltic surface prior to application (clean & sweep) and appropriate striping.

The delayed start is scheduled for three years after the second, 3 year, one coat, seal cycle.

2017- These numbers represent the private street and the alleys, per client.

2012- JB Bostick recommends a seal schedule for Zones 2-7 that has one coat in 2012, and one coat three years thereafter, then two coats every five years thereafter. That is the schedule proposed here in 2012.

This project had been deferred pending of completion of major asphalt work at all zones.



GL N23275

152 - Asphalt: Sealing	Useful Life 5	Remaining Life 1	
32,877 sf Zone 7- 2 Coats	Quantity 32,877	Unit of Measure	Square Feet
	Cost /SqFt \$0.215		
	% Included 100.00%	Total Cost/Study	\$7,081
Summary	Replacement Year 2022	Future Cost	\$7,258

This item was previous "Zone 4 University Continued"

This is to apply two coats of an asphalt emulsion product. Includes preparation of asphaltic surface prior to application (clean & sweep) and appropriate striping.

2012- JB Bostick recommends a seal schedule for Zones 2-7 that has one coat in 2012, and one coat three years thereafter, then two coats every five years thereafter. That is the schedule proposed here in 2012.

This location had a repair done in 2009.

GL N23275

**00050 - Grounds**

**01000 - Paving**

182 - Asphalt: Sealing	Useful Life 5	Remaining Life 2	
64,975 sf PS- Elmhurst- 2 Coats	Quantity 64,975	Unit of Measure	Square Feet
	Cost /SqFt \$0.215		
	% Included 100.00%	Total Cost/Study	\$13,994
Summary	Replacement Year 2023	Future Cost	\$14,703

This is to apply an asphalt emulsion product. Includes preparation of asphaltic surface prior to application.

Deferred start is due to the previous item.



GL

184 - Asphalt: Sealing	Useful Life 3	Remaining Life 0	Treatment [nr:1]
71,000 sf PS- Dunbarton- 1 Coat	Quantity 71,000	Unit of Measure	Square Feet
	Cost /SqFt \$0.172		
	% Included 100.00%	Total Cost/Study	\$12,233
Summary	Replacement Year 2021	Future Cost	\$12,233

This is to apply an asphalt emulsion product. Includes preparation of asphaltic surface prior to application.

The roadway was Overlayed by JB Bostick in 2011. The sealcoat is following the year after in 2012 for the above cost which is approximately \$200 less than what was planned for in the 2011 study.

2021- Work is anticipated. As of 3/9/2021, waiting for updated paving plan per client.

2018- Client directed the remaining life be extended from 2019 to 2021.

2017- Per client, work was done in 2016, not anticipated again until 2019.



GL

**00050 - Grounds**

**01000 - Paving**

186 - Asphalt: Sealing	Useful Life 5	Remaining Life 2
71,000 sf PS- Dunbarton- 2 Coats	Quantity 71,000	Unit of Measure Square Feet
	Cost /SqFt \$0.215	
	% Included 100.00%	Total Cost/Study \$15,292
Summary	Replacement Year 2023	Future Cost \$16,066

his is to apply two coats of an asphalt emulsion product. Includes preparation of asphaltic surface prior to application.

The roadway was Overlayed by JB Bostick in 2011. The sealcoat is following the year after in 2012 for the above cost which is approximately \$200 less than what was planned for in the 2011 study.



GL

**00050 - Grounds**

**01000 - Paving**

188 - Asphalt: Sealing	Useful Life 3	Remaining Life 0	Treatment [nr:1]
64,975 sf PS- Elmhurst- 1 Coat	Quantity 64,975	Unit of Measure	Square Feet
	Cost /SqFt \$0.172		
	% Included 100.00%	Total Cost/Study	\$11,195
Summary	Replacement Year 2021	Future Cost	\$11,195

This is to apply an asphalt emulsion product. Includes preparation of asphaltic surface prior to application.

The roadway was Overlayed by JB Bostick in 2011. The sealcoat is following the year after in 2012 for the above cost which is approximately \$200 less than what was planned for in the 2011 study.

JB Bostick recommends with the new asphaltic surface, that the first two applications of sealcoat be one coat, with a three year life. Then a second seal coat is applied with a second three year life prior to the normal 5year, two coat process. That is what is being recommended in the study.

2021- Work is anticipated. As of 3/9/2021, waiting for updated paving plan per client.

2018- Client directed the remaining life be extended from 2019 to 2021.

2017- Per client, work was done in 2016, not anticipated again until 2019.



GL



**00050 - Grounds**

**01000 - Paving**

200 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 0
70,541 sf Zone 1 (5%)	Quantity 70,541	Unit of Measure Square Feet
	Cost /SqFt \$4.85	Qty * \$/SqFt \$341,842
	% Included 5.00%	Total Cost/Study \$17,092
Summary	Replacement Year 2021	Future Cost \$17,092

This is for misc. repairs including crackfill, skin patching and minor dig out & fill. This is done just prior to the sealcoating cycle, starting in the same year as the five year, 2 coat cycles begin.

2021- Work is anticipated. As of 3/9/2021, waiting for updated paving plan per client.



GL N23275

210 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 0
60,092 sf Zone 2 (5%)	Quantity 60,092	Unit of Measure Square Feet
	Cost /SqFt \$4.85	Qty * \$/SqFt \$291,206
	% Included 5.00%	Total Cost/Study \$14,560
Summary	Replacement Year 2021	Future Cost \$14,560

This is for misc. repairs including crackfill, skin patching and minor dig out & fill. This is done just prior to the sealcoating cycle, starting in the same year as the five year, 2 coat cycles begin.

Unfortunately SMUD did not respond appropriately to the USA notification and this caused a trench to be dug AFTER the Mill & Inlay was installed.

2021- Work is anticipated. As of 3/9/2021, waiting for updated paving plan per client.



GL N23275

**00050 - Grounds**

**01000 - Paving**

220 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 1
113,674 sf Zone 3, 4 (5%)	Quantity 113,674	Unit of Measure Square Feet
	Cost /SqFt \$4.85	Qty * \$/SqFt \$550,865
	% Included 5.00%	Total Cost/Study \$27,543
Summary	Replacement Year 2022	Future Cost \$28,232

This is for misc. repairs including crackfill, skin patching and minor dig out & fill. This is done just prior to the sealcoating cycle, starting in the same year as the five year, 2 coat cycles begin.



GL N23275

240 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 1
109,237 sf Zone 5, 6 (5%)	Quantity 109,237	Unit of Measure Square Feet
	Cost /SqFt \$4.85	Qty * \$/SqFt \$529,363
	% Included 5.00%	Total Cost/Study \$26,468
Summary	Replacement Year 2022	Future Cost \$27,130

This is for misc. repairs including crackfill, skin patching and minor dig out & fill. This is done just prior to the sealcoating cycle, starting in the same year as the five year, 2 coat cycles begin.



GL N23275

**00050 - Grounds**

**01000 - Paving**

250 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 1	
32,877 sf Zone 7 (5%)	Quantity 32,877	Unit of Measure Square Feet	
	Cost /SqFt \$4.85	Qty * \$/SqFt \$159,322	
	% Included 5.00%	Total Cost/Study \$7,966	
Summary	Replacement Year 2022	Future Cost \$8,165	

This is for misc. repairs including crackfill, skin patching and minor dig out & fill. This is done just prior to the sealcoating cycle, starting in the same year as the five year, 2 coat cycles begin.

GL N23275

277 - Asphalt: Ongoing Repairs	Useful Life 2	Remaining Life 0	Treatment [nr:1]
PS- All Private Streets- 2021 Only	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$10,505		
	% Included 100.00%	Total Cost/Study \$10,505	
Summary	Replacement Year 2021	Future Cost \$10,505	

This is for misc. repairs including crackfill, skin patching and minor dig out & fill.

2021- Work is anticipated. As of 3/9/2021, waiting for updated paving plan per client.

2020- No work indicated, moved remaining life from 2020 to 2021.

2019- Per client, revised to have \$10,000 in 2020 & \$10,000 in 2021, and then start the schedule yearly in 2022 at \$3,500/year. See preceding related components.

2017- \$2,800 was expended.



GL

279 - Asphalt: Ongoing Repairs	Useful Life 1	Remaining Life 0	Treatment [nr:1]
PS- All Private Streets- 2021 Only	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$10,505		
	% Included 100.00%	Total Cost/Study \$10,505	
Summary	Replacement Year 2021	Future Cost \$10,505	

This is for misc. repairs including crackfill, skin patching and minor dig out & fill.

2021- Work is anticipated. As of 3/9/2021, waiting for updated paving plan per client.

2019- Per client, revised to have \$10,000 in 2020 & \$10,000 in 2021, and then start the schedule yearly in 2022 at \$3,500/year. See preceding related components.

2017- \$2,800 was expended.

GL

**00050 - Grounds**

**01000 - Paving**

280 - Asphalt: Ongoing Repairs	Useful Life 1	Remaining Life 1	
PS- All Private Streets- Yearly Repairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$3,675		
	% Included 100.00%	Total Cost/Study	\$3,675
Summary	Replacement Year 2022	Future Cost	\$3,767

This is for misc. repairs including crackfill, skin patching and minor dig out & fill.

2019- Per client, revised to have \$10,000 in 2020 & \$10,000 in 2021, and then start the schedule yearly in 2022 at \$3,500/year. See preceding related components.  
2017- \$2,800 was expended.

GL

282 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 2	
64,975 PS- Elmhurst Ongoing (5%)	Quantity 64,975	Unit of Measure	Lump Sum
	Cost /LS \$5.12	Qty * \$/LS	\$332,362
	% Included 5.00%	Total Cost/Study	\$16,618
Summary	Replacement Year 2023	Future Cost	\$17,459

This is for misc. repairs including crackfill, skin patching and minor dig out & fill. This matches up with the first seal cycle after the overlay is completed.

This is for the cycles after the two 3 yr cycles.



GL

**00050 - Grounds**

**01000 - Paving**

286 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 2	
71,000 PS- Dunbarton Ongoing (5%)	Quantity 71,000	Unit of Measure	Lump Sum
	Cost /LS \$5.12	Qty * \$/LS	\$363,181
	% Included 5.00%	Total Cost/Study	\$18,159
Summary	Replacement Year 2023	Future Cost	\$19,078

This is for misc. repairs including crackfill, skin patching and minor dig out & fill. This matches up with the first seal cycle after the overlay is completed.

This is for the cycles after the two 3 yr cycles.



GL

**00050 - Grounds**

**01000 - Paving**

300 - Asphalt: Mill & Inlay	Useful Life 15	Remaining Life 15
70,541 sf Zone 1 / W/ CH Driveway & Pkng	Quantity 70,541	Unit of Measure Square Feet
	Cost /SqFt \$4.31	
	% Included 100.00%	Total Cost/Study \$303,860
Summary	Replacement Year 2036	Future Cost \$440,080

The association elected to use a dig out & fill method as opposed to an overlay system in this Area in 2009 at a cost of \$141,230 using JP Paving & Grading. See note below for a history of how this decision was reached.

2021- Per client, after recommendation by Breault Asphalt Maintenance, Inc., the remaining life is extended to 2036.

2015- This is being deferred until after water meters are installed and/or the next sealcoat is needed (after the 2016 work.)

2012- According to JB Bostick in 2012, this area may need a Mill & Inlay as soon as 5-7 years from 2012. This IS a major change from the previous studies that projected this zone with a life of 15 years.

**Historical Notes**

In 2009, BRG met with Blackrock Paving on site and of the two options recommended below in previous studies, the dig out & fill option appears to be the best method as opposed to an overlay. Of course how the leadership of the association desires the asphalt to look when done is a major factor as to the process used. The only exception to the above recommendation is for the parking lot and CH driveway to be overlaid with Boni-fibers.

**2008 Study Note:**

This is to apply an overlay on top of the existing asphaltic surface, after it has been ground down to a depth of 3". 3" of new hot asphalt is than applied on the existing, remaining surface.

Overall, the conditions of the alleys are good, taking into consideration their age. The association may elect to do substantial removal and replacement instead of an overlay. This will delay the overlay but may lead to a checkered or patched look. This will allow funds to be set aside as an exact scope of work is determined.

Area 1 & Driveway- 65,782 sf

CH Parking Lot- 4,759 sf



GL N23275

**00050 - Grounds**

**01000 - Paving**

310 - Asphalt: Overlay	Useful Life 15	Remaining Life 8
60,092 sf Zone 2	Quantity 60,092	Unit of Measure Square Feet
	Cost /SqFt \$3.23	
	% Included 100.00%	Total Cost/Study \$194,138
Summary	Replacement Year 2029	Future Cost \$236,538

This was to install a mill & inlay in 2011 by JB Bostick.

Previous studies had this is at a 25 year life and a cost in 2011 of approximately \$1.40 sf. Based on consultation with JB Bostick in 2012, the RL is reduced to 15 years and the cost increased to \$2.00 sf.

The actual cost for zones 2-6 was a total of \$589,486 in 2011.

2010 work by Biondi Paving for \$31,144, \$10,270, GL # 23178, was expended on engineering.



GL N23275



**00050 - Grounds**

**01000 - Paving**

320 - Asphalt: Overlay	Useful Life 15	Remaining Life 8
113,674 sf Zone 3, 4	Quantity 113,674	Unit of Measure Square Feet
	Cost /SqFt \$3.23	
	% Included 100.00%	Total Cost/Study \$367,243
Summary	Replacement Year 2029	Future Cost \$447,450

This was to install a mill & inlay in 2011 by JB Bostick.

Previous studies had this is at a 25 year life and a cost in 2011 of approximately \$1.40 sf. Based on consultation with JB Bostick in 2012, the RL is reduced to 15 years and the cost increased to \$2.00 sf.

The actual cost for zones 2-6 was a total of \$589,486 in 2011.



GL N23275

340 - Asphalt: Overlay	Useful Life 15	Remaining Life 8
109,237 sf Zone 5, 6	Quantity 109,237	Unit of Measure Square Feet
	Cost /SqFt \$3.23	
	% Included 100.00%	Total Cost/Study \$352,909
Summary	Replacement Year 2029	Future Cost \$429,985

This was to install a mill & inlay in 2011 by JB Bostick.

Previous studies had this is at a 25 year life and a cost in 2011 of approximately \$1.40 sf. Based on consultation with JB Bostick in 2012, the RL is reduced to 15 years and the cost increased to \$2.00 sf.

The actual cost for zones 2-6 was a total of \$589,486 in 2011.



GL N23275



**00050 - Grounds**

**01000 - Paving**

350 - Asphalt: Overlay	Useful Life 15	Remaining Life 3
32,877 sf Zone 7- Continued University	Quantity 32,877	Unit of Measure Square Feet
	Cost /SqFt \$4.31	
	% Included 100.00%	Total Cost/Study \$141,620
Summary	Replacement Year 2024	Future Cost \$152,509

According to JB Bostick in 2012, this area may need a Mill & Inlay as soon as 5-7 years from 2012. This IS a major change from the previous studies that projected this zone with a life of 15 years.

2015- This is being deferred to the second seal cycles.

GL N23275

380 - Asphalt: Overlay	Useful Life 15	Remaining Life 15
64,975 sf PS- Elmhurst Circle- 2010 Last Done	Quantity 64,975	Unit of Measure Square Feet
	Cost /SqFt \$2.80	
	% Included 100.00%	Total Cost/Study \$181,925
Summary	Replacement Year 2036	Future Cost \$263,481

This is for an overlay as done in 2010 by JB Bostick. Remaining life has been reduced from the previous 25 year life and adjusted using a 15 year life. Although done in 2010, we are syncing with the Dunbarton roadway done in 2011.

2021- Per client, after recommendation by Breault Asphalt Maintenance, Inc., the remaining life is extended to 2036.

GL

382 - Asphalt: Overlay	Useful Life 15	Remaining Life 15
71,000 sf PS- Dunbarton Circle	Quantity 71,000	Unit of Measure Square Feet
	Cost /SqFt \$2.80	
	% Included 100.00%	Total Cost/Study \$198,794
Summary	Replacement Year 2036	Future Cost \$287,913

This is for an Overlay as done in 2010 by JB Bostick. Remaining life has been reduced from the previous 25 year life and adjusted using a 15 year life.

2021- Per client, after recommendation by Breault Asphalt Maintenance, Inc., the remaining life is extended to 2036.

GL

**00050 - Grounds**

**02000 - Concrete**

200 - Sidewalks, Curbs & Gutters	Useful Life 2	Remaining Life 0
307,641 sf Public Streets- On-going (0.46%)	Quantity 307,641	Unit of Measure Square Feet
	Cost /SqFt \$95.34	Qty * \$/SqFt \$29,329,517
	% Included .46%	Total Cost/Study \$135,300
Summary	Replacement Year 2021	Future Cost \$135,300

This is to repair and replace concrete flat work in the three areas listed below, as of 2018.

**Public Streets** 59,816 sq ft In prior Studies for **\$9,791 yearly**  
**Interior Walkways** 196,348 sq ft In prior studies for **\$39,380 yearly**  
**Garage and Alley Aprons** 51,477 sq ft In prior studies for **\$13,304 yearly**

2021- \$53,902 was approved for concrete cutting in February 2021. \$81,398 remaining budgeted amount is anticipated to go out to bid soon for remove and replace per client.

2020- \$5,000 was expended. Later, this item changed to \$32,000 every other year, starting in 2022. \$130,000 in 2021 only, and \$10,000 annually starting in 2022. On 9/18/2020, client directed to revise this to \$132,000 every other year starting in 2021.

2019- \$8,316 was expended.

2018- Client directed to combine three yearly concrete repair items into one yearly component and the past metrics are above. Also, in 2018, \$38,095 was expended.

2017- \$7,662 was expended.

2016- \$28,718 was expended.

2014- \$8,874 was expended.

2009- \$55,107 planned for 2009, but not spent.



GL N23014

201 - Sidewalks, Curbs & Gutters	Useful Life 2	Remaining Life 0	Treatment [nr:1]
All Areas- (2021 Only)	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$53,902		
	% Included 100.00%	Total Cost/Study \$53,902	
Summary	Replacement Year 2021	Future Cost \$53,902	

This is for the \$53,902 expenditure that was approved for concrete cutting in February 2021. Additionally, going to bid soon for remove and replace per client.

GL N23014

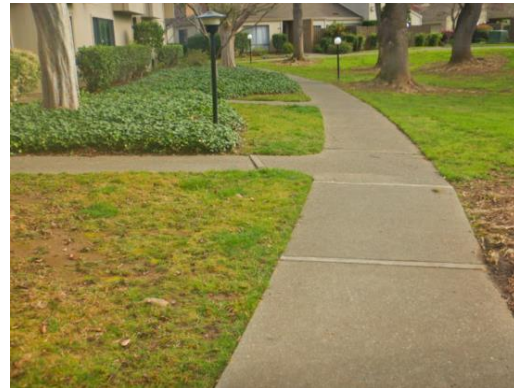
**00050 - Grounds**

**02000 - Concrete**

208 - Sidewalks, Curbs & Gutters	Useful Life 1	Remaining Life 1	
307,641 sf All Areas- On-going (1%)	Quantity 307,641	Unit of Measure Square Feet	
	Cost /SqFt \$3.33	Qty * \$/SqFt \$1,024,445	
	% Included 1.00%	Total Cost/Study \$10,244	
Summary	Replacement Year 2022	Future Cost \$10,501	

This is to repair and replace concrete flat work in the amount of \$10,000 annually, starting in 2022.

2020- Added as a component in conjunction with #200.



GL N23014

**04000 - Structural Repairs**

550 - Bridge Maintenance	Useful Life 22	Remaining Life 15	
Zone 1 Common Area	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$1,980		
	% Included 100.00%	Total Cost/Study \$1,980	
Summary	Replacement Year 2036	Future Cost \$2,868	

This is to maintain the 6' x 12' platform bridge.

2014- \$1,670 was expended.

2012- Recommend the bridge to be inspected and repaired. Added as a component of the reserve study.



GL N23129

**00050 - Grounds**  
**18000 - Landscaping**

100 - Irrigation: Misc.	Useful Life 1	Remaining Life 0	
Misc. Irrigation Repairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS		\$28,415
	% Included	100.00%	Total Cost/Study \$28,415
Summary	Replacement Year	2021	Future Cost \$28,415

This is for major irrigation system repair in excess of the operating budget.

2021- Work is anticipated per client.  
2020- \$16,500 was expended.  
2019- \$27,047 was expended.  
2018- \$18,637 was expended.  
2017- \$26,113 was expended.  
2016- \$19,792 was expended.  
2014- From client to separate drip irrigation shrubs & trees.



GL

104 - Irrigation: Controllers	Useful Life 12	Remaining Life 0	
542 Irrigation Controller Station Upgrade	Quantity 542	Unit of Measure	Items
	Cost /Itm		\$133
	% Included	100.00%	Total Cost/Study \$72,133
Summary	Replacement Year	2021	Future Cost \$72,133

This is to upgrade the irrigation controller stations.

99- Zone 1  
75- Zone 2  
86- Zone 3  
53- Zone 4  
97- Zone 5  
84- Zone 6  
48- Zone 7  
Howe 1,3,7 included

2021- \$72,133 is anticipated. Cost and quantity provided by Carson Landscape. Client has 2 brand choices to consider, Baseline 3200x or Rainbirds.

GL

**00050 - Grounds**

**18000 - Landscaping**

164 - Tree Maintenance	Useful Life 1	Remaining Life 0	
Tree Pruning & Forest Health Management	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$149,600	
	% Included	100.00%	Total Cost/Study \$149,600
Summary	Replacement Year	2021	Future Cost \$149,600

This is for tree pruning and forest health management.

2021- \$149,600 is anticipated. Cost reduced from \$185,925 to \$149,600 per client. Cost and schedule provided by Carson Landscape.

2020- \$181,391 was expended.

2019- \$201,829 was expended.

2018- \$260,862 was expended. Also in 2018, the association directed that the component numbers, previously in the study, 164, 170, 174 & 180 be added to this item and the sum in 2018 is \$168,455.

2017- \$45,234 was expended.

2016- \$19,235 was expended.

2015- Valley Crest recommends 20 removals at \$1,800 each starting in 2016. And \$20,000 added for one-time in 2016 only.

2014- From Client for Tree Removals.



GL

168 - Tree Maintenance	Useful Life 1	Remaining Life 0	
Tree Removals	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$108,000	
	% Included	100.00%	Total Cost/Study \$108,000
Summary	Replacement Year	2021	Future Cost \$108,000

This is for tree removals.

2021- \$108,000 is anticipated. Cost and schedule provided by Carson Landscape.

GL

**00050 - Grounds**

**18000 - Landscaping**

172 - Tree Maintenance	Useful Life 1	Remaining Life 0	
Tree Replacements	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$15,200	
	% Included	100.00%	Total Cost/Study \$15,200
Summary	Replacement Year	2021	Future Cost \$15,200

This is for tree replacements.

2021- \$15,200 is anticipated. Cost and schedule provided by Carson Landscape.



GL

176 - Tree Maintenance	Useful Life 1	Remaining Life 0	
Tree Grade Repairs for Removal Sites	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$24,000	
	% Included	100.00%	Total Cost/Study \$24,000
Summary	Replacement Year	2021	Future Cost \$24,000

This is for tree grade repairs for removal sites.

2021- \$24,000 is anticipated. Cost and schedule provided by Carson Landscape.

GL



**00050 - Grounds**  
**18000 - Landscaping**

180 - Tree Maintenance	Useful Life 1	Remaining Life 0	
Tree Contingency	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$29,400	
	% Included	100.00%	Total Cost/Study \$29,400
Summary	Replacement Year	2021	Future Cost \$29,400

This is for tree contingency.

2021- \$29,400 is anticipated. Cost and schedule provided by Carson Landscape.



GL

400 - Turf Renovation	Useful Life 25	Remaining Life 0	
Turf Renovation (Phase 1 of 5)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$49,000	
	% Included	100.00%	Total Cost/Study \$49,000
Summary	Replacement Year	2021	Future Cost \$49,000

This is to renovate the common area turf. Phase 1 of 5.

2021- \$49,000 is anticipated for 2021. Cost and schedule provided by Carson Landscape.



GL

**00050 - Grounds**  
**18000 - Landscaping**

404 - Turf Renovation	Useful Life 25	Remaining Life 1	
Turf Renovation (Phase 2 of 5)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$49,000	
	% Included	100.00%	Total Cost/Study \$49,000
Summary	Replacement Year	2022	Future Cost \$50,225

This is to renovate the common area turf. Phase 2 of 5.

2021- \$49,000 is anticipated for 2022. Cost and schedule provided by Carson Landscape.



GL

408 - Turf Renovation	Useful Life 25	Remaining Life 2	
Turf Renovation (Phase 3 of 5)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$49,000	
	% Included	100.00%	Total Cost/Study \$49,000
Summary	Replacement Year	2023	Future Cost \$51,481

This is to renovate the common area turf. Phase 3 of 5.

2021- \$49,000 is anticipated for 2023. Cost and schedule provided by Carson Landscape.

GL

412 - Turf Renovation	Useful Life 25	Remaining Life 3	
Turf Renovation (Phase 4 of 5)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$49,000	
	% Included	100.00%	Total Cost/Study \$49,000
Summary	Replacement Year	2024	Future Cost \$52,768

This is to renovate the common area turf. Phase 4 of 5.

2021- \$49,000 is anticipated for 2024. Cost and schedule provided by Carson Landscape.

GL



**00050 - Grounds**  
**18000 - Landscaping**

416 - Turf Renovation	Useful Life 25	Remaining Life 4	
Turf Renovation (Phase 5 of 5)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$49,000		
	% Included 100.00%	Total Cost/Study	\$49,000
Summary	Replacement Year 2025	Future Cost	\$54,087

This is to renovate the common area turf. Phase 5 of 5.

2021- \$49,000 is anticipated for 2025. Cost and schedule provided by Carson Landscape.

GL

490 - Bark Replacement	Useful Life 1	Remaining Life 0	
Bark Replacement	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$30,000		
	% Included 100.00%	Total Cost/Study	\$30,000
Summary	Replacement Year 2021	Future Cost	\$30,000

This is to replenish landscape bark or wood mulch.

2021- \$30,000 is anticipated. Cost and schedule provided by Carson Landscape.



GL

530 - Plant Replacement	Useful Life 1	Remaining Life 0	
Plant Replacement	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$25,600		
	% Included 100.00%	Total Cost/Study	\$25,600
Summary	Replacement Year 2021	Future Cost	\$25,600

This is to replace landscape plant stock as needed.

2021- \$25,600 is anticipated. Cost and schedule provided by Carson Landscape.

GL

**00050 - Grounds**  
**18000 - Landscaping**

550 - Shrubs	Useful Life 40	Remaining Life 0	
Shrub Removal (Phase 1 of 3)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$270,000	
	% Included	100.00%	Total Cost/Study \$270,000
Summary	Replacement Year	2021	Future Cost \$270,000

This is to for shrub removal. Phase 1 of 3.

2021- \$270,000 is anticipated for 2021. Cost and schedule provided by Carson Landscape.



GL

554 - Shrubs	Useful Life 40	Remaining Life 1	
Shrub Removal (Phase 2 of 3)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$270,000	
	% Included	100.00%	Total Cost/Study \$270,000
Summary	Replacement Year	2022	Future Cost \$276,750

This is to for shrub removal. Phase 2 of 3.

2021- \$270,000 is anticipated for 2022. Cost and schedule provided by Carson Landscape.



GL

**00050 - Grounds**  
**18000 - Landscaping**

558 - Shrubs	Useful Life 40	Remaining Life 2	
Shrub Removal (Phase 3 of 3)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$270,000	
	% Included	100.00%	Total Cost/Study \$270,000
Summary	Replacement Year	2023	Future Cost \$283,669

This is to for shrub removal. Phase 3 of 3.

2021- \$270,000 is anticipated for 2023. Cost and schedule provided by Carson Landscape.



GL

920 - Miscellaneous	Useful Life 1	Remaining Life 0	
Fall Overseeding	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$16,800	
	% Included	100.00%	Total Cost/Study \$16,800
Summary	Replacement Year	2021	Future Cost \$16,800

This is for fall overseeding.

2021- \$16,800 is anticipated. Cost and schedule provided by Carson Landscape.

GL

924 - Miscellaneous	Useful Life 1	Remaining Life 0	
Contingency- Emergency & Misc	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$12,060	
	% Included	100.00%	Total Cost/Study \$12,060
Summary	Replacement Year	2021	Future Cost \$12,060

This is for emergency and miscellaneous landscape expenses in excess of operating budget.

2021- \$12,060 is anticipated. Cost and schedule provided by Carson Landscape.

GL

**00050 - Grounds**  
**18000 - Landscaping**

928 - Miscellaneous	Useful Life 1	Remaining Life 0	
Landscape Drains	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$31,500	
	% Included	100.00%	Total Cost/Study \$31,500
Summary	Replacement Year	2021	Future Cost \$31,500

This is for landscape drains.

2021- \$31,500 is anticipated. Cost and schedule provided by Carson Landscape.



GL

**00050 - Grounds**

**19000 - Fencing**

140 - Miscellaneous	Useful Life 25	Remaining Life 15
Storage Lot Fence	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$15,075	
	% Included 100.00%	Total Cost/Study \$15,075
Summary	Replacement Year 2036	Future Cost \$21,833

This is to install fencing at the storage lot.

Fence includes the following:

237 lf of 6' chain link

96 lf of 6' WI

2012- BRG field verified the fencing.

2011- Cost was actually \$10,500 in 2011, per association.

2010- Deferred by one year to 2011. R/L reduced by 1 year to expend in 2010 for \$9,000 which is approximately 50% of original projected cost.

2009- Added as a reserve study by the BOD.



GL N23270

340 - Wood: 6'	Useful Life 18	Remaining Life 0
218 lf 1425 University Dr At Neighboring Complex	Quantity 218	Unit of Measure Linear Feet
	Cost /l.f. \$35.00	
	% Included 100.00%	Total Cost/Study \$7,630
Summary	Replacement Year 2021	Future Cost \$7,630

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

2021- Work is anticipated. Per client, HOA takes 100% responsibility. Added as a component of the reserve study.





**00050 - Grounds**

**19000 - Fencing**

GL

**20000 - Lighting**

100 - Exterior: Misc. Fixtures	Useful Life 12	Remaining Life 9
640 Fixtures Approx. Total- Conversion to LED	Quantity 640	Unit of Measure Items
	Cost /Itm \$68.00	
	% Included 100.00%	Total Cost/Study \$43,520
Summary	Replacement Year 2030	Future Cost \$54,351

This is to replace globe lighting fixtures in the common areas with LED starting in 2017. This has always been a "funded annually" component, per the association at the time BRG began work with the association.

2018- \$40,402 was expended to replace all of the globes, fitters, lamps and for paint of the poles. This process enabled the association to get a count of the fixtures and there are 640.

2015- Per client, study revised to do an overhaul to LED over 3 years starting in 2017. This gives the association time to develop a scope of work. Yearly maintenance remains at \$10,000/year.

2014- \$13,368 was expended replace & repair lollipop lights.

2013- \$25,240 was expended.

2012- \$2,453 expended as of 5/16/12.

2010- \$3,285 expended. GL # 23113.

**Historical Note**

To preserve space in the report, BRG has removed the lengthy historical note that has been in the study for a long time. It is available in all of the studies going backward, starting in 2017.



GL N23270

**00050 - Grounds**

**20000 - Lighting**

110 - Exterior: Misc. Fixtures	Useful Life 1	Remaining Life 0
640 Fixtures Approx. Ongoing Maintenance	Quantity 640	Unit of Measure Items
	Cost /Itm \$19.71	
	% Included 100.00%	Total Cost/Study \$12,613
Summary	Replacement Year 2021	Future Cost \$12,613

This is for yearly maintenance to the lighting system. This is mainly for the wiring. Although the fixtures and lamps have been replaced in 2018, there is still wiring serving each item. This can be adjusted as the association makes repairs.

2020- Work is anticipated per client.

2020- \$12,305 was expended for repairs to underground wiring. When it fails, it is replaced and runs through conduit.

2019- \$15,883 was expended for unspecified scope of work.

2018- \$10,769 was expended. Later deferred to 2019.

2017- \$4,469 was expended.

2016- \$3,010 was expended.



GL N23270

**00050 - Grounds**

**21000 - Signage**

200 - Street Signs	Useful Life 15	Remaining Life 3
53 Alley Signage /Private Property/Tow	Quantity 53	Unit of Measure Items
	Cost /Itm \$265	
	% Included 100.00%	Total Cost/Study \$14,045
Summary	Replacement Year 2024	Future Cost \$15,125

This is for the aluminum Private Property and Tow information signs on metal posts.

2020- Quantity and sign description updated per client.



GL N23270

204 - Monument	Useful Life 25	Remaining Life 23
60 Wooden Alley Address Sign Holders	Quantity 60	Unit of Measure Items
	Cost /Itm \$610	
	% Included 100.00%	Total Cost/Study \$36,600
Summary	Replacement Year 2044	Future Cost \$64,585

This is for the alley entrance wooden framed and aluminum face address sign holders fixed on concrete bases.

2020- \$35,833 was expended to rebuild the wood frames on all 60 wood sign holders on to new concrete bases. The aluminum face address signs were reused in 2019, CAM Construction.

2018- Deferred to 2019.



GL N23270



**00050 - Grounds**

**21000 - Signage**

712 - Lollipop	Useful Life 15	Remaining Life 4
35 Speed Limit Signage Inserts	Quantity 35	Unit of Measure Items
	Cost /Itm \$120	
	% Included 100.00%	Total Cost/Study \$4,200
Summary	Replacement Year 2025	Future Cost \$4,636

This is to replace the lollipop signage.

2020- \$200 was expended for one additional sign ordered for in front of 216 Dunbarton Changed quantity from 34 to 35.  
2009- Inserts were installed.



GL N23270

**30000 - Miscellaneous**

990 - Utilities	Useful Life 1	Remaining Life 0
PS- Neighborhood Clean-up	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$1,650	
	% Included 100.00%	Total Cost/Study \$1,650
Summary	Replacement Year 2021	Future Cost \$1,650

Added as an item in 2014, this is for a once per year dumpster delivery for the private streets to clean out their homes.

2019- \$600 was expended.  
2018- \$1,574 was expended.  
2017- \$1,536 was expended.  
2016- Per client, used operating funds. No specific dollar amount was provided.

GL

**00050 - Grounds**

**30000 - Miscellaneous**

992 - Utilities	Useful Life 1	Remaining Life 0	
Underground	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$48,500	
	% Included	100.00%	Total Cost/Study \$48,500
Summary	Replacement Year	2021	Future Cost \$48,500

This is for maintenance of the utility infrastructure. The association should consider having a qualified engineer determine the exact scope of work and costing anticipated for this line item. There is no provision in the reserve study for replacement of the underground utilities in the reserve study.

2020- \$47,329 is anticipated to replace underground cast iron sewer lines as they fail.  
2019- \$46,175 was expended.  
2018- \$62,205 was expended.  
2017- \$11,000 was expended.  
2016- \$30,400 was expended.  
2014- \$17,900 was expended.

GL N22911

**00060 - Administrative**

**31000 - Reserve Study**

100 - 3 Year Update with Site Visit	Useful Life 3	Remaining Life 0	
On-going	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$6,000	
	% Included	100.00%	Total Cost/Study \$6,000
Summary	Replacement Year	2021	Future Cost \$6,000

This is to have a reserve study prepared for the association as required by California Civil Code Sections 5550, 5560, 5565 and 5570. This is for the 3 year Update with Site Visit study including a visual observation of accessible areas.

2021- The cost of \$6,000 is not including the \$600 yearly amount in the non-site visit years. The total site visit cost as of 2021 is \$6,600.

GL N23276

500 - Annual Update	Useful Life 1	Remaining Life 0	
Updates W/Out Site Visit	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$600	
	% Included	100.00%	Total Cost/Study \$600
Summary	Replacement Year	2021	Future Cost \$600

This is to revise the association's existing reserve study without performing an on-site visual observation.

2021- Although this cost is below the threshold for a component, it is being included at the client's request. The fee projected for years when no site visit is needed is \$600. For ease of inclusion into the study, this amount is being layered with the site visit fee so the cost is projected at \$6,600 every three years, and \$600 in the intervening years.

GL N23138

**00060 - Administrative**

**32000 - Undesignated**

100 - Miscellaneous	Useful Life	1	Remaining Life	0
Reserve Items	Quantity	1	Unit of Measure	Lump Sum
	Cost /LS	\$8,000		
	% Included	100.00%	Total Cost/Study	\$8,000
Summary	Replacement Year	2021	Future Cost	\$8,000

This is for major unanticipated repairs to the reserve components.

2019- \$172 was expended.

2018- \$10,000 was expended.

2017- \$10,511 was expended for mostly internal repairs for nail pops associated with Phase III siding repairs.

2013- \$1,000 was expended.

2012- \$2,800 was expended as of 5/16/12.

GL N23130

**00070 - Landscape Renovation/Upgrades Options**

**18000 - Landscaping**

600 - Major Renovation	Useful Life 40	Remaining Life 0	Treatment [se:3]
Option 1 (3 Year Project)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$2,508,000	
	% Included	100.00%	Total Cost/Study \$2,508,000
Summary	Replacement Year	N/A	Future Cost N/A
This is for major landscape renovation.			
2021- Cost and schedule per client.			

604 - Major Renovation	Useful Life 40	Remaining Life 0	Treatment [se:5]
Option 2 ( 5 Year Project)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$2,508,000	
	% Included	100.00%	Total Cost/Study \$2,508,000
Summary	Replacement Year	N/A	Future Cost N/A
This is for major landscape renovation.			
2021- Cost and schedule per client.			

608 - Major Renovation	Useful Life 40	Remaining Life 0	Treatment [se:6]
Option 3 ( 6 Year Project)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$2,508,000	
	% Included	100.00%	Total Cost/Study \$2,508,000
Summary	Replacement Year	N/A	Future Cost N/A
This is for major landscape renovation.			
2021- Cost and schedule per client.			

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
<b>00010 - Unit Exteriors</b>								
<b>03000 - Painting: Exterior</b>								
120 - Surface Restoration	\$386,460	6	0	171	\$2,260/Ut		Homes- Phase 1 of 3	N23001
122 - Surface Restoration	\$490,420	6	1	217	\$2,260/Ut		Homes- Phase 2 of 3	N23001
126 - Surface Restoration	\$456,520	6	2	202	\$2,260/Ut		Homes- Phase 3 of 3- Future	N23001
190 - Miscellaneous	\$3,770	16	2	1	\$3,770/LS		Construction Management: Color Consultant Only	N23001
198 - Supervision	\$5,384	8	1	1	\$5,384/LS		Construction Mgmt- Pre- Cycle Eval.	N23001
200 - Supervision	\$84,645	6	0	171	\$495/Ut		CM- Future Painting, Siding- PH 1	N23270
208 - Supervision	\$107,415	6	1	217	\$495/LS		CM- Future Painting, Siding- PH 2	N23270
210 - Supervision	\$99,990	6	2	202	\$495/Ut		CM- Future Painting, Siding- PH 3	N23270
350 - Touch-Up	\$10,769	1	0	1	\$10,769/LS		Building Touch Up As Needed	N23001
920 - Power Washing	\$23,940	16	2	171	\$140/LS [se:3]		Units- Brick Work Wash & Seal	N23270
924 - Power Washing	\$30,380	16	3	217	\$140/LS		Units- Brick Work Wash & Seal	N23270
926 - Power Washing	\$28,280	16	4	202	\$140/LS		Units- Brick Work Wash & Seal	N23270
<b>04000 - Structural Repairs</b>								
204 - Wood: Siding & Trim	\$127,566	1	1	1	\$127,566/LS		On-going Repairs- Yearly Work Orders, Etc.	N23270
205 - Wood: Siding & Trim	\$75,000	2	0	1	\$75,000/LS [nr:1]		On-going Repairs- Yearly Work Orders(2021 Only)	N23270
210 - Wood: Siding & Trim	\$1,473,165	30	24	171	\$8,615/Ut		2008 Siding Project- Long Term	N23270
212 - Wood: Siding & Trim	\$1,869,455	30	25	217	\$8,615/Ut		2009 Siding Project- Long Term	N23270

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
<b>00010 - Unit Exteriors</b>								
<b>04000 - Structural Repairs</b>								
214 - Wood: Siding & Trim	\$1,740,230	30	26	202	\$8,615/LS		2010 Siding Project- Long Term	N23270
220 - Wood: Siding & Trim	\$459,990	6	0	171	\$2,690/Ut		Homes- Ongoing Siding Project w Paint 1	N23270
230 - Wood: Siding & Trim	\$583,730	6	1	217	\$2,690/Ut		Homes- Ongoing Siding Project w Paint 2	N23270
232 - Wood: Siding & Trim	\$543,380	6	2	202	\$2,690/Ut		Homes- Ongoing Siding Project w Paint 3	N23270
290 - Miscellaneous	\$73,660	30	18	1	\$73,660/LS		Construction Management On-going	N23270
294 - Miscellaneous	\$93,474	30	19	1	\$93,474/LS		Construction Management On-going	N23270
298 - Miscellaneous	\$87,013	30	20	1	\$87,013/LS		Construction Management On-going	N23270
<b>05000 - Roofing</b>								
200 - Low Slope: BUR	\$44,480	15	3	32	\$1,390/Sqrs		Small Flats- Done 2009	N23270
206 - Low Slope: BUR	\$11,120	15	1	8	\$1,390/Sqrs		Small Flats- Done 2006	N23270
212 - Low Slope: BUR	\$111,200	15	3	80	\$1,390/Sqrs		Large Flats- 2009	N23270
216 - Low Slope: BUR	\$5,560	15	3	4	\$1,390/Sqrs		Small Flats- Done 2009	N23270
220 - Low Slope: BUR	\$11,120	15	2	8	\$1,390/Sqrs		Small Flats- Done 2008	N23270
400 - Pitched: Dimensional Composition	\$6,139,445	30	19	3,257	\$1,885/Sqrs [se:4]		2000 Thru 2003- 199 Homes	N23270
420 - Pitched: Dimensional Composition	\$2,533,883	30	23	1	\$2,533,883/LS		2004 Roofing Project	N23270
440 - Pitched: Dimensional Composition	\$3,492,905	30	24	1,853	\$1,885/Sqrs [se:2]		2005 Roofing Project	N23270
444 - Pitched: Dimensional Composition	\$3,954,730	30	26	2,098	\$1,885/Sqrs [se:2]		2006 Roofing Project	N23270
466 - Pitched: Dimensional Composition	\$3,110,250	30	28	1,650	\$1,885/Sqrs [se:2]		2007 Roofing Project	N23270
690 - Gutters / Downspouts	\$150,765	30	13	1	\$150,765/LS		2004	N23270
692 - Gutters / Downspouts	\$156,150	30	14	1	\$156,150/LS		2005	N23270
694 - Gutters / Downspouts	\$188,455	30	15	1	\$188,455/LS		2006	N23270
696 - Gutters / Downspouts	\$161,534	30	16	1	\$161,534/LS		2007	N23270
700 - Gutters / Downspouts	\$26,712	30	17	1,484	\$18.00/l.f.		2008	N23270
702 - Gutters / Downspouts	\$17,892	30	18	994	\$18.00/l.f.		2009	N23270
704 - Gutters / Downspouts	\$193,338	30	19	10,741	\$18.00/l.f.		2010	N23270

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
<b>00010 - Unit Exteriors</b>								
<b>05000 - Roofing</b>								
810 - Pitched: Dimensional Composition	\$161,534	30	12	1	\$161,534/LS		2003 Roofing Project: Beams, Crts/Vlys, FP Chs	N23270
820 - Beam Replacement	\$69,998	30	13	1	\$69,998/LS		2004 Beam replacement	N23270
822 - Beam Replacement	\$349,990	30	14	1	\$349,990/LS		2005 Roofing w/ 70% increase due to related siding	N23270
824 - Beam Replacement	\$142,150	30	15	1	\$142,150/LS		2006- Roofing w/ 70% inc. due to related siding	N23270
826 - Beam Replacement	\$296,145	30	16	1	\$296,145/LS		2007- Roofing-w/ 70% inc. due to related siding	N23270
838 - Hog Valleys	\$161,534	30	3	1	\$161,534/LS		2000 - 2003 Roofing Project Midcycle	N23270
840 - Hog Valleys	\$161,534	30	3	1	\$161,534/LS		2004 Roofing Project Midcycle	N23270
842 - Hog Valleys	\$161,534	30	4	1	\$161,534/LS		2005 Roofing Project Midcycle	N23270
844 - Hog Valleys	\$161,534	30	5	1	\$161,534/LS		2006 Roofing Project Midcycle	N23270
846 - Hog Valleys	\$161,534	30	6	1	\$161,534/LS		2007 Roofing Project Midcycle	N23270
920 - Roofing: Inspections & Repairs	\$47,200	1	1	590	\$80.00/Ut		All Units Ongoing	N23277
930 - Miscellaneous	\$20,000	2	0	590	\$33.90/Ut [nr:1]		Major Repairs to Extend Life	
<b>19000 - Fencing</b>								
300 - Wood	\$434,739	8	0	22,881	\$57.00/l.f. (33%) [se:3]		Patios	N23270
304 - Wood	\$52,440	8	2	1,900	\$138/l.f. (20%) [se:2]		Interior Patio Party Fence	N23270
350 - Wood: Repair	\$35,000	1	1	1	\$35,000/LS		On-going Repairs Per Year	N23127
351 - Wood: Repair	\$60,000	2	0	1	\$60,000/LS [nr:1]		On-going Repairs Per Year (2021 Only)	N23127
<b>21000 - Signage</b>								
400 - Unit Address Plaques	\$56,050	25	13	590	\$95.00/Ut		Units with 2 at each	N23270
<b>00020 - Main Clubhouse Areas</b>								
<b>02000 - Concrete</b>								
400 - Pool Deck	\$1,390	5	4	1	\$1,390/LS		Main Clubhouse- Ongoing Repairs	
<b>03000 - Painting: Exterior</b>								
130 - Surface Restoration	\$16,155	10	9	1	\$16,155/LS		Main Clubhouse	N23271
400 - Wrought Iron	\$2,778	6	0	258	\$10.77/l.f.		Pool Perimeter Fence	

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
<b>00020 - Main Clubhouse Areas</b>								
<b>03000 - Painting: Exterior</b>								
<b>03500 - Painting: Interior</b>								
300 - Clubhouse	\$17,709	10	3	11,806	\$1.50/SqFt		Clubhouse Interior	23017
<b>04000 - Structural Repairs</b>								
200 - Wood: Siding & Trim	\$69,807	30	29	1	\$69,807/LS		Clubhouse Siding & Trim Replace	
302 - Awnings	\$5,600	15	8	1	\$5,600/LS		Clubhouse Pool Awning	N23018
900 - Door: Hardware	\$18,360	15	8	17	\$1,080/Itm		Clubhouse- Exit Doors & Pool Pedestrian Gates	
912 - Doors	\$2,972	25	24	1	\$2,972/Itm		Clubhouse Restroom Hall Exterior Door	
914 - Doors	\$35,664	25	17	12	\$2,972/Itm		Exterior Storefront Door Sets	23017
918 - Doors	\$18,275	25	18	17	\$1,075/Itm		Clubhouse- Interior Doors	23017
922 - Steel Doors	\$5,380	25	14	2	\$2,690/Set		Exterior Storage Room Metal Doors	
<b>05000 - Roofing</b>								
208 - Low Slope: BUR	\$19,380	15	2	6	\$3,230/Sqrs		Clubhouse- Vinyl	N23271
460 - Pitched: Dimensional Composition	\$66,000	30	17	44	\$1,500/Sqrs		Clubhouse- 44 Squares	23017
<b>08000 - Rehab</b>								
094 - General	\$53,845	20	13	1	\$53,845/LS		Professional Fees	23017
100 - General	\$30,153	30	1	1	\$30,153/LS		Clubhouse- Lounge: Skylights & Windows	N23271
102 - General	\$28,807	10	3	1	\$57,614/LS (50%)		Clubhouse- Living Rm & Kitchen Furnishings	23017
112 - General	\$8,077	10	3	1	\$16,153/LS (50%)		Clubhouse- Card Room Misc.	23017
116 - General	\$19,384	25	18	1	\$19,384/LS		Clubhouse Card Room- Counter & Cabinets	N23271
138 - General	\$1,615	10	3	1	\$3,230/LS (50%)		Clubhouse- Entry Area- Furnishings- 50%	23017
150 - General	\$7,538	10	3	1	\$15,075/LS (50%)		Lobby Administration Office	23017
156 - General	\$3,769	10	3	1	\$7,538/LS (50%)		Clubhouse- Manager's	23017
160 - General	\$8,077	10	3	1	\$16,153/LS (50%)		Clubhouse- Gym	23017
180 - General	\$90,458	30	23	2	\$45,229/Itm		Clubhouse- 2 Restrooms	23017
190 - General	\$2,692	10	7	1	\$5,384/LS (50%)		Clubhouse-Assistant Community Manager Office	23017



Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
<b>00020 - Main Clubhouse Areas</b>								
<b>08000 - Rehab</b>								
192 - General	\$1,615	10	7	1	\$3,230/LS	(50%)	Clubhouse- Audio Room	23017
194 - General	\$49,535	25	18	1	\$49,535/LS		Kitchen Rehab	23017
344 - General	\$43,615	20	13	1	\$43,615/LS		2013 Contingency	23017
<b>12000 - Pool</b>								
100 - Resurface	\$12,180	12	0	116	\$105/l.f.		Clubhouse Main Pool	N23271
102 - Resurface	\$23,603	12	10	176	\$134/l.f.		Clubhouse Lap Pool	N23271
200 - Edge: Tile, Coping, Mastic	\$9,085	12	0	116	\$78.32/l.f.		Clubhouse Main Pool	N23271
202 - Edge: Tile, Coping, Mastic	\$9,504	12	10	176	\$54.00/l.f.		Clubhouse Lap Pool	N23271
600 - Miscellaneous	\$231,572	30	23	10,526	\$22.00/SqFt		Replace Concrete Pool Deck	N23018
700 - Equipment: Replacement	\$3,750	5	0	1	\$7,500/LS	(50%)	Main Pool Equipment	N23271
704 - Equipment: Replacement	\$3,750	5	0	1	\$7,500/LS	(50%)	Lap Pool Equipment	N23271
712 - Miscellaneous	\$3,680	1	0	1	\$3,680/LS		On-going Annual Pool Mechanical Repairs	N23271
910 - Furniture: Chairs	\$3,304	10	3	28	\$118/Itm		Clubhouse	N23271
916 - Furniture: Lounges	\$13,500	10	3	18	\$750/Itm		Clubhouse	N23271
920 - Furniture: Tables	\$3,210	10	3	6	\$535/Itm		Clubhouse	N23271
940 - Furniture: Misc	\$660	10	3	4	\$165/Itm		Clubhouse- Umbrellas Stands	N23271
942 - Furniture: Misc	\$1,760	8	1	4	\$440/Itm		Clubhouse- Umbrellas	N23271
990 - Miscellaneous	\$19,385	10	0	1	\$19,385/LS		2012 Misc. Safety, Caps, Water Quality, etc.	N23271
994 - Miscellaneous	\$1,290	12	5	1	\$1,290/LS		Signage- Main CH	N23018
<b>13000 - Spa</b>								
100 - Resurface	\$6,165	6	0	1	\$6,165/LS		Main Clubhouse	N23271
120 - Tile	\$3,500	6	0	1	\$3,500/LS		Main CH Spa	N23271
700 - Equipment	\$3,750	5	0	1	\$7,500/LS	(50%)	Main CH Spa Equipment	N23271
780 - Heater	\$5,675	8	5	1	\$5,675/Itm		Main Clubhouse- Spa Heater	N23271
<b>14000 - Recreation</b>								
200 - Exercise: Treadmill	\$3,960	5	2	1	\$3,960/Itm		Matrix Commercial Series	23017
204 - Exercise: Treadmill	\$4,000	5	1	1	\$4,000/Itm		Matrix Commercial Series	23017
212 - Exercise: Miscellaneous Equip.	\$6,460	10	1	2	\$3,230/Itm		Matrix Recumbent Bike	N23271
218 - Miscellaneous	\$6,460	6	1	1	\$6,460/Itm		Matrix Elliptical Machine	N23271
222 - Exercise: Weight Machine	\$6,460	20	7	1	\$6,460/Itm		Matrix Hoist & Press H2200	N23271
224 - Miscellaneous	\$3,230	6	1	1	\$3,230/Itm		Stair Climber	

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
<b>00020 - Main Clubhouse Areas</b>								
<b>14000 - Recreation</b>								
226 - Miscellaneous	\$2,370	6	1	1	\$2,370/Itm		Upright Cycle	
230 - Exercise: Miscellaneous Equip.	\$860	10	1	1	\$860/Itm		Weight Bench	
860 - Television	\$860	6	1	1	\$860/Itm		Fitness Room- LG 42" TV	N23271
864 - Television	\$650	6	1	1	\$650/Itm		Library- LG 32" TV	
<b>17000 - Tennis Court</b>								
100 - Reseal	\$48,000	10	9	4	\$12,000/Itm		Main Clubhouse	N23271
101 - Reseal	\$48,000	2	0	1	\$48,000/LS [nr:1]		Main Clubhouse (2021 Only)	N23271
306 - Miscellaneous	\$2,585	16	3	1	\$2,585/LS		Tennis Court Awning & Bench	
500 - Resurface	\$102,500	21	19	4	\$25,625/Itm		Main Clubhouse	N23271
<b>19000 - Fencing</b>								
130 - Chain Link: 10'	\$33,880	25	9	770	\$44.00/l.f.		Main Clubhouse Tennis Courts	N23271
200 - Wrought Iron	\$27,090	25	18	258	\$105/l.f.		Main Clubhouse	N23018
340 - Wood: 6'	\$1,344	18	11	28	\$48.00/l.f.		Trash & Roof Access Enclosure	
<b>20000 - Lighting</b>								
260 - Bollard Lights	\$6,450	20	12	6	\$1,075/Itm		Clubhouse Front	
<b>22000 - Office Equipment</b>								
200 - Computers, Misc.	\$1,000	4	1	1	\$1,000/LS		Clubhouse Office Laptop	23017
<b>23000 - Mechanical Equipment</b>								
200 - HVAC	\$42,460	15	1	4	\$10,615/Itm		Lennox Units- Clubhouse- A/C	N23271
210 - HVAC	\$47,380	15	1	4	\$11,845/Itm		Units Clubhouse- Heating	N23271
600 - Water Heater	\$1,940	12	3	1	\$1,940/Itm		Clubhouse- State Select Water Heater	N23271
<b>24000 - Furnishings</b>								
610 - Office	\$5,850	12	5	13	\$450/Itm		Office Desk/Guest Chairs	
910 - Window Coverings	\$4,305	15	8	1	\$4,305/LS		Clubhouse	
<b>24500 - Audio / Visual</b>								
142 - Miscellaneous	\$35,330	10	7	1	\$35,330/LS		Clubhouse Audio/Video Upgrades	23017

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
<b>00020 - Main Clubhouse Areas</b>								
<b>24600 - Safety / Access</b>								
140 - Security System	\$44,572	10	3	1	\$44,572/LS		Clubhouse Security System/Entry Access	N23271
<b>25000 - Flooring</b>								
200 - Carpeting	\$35,760	10	3	298	\$120/SqYd		Clubhouse	23017
224 - Carpeting	\$1,800	12	9	15	\$120/SqYd		Assistant Community Manager Office	
400 - Tile	\$3,540	20	13	295	\$12.00/SqFt		Kitchen	
600 - Vinyl	\$950	12	4	19	\$50.00/SqYd		Clubhouse Restrooms	
608 - Vinyl	\$2,120	20	13	53	\$40.00/SqYd		Lobby	
612 - Vinyl	\$720	20	13	6	\$120/SqYd		Audio/Video Room	
<b>26000 - Outdoor Equipment</b>								
900 - Miscellaneous	\$750	10	5	1	\$750/LS		Outdoor Ping Pong Table	
<b>27000 - Appliances</b>								
144 - Drinking Fountain	\$5,600	15	8	2	\$2,800/Itm		Drinking Fountains	23017
200 - Refrigerator	\$2,150	10	3	1	\$2,150/Itm		Clubhouse- GE Profile	23017
204 - Refrigerator	\$2,690	15	8	1	\$2,690/Itm		Clubhouse- Frigidaire Caterer's Refrigerator	23017
220 - 4-Burner Stove & Oven	\$1,505	20	13	1	\$1,505/Itm		Clubhouse- Whirlpool Stove & Oven	23017
240 - Dishwasher	\$1,290	10	3	1	\$1,290/Itm		Clubhouse- Whirlpool Dishwasher	23017
740 - Microwave Oven	\$860	10	3	1	\$860/Itm		Clubhouse	23017
950 - Ice Machine	\$3,445	10	3	1	\$3,445/Itm		Clubhouse- Scotman	N23271
998 - Miscellaneous	\$970	10	3	1	\$970/Itm		Kitchen Aid Warming Oven	
<b>00030 - Dunbarton Clubhouse Areas</b>								
<b>02000 - Concrete</b>								
404 - Pool Deck	\$1,400	5	4	1	\$1,400/LS		Clubhouse Pool- Ongoing Repairs	
<b>03000 - Painting: Exterior</b>								
136 - Surface Restoration	\$3,230	6	0	1	\$3,230/LS		Clubhouse & Pool Fence	N23272
<b>03500 - Painting: Interior</b>								
900 - Miscellaneous	\$3,918	4	1	1	\$7,835/LS (50%)		Clubhouse- Dunbarton All Rooms	N23272
<b>04000 - Structural Repairs</b>								
908 - Door: Hardware	\$2,150	18	10	2	\$1,075/Itm		Pool Gates & Clubhouse	

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
<b>00030 - Dunbarton Clubhouse Areas</b>								
<b>04000 - Structural Repairs</b>								
<b>05000 - Roofing</b>								
464 - Pitched: Dimensional Composition	\$25,800	30	17	20	\$1,290/Sqrs		Clubhouse	N23272
<b>08000 - Rehab</b>								
200 - Restrooms	\$5,380	20	4	2	\$2,690/LS		Clubhouse- 2 Restrooms	N23272
220 - General	\$7,000	20	10	1	\$7,000/LS		Clubhouse Interior	N23272
222 - General	\$4,305	20	10	1	\$4,305/LS		Cabana- Lighting Project	N23272
224 - General	\$10,770	20	10	1	\$10,770/LS		Clubhouse- Kitchen	N23272
<b>12000 - Pool</b>								
104 - Resurface	\$15,540	12	3	148	\$105/l.f.		Dunbarton Pool	N23272
204 - Edge: Tile, Coping, Mastic	\$8,145	12	3	104	\$78.32/l.f.		Dunbarton Pool	N23272
604 - Deck: Re-Surface	\$77,832	30	23	3,384	\$23.00/SqFt		Clubhouse Pool Area	N22852
704 - Equipment: Replacement	\$3,750	5	0	1	\$7,500/LS (50%)		Dunbarton Pool Equipment	N23272
730 - Heater	\$5,270	8	5	1	\$5,270/Itm		Pool Heater	N23272
960 - Furniture: Misc	\$3,230	10	6	1	\$3,230/LS		Lounges, Tables & Chairs	
995 - Miscellaneous	\$1,505	12	5	1	\$1,505/LS		Signage	N22852
<b>13000 - Spa</b>								
102 - Resurface	\$6,165	6	4	1	\$6,165/LS		Dunbarton Spa	N23272
120 - Tile	\$3,500	6	4	1	\$3,500/LS		Dunbarton Spa	N23272
704 - Equipment	\$3,750	5	3	1	\$7,500/LS (50%)		Dunbarton Spa Equipment	N23272
782 - Heater	\$5,675	8	5	1	\$5,675/Itm		Clubhouse Attached Equipment Rm	N23272
<b>19000 - Fencing</b>								
202 - Wrought Iron	\$15,330	25	18	146	\$105/l.f.		Pool Perimeter	N22852
<b>23000 - Mechanical Equipment</b>								
300 - HVAC	\$9,905	15	2	1	\$9,905/Itm		Trane Central Furnace- Dunbarton	N23272
604 - Water Heater	\$1,940	12	1	1	\$1,940/Itm		Dunbarton CH Kitchen Closet	N23272
<b>24000 - Furnishings</b>								
400 - Miscellaneous	\$5,385	10	1	1	\$5,385/LS		Clubhouse	
<b>24600 - Safety / Access</b>								
520 - Card Readers	\$12,300	10	8	4	\$3,075/Itm		Gates & Clubhouse	

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
<b>00030 - Dunbarton Clubhouse Areas</b>								
<b>25000 - Flooring</b>								
220 - Carpeting	\$2,520	10	1	60	\$42.00/SqYd		Clubhouse	N23272
<b>27000 - Appliances</b>								
202 - Refrigerator	\$1,290	10	3	1	\$1,290/Itm		Clubhouse	N23272
224 - 4-Burner Stove & Oven	\$3,230	20	10	1	\$3,230/Itm		Clubhouse- GE Electric Profile Model	N23272
244 - Dishwasher	\$1,290	10	1	1	\$1,290/Itm		Clubhouse	N23272
742 - Microwave Oven	\$650	15	5	1	\$650/Itm		Clubhouse	N23272
<b>00040 - Elmhurst Cabana Areas</b>								
<b>02000 - Concrete</b>								
408 - Pool Deck	\$1,400	5	4	1	\$1,400/LS		Cabana- Ongoing Repairs	
<b>03000 - Painting: Exterior</b>								
138 - Surface Restoration	\$2,800	6	0	1	\$2,800/LS		Cabana & Pool Fence	N23273
<b>03500 - Painting: Interior</b>								
920 - Miscellaneous	\$4,950	10	3	1	\$4,950/LS		All Rooms	N23273
<b>05000 - Roofing</b>								
462 - Pitched: Dimensional Composition	\$14,190	30	17	11	\$1,290/Sqrs		Elmhurst Cabana	N23273
<b>08000 - Rehab</b>								
230 - General	\$47,380	20	1	2	\$23,690/Itm		Restrooms	N23273
234 - General	\$7,775	20	18	1	\$7,775/LS		Elmhurst- Gardeners Rstrm & Entry	N23273
<b>12000 - Pool</b>								
106 - Resurface	\$16,695	12	0	159	\$105/l.f.		Elmhurst Pool	N23273
206 - Edge: Tile, Coping, Mastic	\$5,065	12	0	159	\$31.86/l.f.		Elmhurst Pool	N23273
608 - Deck: Re-Surface	\$66,700	30	23	2,900	\$23.00/SqFt		Elmhurst Pool Area	N23020
712 - Equipment: Replacement	\$3,750	5	0	1	\$7,500/LS (50%)		Elmhurst Pool Equipment	N23273
960 - Furniture: Misc	\$6,055	10	6	1	\$6,055/LS		Lounges, Tables & Chairs	
996 - Miscellaneous	\$1,245	12	2	1	\$1,245/LS		Signage- Elmhurst	N23273
<b>17000 - Tennis Court</b>								
106 - Reseal	\$12,920	7	2	2	\$6,460/Itm		Elmhurst	N23273
310 - Miscellaneous	\$3,600	16	2	3	\$1,200/Itm		Tennis Court Awning & Benches	
504 - Resurface	\$51,690	21	19	2	\$25,845/Itm		Elmhurst	N23273

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
<b>00040 - Elmhurst Cabana Areas</b>								
<b>19000 - Fencing</b>								
134 - Chain Link: 10'	\$20,944	25	8	476	\$44.00/l.f.		Elmhurst Tennis Courts	N23273
204 - Wrought Iron	\$27,300	25	18	260	\$105/l.f.		Elmhurst Pool	N23020
<b>23000 - Mechanical Equipment</b>								
606 - Water Heater	\$1,940	12	3	1	\$1,940/Itm		Elmhurst CH- 50 US Gallon	N23019
<b>24600 - Safety / Access</b>								
524 - Card Readers	\$7,585	10	8	2	\$3,793/Itm		Gates & Clubhouse	
<b>00045 - Commons Tennis Ct Area</b>								
<b>17000 - Tennis Court</b>								
104 - Reseal	\$12,920	7	2	2	\$6,460/Itm		Commons	N23274
308 - Miscellaneous	\$2,585	16	3	1	\$2,585/LS		Tennis Court Awning & Bench	N23274
502 - Resurface	\$51,690	21	2	2	\$25,845/Itm		Commons	N23274
<b>19000 - Fencing</b>								
132 - Chain Link: 10'	\$20,680	25	12	470	\$44.00/l.f.		Commons Tennis Courts	N23273
<b>00050 - Grounds</b>								
<b>01000 - Paving</b>								
100 - Asphalt: Sealing	\$9,116	5	2	70,541	\$.13/SqFt		Zone 1- 1 Coat	N23275
114 - Asphalt: Sealing	\$12,943	5	0	60,092	\$.22/SqFt		Zone 2- 2 Coats	N23275
124 - Asphalt: Sealing	\$24,483	5	0	113,674	\$.22/SqFt		Zone 3, 4- 2 Coats	N23275
142 - Asphalt: Sealing	\$23,527	5	1	109,237	\$.22/SqFt		Zone 5, 6- 2 Coats	N23275
152 - Asphalt: Sealing	\$7,081	5	1	32,877	\$.22/SqFt		Zone 7- 2 Coats	N23275
182 - Asphalt: Sealing	\$13,994	5	2	64,975	\$.22/SqFt		PS- Elmhurst- 2 Coats	
184 - Asphalt: Sealing	\$12,233	3	0	71,000	\$.17/SqFt [nr:1]		PS- Dunbarton- 1 Coat	
186 - Asphalt: Sealing	\$15,292	5	2	71,000	\$.22/SqFt		PS- Dunbarton- 2 Coats	
188 - Asphalt: Sealing	\$11,195	3	0	64,975	\$.17/SqFt [nr:1]		PS- Elmhurst- 1 Coat	
200 - Asphalt: Ongoing Repairs	\$17,092	5	0	70,541	\$4.85/SqFt (5%)		Zone 1	N23275
210 - Asphalt: Ongoing Repairs	\$14,560	5	0	60,092	\$4.85/SqFt (5%)		Zone 2	N23275
220 - Asphalt: Ongoing Repairs	\$27,543	5	1	113,674	\$4.85/SqFt (5%)		Zone 3, 4	N23275
240 - Asphalt: Ongoing Repairs	\$26,468	5	1	109,237	\$4.85/SqFt (5%)		Zone 5, 6	N23275
250 - Asphalt: Ongoing Repairs	\$7,966	5	1	32,877	\$4.85/SqFt (5%)		Zone 7	N23275
277 - Asphalt: Ongoing Repairs	\$10,505	2	0	1	\$10,505/LS [nr:1]		PS- All Private Streets- 2021 Only	
279 - Asphalt: Ongoing Repairs	\$10,505	1	0	1	\$10,505/LS [nr:1]		PS- All Private Streets- 2021 Only	

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
<b>00050 - Grounds</b>								
<b>01000 - Paving</b>								
280 - Asphalt: Ongoing Repairs	\$3,675	1	1	1	\$3,675/LS		PS- All Private Streets- Yearly Repairs	
282 - Asphalt: Ongoing Repairs	\$16,618	5	2	64,975	\$5.12/LS (5%)		PS- Elmhurst Ongoing	
286 - Asphalt: Ongoing Repairs	\$18,159	5	2	71,000	\$5.12/LS (5%)		PS- Dunbarton Ongoing	
300 - Asphalt: Mill & Inlay	\$303,860	15	15	70,541	\$4.31/SqFt		Zone 1 / W/ CH Driveway & Pkng	N23275
310 - Asphalt: Overlay	\$194,138	15	8	60,092	\$3.23/SqFt		Zone 2	N23275
320 - Asphalt: Overlay	\$367,243	15	8	113,674	\$3.23/SqFt		Zone 3, 4	N23275
340 - Asphalt: Overlay	\$352,909	15	8	109,237	\$3.23/SqFt		Zone 5, 6	N23275
350 - Asphalt: Overlay	\$141,620	15	3	32,877	\$4.31/SqFt		Zone 7- Continued University	N23275
380 - Asphalt: Overlay	\$181,925	15	15	64,975	\$2.80/SqFt		PS- Elmhurst Circle- 2010 Last Done	
382 - Asphalt: Overlay	\$198,794	15	15	71,000	\$2.80/SqFt		PS- Dunbarton Circle	
<b>02000 - Concrete</b>								
200 - Sidewalks, Curbs & Gutters	\$135,300	2	0	307,641	\$95.34/SqFt (0.46%)		Public Streets- On-going	N23014
201 - Sidewalks, Curbs & Gutters	\$53,902	2	0	1	\$53,902/LS [nr:1]		All Areas- (2021 Only)	N23014
208 - Sidewalks, Curbs & Gutters	\$10,244	1	1	307,641	\$3.33/SqFt (1%)		All Areas- On-going	N23014
<b>04000 - Structural Repairs</b>								
550 - Bridge Maintenance	\$1,980	22	15	1	\$1,980/LS		Zone 1 Common Area	N23129
<b>18000 - Landscaping</b>								
100 - Irrigation: Misc.	\$28,415	1	0	1	\$28,415/LS		Misc. Irrigation Repairs	
104 - Irrigation: Controllers	\$72,133	12	0	542	\$133/Itm		Irrigation Controller Station Upgrade	
164 - Tree Maintenance	\$149,600	1	0	1	\$149,600/LS		Tree Pruning & Forest Health Management	
168 - Tree Maintenance	\$108,000	1	0	1	\$108,000/LS		Tree Removals	
172 - Tree Maintenance	\$15,200	1	0	1	\$15,200/LS		Tree Replacements	
176 - Tree Maintenance	\$24,000	1	0	1	\$24,000/LS		Tree Grade Repairs for Removal Sites	
180 - Tree Maintenance	\$29,400	1	0	1	\$29,400/LS		Tree Contingency	
400 - Turf Renovation	\$49,000	25	0	1	\$49,000/LS		Turf Renovation (Phase 1 of 5)	
404 - Turf Renovation	\$49,000	25	1	1	\$49,000/LS		Turf Renovation (Phase 2 of 5)	

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
<b>00050 - Grounds</b>								
<b>18000 - Landscaping</b>								
408 - Turf Renovation	\$49,000	25	2	1	\$49,000/LS		Turf Renovation (Phase 3 of 5)	
412 - Turf Renovation	\$49,000	25	3	1	\$49,000/LS		Turf Renovation (Phase 4 of 5)	
416 - Turf Renovation	\$49,000	25	4	1	\$49,000/LS		Turf Renovation (Phase 5 of 5)	
490 - Bark Replacement	\$30,000	1	0	1	\$30,000/LS		Bark Replacement	
530 - Plant Replacement	\$25,600	1	0	1	\$25,600/LS		Plant Replacement	
550 - Shrubs	\$270,000	40	0	1	\$270,000/LS		Shrub Removal (Phase 1 of 3)	
554 - Shrubs	\$270,000	40	1	1	\$270,000/LS		Shrub Removal (Phase 2 of 3)	
558 - Shrubs	\$270,000	40	2	1	\$270,000/LS		Shrub Removal (Phase 3 of 3)	
920 - Miscellaneous	\$16,800	1	0	1	\$16,800/LS		Fall Overseeding	
924 - Miscellaneous	\$12,060	1	0	1	\$12,060/LS		Contingency- Emergency & Misc	
928 - Miscellaneous	\$31,500	1	0	1	\$31,500/LS		Landscape Drains	
<b>19000 - Fencing</b>								
140 - Miscellaneous	\$15,075	25	15	1	\$15,075/LS		Storage Lot Fence	N23270
340 - Wood: 6'	\$7,630	18	0	218	\$35.00/l.f.		1425 University Dr At Neighboring Complex	
<b>20000 - Lighting</b>								
100 - Exterior: Misc. Fixtures	\$43,520	12	9	640	\$68.00/Itm		Fixtures Approx. Total- Conversion to LED	N23270
110 - Exterior: Misc. Fixtures	\$12,613	1	0	640	\$19.71/Itm		Fixtures Approx. Ongoing Maintenance	N23270
<b>21000 - Signage</b>								
200 - Street Signs	\$14,045	15	3	53	\$265/Itm		Alley Signage /Private Property/Tow	N23270
204 - Monument	\$36,600	25	23	60	\$610/Itm		Wooden Alley Address Sign Holders	N23270
712 - Lollipop	\$4,200	15	4	35	\$120/Itm		Speed Limit Signage Inserts	N23270
<b>30000 - Miscellaneous</b>								
990 - Utilities	\$1,650	1	0	1	\$1,650/LS		PS- Neighborhood Clean-up	
992 - Utilities	\$48,500	1	0	1	\$48,500/LS		Underground	N22911



Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
<b>00060 - Administrative</b>								
<b>31000 - Reserve Study</b>								
100 - 3 Year Update with Site Visit	\$6,000	3	0	1	\$6,000/LS		On-going	N23276
500 - Annual Update	\$600	1	0	1	\$600/LS		Updates W/Out Site Visit	N23138
<b>32000 - Undesignated</b>								
100 - Miscellaneous	\$8,000	1	0	1	\$8,000/LS		Reserve Items	N23130

**Excluded Components**

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
<b>00070 - Landscape Renovation/Upgrades Options</b>								
<b>18000 - Landscaping</b>								
600 - Major Renovation	\$2,508,000	40	0	1	\$2,508,000/LS [se:3]		Option 1 (3 Year Project)	
604 - Major Renovation	\$2,508,000	40	0	1	\$2,508,000/LS [se:5]		Option 2 ( 5 Year Project)	
608 - Major Renovation	\$2,508,000	40	0	1	\$2,508,000/LS [se:6]		Option 3 ( 6 Year Project)	

**Expenditures by Year - Next 3 Years**

Final

Prepared for the 2022 Fiscal Year

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
<b>2021</b>			
<b>00010 - Unit Exteriors</b>			
<b>03000 - Painting: Exterior</b>			
120 - Surface Restoration 171 Homes- Phase 1 of 3	6	386,460	
200 - Supervision 171 CM- Future Painting, Siding- PH 1	6	84,645	
350 - Touch-Up Building Touch Up As Needed	1	10,769	
Total 03000 - Painting: Exterior:		481,874	481,874
<b>04000 - Structural Repairs</b>			
205 - Wood: Siding & Trim On-going Repairs- Yearly Work Orders(2021 Only)[nr:1]	2	75,000	
220 - Wood: Siding & Trim 171 Homes- Ongoing Siding Project w Paint 1	6	459,990	
Total 04000 - Structural Repairs:		534,990	534,990
<b>05000 - Roofing</b>			
930 - Miscellaneous 590 Major Repairs to Extend Life[nr:1]	2	20,000	
<b>19000 - Fencing</b>			
300 - Wood 22,881 lf Patios (33%)[se:3]	8	434,739	144,913
351 - Wood: Repair On-going Repairs Per Year (2021 Only)[nr:1]	2	60,000	
Total 19000 - Fencing:		494,739	204,913
Total Unit Exteriors:		1,531,603	1,241,777
<b>00020 - Main Clubhouse Areas</b>			
<b>03000 - Painting: Exterior</b>			
400 - Wrought Iron 258 lf Pool Perimeter Fence	6	2,778	
<b>12000 - Pool</b>			
100 - Resurface 116 lf Clubhouse Main Pool	12	12,180	
200 - Edge: Tile, Coping, Mastic 116 lf Clubhouse Main Pool	12	9,085	
700 - Equipment: Replacement Main Pool Equipment (50%)	5	3,750	
704 - Equipment: Replacement Lap Pool Equipment (50%)	5	3,750	
712 - Miscellaneous On-going Annual Pool Mechanical Repairs	1	3,680	
990 - Miscellaneous 2012 Misc. Safety, Caps, Water Quality, etc.	10	19,385	
Total 12000 - Pool:		51,830	51,830

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
<b>2021</b>			
<b>00020 - Main Clubhouse Areas</b>			
<b>13000 - Spa</b>			
100 - Resurface Main Clubhouse	6	6,165	
120 - Tile Main CH Spa	6	3,500	
700 - Equipment Main CH Spa Equipment (50%)	5	3,750	
Total 13000 - Spa:		13,415	13,415
<b>17000 - Tennis Court</b>			
101 - Reseal Main Clubhouse (2021 Only)[nr:1]	2	48,000	
Total Main Clubhouse Areas:		116,023	116,023
<b>00030 - Dunbarton Clubhouse Areas</b>			
<b>03000 - Painting: Exterior</b>			
136 - Surface Restoration Clubhouse & Pool Fence	6	3,230	
<b>12000 - Pool</b>			
704 - Equipment: Replacement Dunbarton Pool Equipment (50%)	5	3,750	
Total Dunbarton Clubhouse Areas:		6,980	6,980
<b>00040 - Elmhurst Cabana Areas</b>			
<b>03000 - Painting: Exterior</b>			
138 - Surface Restoration Cabana & Pool Fence	6	2,800	
<b>12000 - Pool</b>			
106 - Resurface 159 If Elmhurst Pool	12	16,695	
206 - Edge: Tile, Coping, Mastic 159 If Elmhurst Pool	12	5,065	
712 - Equipment: Replacement Elmhurst Pool Equipment (50%)	5	3,750	
Total 12000 - Pool:		25,510	25,510
Total Elmhurst Cabana Areas:		28,310	28,310
<b>00050 - Grounds</b>			
<b>01000 - Paving</b>			
114 - Asphalt: Sealing 60,092 sf Zone 2- 2 Coats	5	12,943	
124 - Asphalt: Sealing 113,674 sf Zone 3, 4- 2 Coats	5	24,483	
184 - Asphalt: Sealing 71,000 sf PS- Dunbarton- 1 Coat[nr:1]	3	12,233	
188 - Asphalt: Sealing 64,975 sf PS- Elmhurst- 1 Coat[nr:1]	3	11,195	
200 - Asphalt: Ongoing Repairs 70,541 sf Zone 1 (5%)	5	17,092	
210 - Asphalt: Ongoing Repairs 60,092 sf Zone 2 (5%)	5	14,560	
277 - Asphalt: Ongoing Repairs PS- All Private Streets- 2021 Only[nr:1]	2	10,505	

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
<b>2021</b>			
<b>00050 - Grounds</b>			
<b>01000 - Paving</b>			
279 - Asphalt: Ongoing Repairs PS- All Private Streets- 2021 Only[nr:1]	1	10,505	
Total 01000 - Paving:		113,516	113,516
<b>02000 - Concrete</b>			
200 - Sidewalks, Curbs & Gutters 307,641 sf Public Streets- On-going (0.46%)	2	135,300	
201 - Sidewalks, Curbs & Gutters All Areas- (2021 Only)[nr:1]	2	53,902	
Total 02000 - Concrete:		189,202	189,202
<b>18000 - Landscaping</b>			
100 - Irrigation: Misc. Misc. Irrigation Repairs	1	28,415	
104 - Irrigation: Controllers 542 Irrigation Controller Station Upgrade	12	72,133	
164 - Tree Maintenance Tree Pruning & Forest Health Management	1	149,600	
168 - Tree Maintenance Tree Removals	1	108,000	
172 - Tree Maintenance Tree Replacements	1	15,200	
176 - Tree Maintenance Tree Grade Repairs for Removal Sites	1	24,000	
180 - Tree Maintenance Tree Contingency	1	29,400	
400 - Turf Renovation Turf Renovation (Phase 1 of 5)	25	49,000	
490 - Bark Replacement Bark Replacement	1	30,000	
530 - Plant Replacement Plant Replacement	1	25,600	
550 - Shrubs Shrub Removal (Phase 1 of 3)	40	270,000	
920 - Miscellaneous Fall Overseeding	1	16,800	
924 - Miscellaneous Contingency- Emergency & Misc	1	12,060	
928 - Miscellaneous Landscape Drains	1	31,500	
Total 18000 - Landscaping:		861,708	861,708
<b>19000 - Fencing</b>			
340 - Wood: 6' 218 lf 1425 University Dr At Neighboring Complex	18	7,630	
<b>20000 - Lighting</b>			
110 - Exterior: Misc. Fixtures 640 Fixtures Approx. Ongoing Maintenance	1	12,613	
<b>30000 - Miscellaneous</b>			
990 - Utilities PS- Neighborhood Clean-up	1	1,650	

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
<b>2021</b>			
<b>00050 - Grounds</b>			
<b>30000 - Miscellaneous</b>			
992 - Utilities Underground	1	48,500	
Total 30000 - Miscellaneous:		50,150	50,150
Total Grounds:		1,234,819	1,234,819
<b>00060 - Administrative</b>			
<b>31000 - Reserve Study</b>			
100 - 3 Year Update with Site Visit On-going	3	6,000	
500 - Annual Update Updates W/Out Site Visit	1	600	
Total 31000 - Reserve Study:		6,600	6,600
<b>32000 - Undesignated</b>			
100 - Miscellaneous Reserve Items	1	8,000	
Total Administrative:		14,600	14,600
Total 2021:		2,932,335	2,642,509
<b>2022</b>			
<b>00010 - Unit Exteriors</b>			
<b>03000 - Painting: Exterior</b>			
122 - Surface Restoration 217 Homes- Phase 2 of 3	6	490,420	502,681
198 - Supervision Construction Mgmt- Pre-Cycle Eval.	8	5,384	5,519
208 - Supervision 217 CM- Future Painting, Siding- PH 2	6	107,415	110,100
350 - Touch-Up Building Touch Up As Needed	1	10,769	11,038
Total 03000 - Painting: Exterior:		613,988	629,338
<b>04000 - Structural Repairs</b>			
204 - Wood: Siding & Trim On-going Repairs- Yearly Work Orders, Etc.	1	127,566	130,755
230 - Wood: Siding & Trim 217 Homes- Ongoing Siding Project w Paint 2	6	583,730	598,323
Total 04000 - Structural Repairs:		711,296	729,078
<b>05000 - Roofing</b>			
206 - Low Slope: BUR 8 Squares- Small Flats- Done 2006	15	11,120	11,398
920 - Roofing: Inspections & Repairs 590 All Units Ongoing	1	47,200	48,380
Total 05000 - Roofing:		58,320	59,778
<b>19000 - Fencing</b>			
300 - Wood 22,881 lf Patios (33%)[se:3]	8	434,739	148,536
350 - Wood: Repair On-going Repairs Per Year	1	35,000	35,875
Total 19000 - Fencing:		469,739	184,411

Reserve Component

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

## 2022

### 00010 - Unit Exteriors

	1,853,343	1,602,605
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### 00020 - Main Clubhouse Areas

#### 08000 - Rehab

100 - General Clubhouse- Lounge: Skylights & Windows	30                  30,153	30,907
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#### 12000 - Pool

712 - Miscellaneous On-going Annual Pool Mechanical Repairs	1                  3,680	3,772
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942 - Furniture: Misc 4 Clubhouse- Umbrellas	8                  1,760	1,804
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Total 12000 - Pool:	5,440	5,576
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#### 14000 - Recreation

204 - Exercise: Treadmill Matrix Commercial Series	5                  4,000	4,100
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212 - Exercise: Miscellaneous Equip. 2 Matrix Recumbent Bike	10                  6,460	6,622
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218 - Miscellaneous Matrix Elliptical Machine	6                  6,460	6,622
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224 - Miscellaneous Stair Climber	6                  3,230	3,311
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226 - Miscellaneous Upright Cycle	6                  2,370	2,429
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230 - Exercise: Miscellaneous Equip. Weight Bench	10                  860	882
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860 - Television Fitness Room- LG 42" TV	6                  860	882
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864 - Television Library- LG 32" TV	6                  650	666
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Total 14000 - Recreation:	24,890	25,514
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#### 22000 - Office Equipment

200 - Computers, Misc. Clubhouse Office Laptop	4                  1,000	1,025
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#### 23000 - Mechanical Equipment

200 - HVAC 4 Lennox Units- Clubhouse- A/C	15                  42,460	43,522
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210 - HVAC 4 Units Clubhouse- Heating	15                  47,380	48,565
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Total 23000 - Mechanical Equipment:	89,840	92,087
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Total Main Clubhouse Areas:	151,323	155,109
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### 00030 - Dunbarton Clubhouse Areas

#### 03500 - Painting: Interior

900 - Miscellaneous Clubhouse- Dunbarton All Rooms	4                  3,918	4,015
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#### 23000 - Mechanical Equipment

604 - Water Heater Dunbarton CH Kitchen Closet	12                  1,940	1,989
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#### 24000 - Furnishings

400 - Miscellaneous Clubhouse	10                  5,385	5,520
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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
<b>2022</b>			
<b>00030 - Dunbarton Clubhouse Areas</b>			
<b>25000 - Flooring</b>			
220 - Carpeting 60 Sq. Yds. Clubhouse	10	2,520	2,583
<b>27000 - Appliances</b>			
244 - Dishwasher Clubhouse	10	1,290	1,322
Total Dunbarton Clubhouse Areas:		15,053	15,429
<b>00040 - Elmhurst Cabana Areas</b>			
<b>08000 - Rehab</b>			
230 - General Restrooms	20	47,380	48,565
Total Elmhurst Cabana Areas:		47,380	48,565
<b>00050 - Grounds</b>			
<b>01000 - Paving</b>			
142 - Asphalt: Sealing 109,237 sf Zone 5, 6- 2 Coats	5	23,527	24,115
152 - Asphalt: Sealing 32,877 sf Zone 7- 2 Coats	5	7,081	7,258
220 - Asphalt: Ongoing Repairs 113,674 sf Zone 3, 4 (5%)	5	27,543	28,232
240 - Asphalt: Ongoing Repairs 109,237 sf Zone 5, 6 (5%)	5	26,468	27,130
250 - Asphalt: Ongoing Repairs 32,877 sf Zone 7 (5%)	5	7,966	8,165
280 - Asphalt: Ongoing Repairs PS- All Private Streets- Yearly Repairs	1	3,675	3,767
Total 01000 - Paving:		96,260	98,667
<b>02000 - Concrete</b>			
208 - Sidewalks, Curbs & Gutters 307,641 sf All Areas- On-going (1%)	1	10,244	10,501
<b>18000 - Landscaping</b>			
100 - Irrigation: Misc. Misc. Irrigation Repairs	1	28,415	29,125
164 - Tree Maintenance Tree Pruning & Forest Health Management	1	149,600	153,340
168 - Tree Maintenance Tree Removals	1	108,000	110,700
172 - Tree Maintenance Tree Replacements	1	15,200	15,580
176 - Tree Maintenance Tree Grade Repairs for Removal Sites	1	24,000	24,600
180 - Tree Maintenance Tree Contingency	1	29,400	30,135
404 - Turf Renovation Turf Renovation (Phase 2 of 5)	25	49,000	50,225
490 - Bark Replacement Bark Replacement	1	30,000	30,750
530 - Plant Replacement Plant Replacement	1	25,600	26,240



Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
<b>2022</b>			
<b>00050 - Grounds</b>			
<b>18000 - Landscaping</b>			
554 - Shrubs Shrub Removal (Phase 2 of 3)	40	270,000	276,750
920 - Miscellaneous Fall Overseeding	1	16,800	17,220
924 - Miscellaneous Contingency- Emergency & Misc	1	12,060	12,362
928 - Miscellaneous Landscape Drains	1	31,500	32,288
Total 18000 - Landscaping:		789,575	809,315
<b>20000 - Lighting</b>			
110 - Exterior: Misc. Fixtures 640 Fixtures Approx. Ongoing Maintenance	1	12,613	12,928
<b>30000 - Miscellaneous</b>			
990 - Utilities PS- Neighborhood Clean-up	1	1,650	1,691
992 - Utilities Underground	1	48,500	49,713
Total 30000 - Miscellaneous:		50,150	51,404
Total Grounds:		958,842	982,815
<b>00060 - Administrative</b>			
<b>31000 - Reserve Study</b>			
500 - Annual Update Updates W/Out Site Visit	1	600	615
<b>32000 - Undesignated</b>			
100 - Miscellaneous Reserve Items	1	8,000	8,200
Total Administrative:		8,600	8,815
Total 2022:		3,034,541	2,813,338
<b>2023</b>			
<b>00010 - Unit Exteriors</b>			
<b>03000 - Painting: Exterior</b>			
126 - Surface Restoration 202 Homes- Phase 3 of 3- Future	6	456,520	479,631
190 - Miscellaneous Construction Management: Color Consultant Only	16	3,770	3,961
210 - Supervision 202 CM- Future Painting, Siding- PH 3	6	99,990	105,052
350 - Touch-Up Building Touch Up As Needed	1	10,769	11,314
920 - Power Washing 171 Units- Brick Work Wash & Seal[se:3]	16	23,940	8,384
Total 03000 - Painting: Exterior:		594,989	608,342
<b>04000 - Structural Repairs</b>			
204 - Wood: Siding & Trim On-going Repairs- Yearly Work Orders, Etc.	1	127,566	134,024
232 - Wood: Siding & Trim 202 Homes- Ongoing Siding Project w Paint 3	6	543,380	570,889

Reserve Component

Life  
Useful      Current  
Replacement Cost      Forecast  
Inflated Cost @ 2.50%

## 2023

### 00010 - Unit Exteriors

#### 04000 - Structural Repairs

	Total	04000 - Structural Repairs:	670,946	704,913
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#### 05000 - Roofing

220 - Low Slope: BUR	15		11,120	11,683
8 Squares- Small Flats- Done 2008				

920 - Roofing: Inspections & Repairs	1		47,200	49,590
590 All Units Ongoing				

	Total	05000 - Roofing:	58,320	61,273
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#### 19000 - Fencing

300 - Wood	8		434,739	152,249
22,881 lf Patios (33%)[se:3]				

304 - Wood	8		52,440	27,547
1,900 lf Interior Patio Party Fence (20%)[se:2]				

350 - Wood: Repair	1		35,000	36,772
On-going Repairs Per Year				

	Total	19000 - Fencing:	522,179	216,568
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		Total Unit Exteriors:	1,846,434	1,591,096
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### 00020 - Main Clubhouse Areas

#### 05000 - Roofing

208 - Low Slope: BUR	15		19,380	20,361
6 Squares- Clubhouse- Vinyl				

#### 12000 - Pool

712 - Miscellaneous	1		3,680	3,866
On-going Annual Pool Mechanical Repairs				

#### 14000 - Recreation

200 - Exercise: Treadmill	5		3,960	4,160
Matrix Commercial Series				

	Total	Main Clubhouse Areas:	27,020	28,387
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### 00030 - Dunbarton Clubhouse Areas

#### 23000 - Mechanical Equipment

300 - HVAC	15		9,905	10,406
Trane Central Furnace- Dunbarton				

	Total	Dunbarton Clubhouse Areas:	9,905	10,406
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### 00040 - Elmhurst Cabana Areas

#### 12000 - Pool

996 - Miscellaneous	12		1,245	1,308
Signage- Elmhurst				

#### 17000 - Tennis Court

106 - Reseal	7		12,920	13,574
2 Elmhurst				

310 - Miscellaneous	16		3,600	3,782
3 Tennis Court Awning & Benches				

	Total	17000 - Tennis Court:	16,520	17,356
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		Total Elmhurst Cabana Areas:	17,765	18,664
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### 00045 - Commons Tennis Ct Area

#### 17000 - Tennis Court

104 - Reseal	7		12,920	13,574
2 Commons				

Prepared for the 2022 Fiscal Year

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
<b>2023</b>			
<b>00045 - Commons Tennis Ct Area</b>			
<b>17000 - Tennis Court</b>			
502 - Resurface 2 Commons	21	51,690	54,307
Total 17000 - Tennis Court:		64,610	67,881
Total Commons Tennis Ct Area:		64,610	67,881
<b>00050 - Grounds</b>			
<b>01000 - Paving</b>			
100 - Asphalt: Sealing 70,541 sf Zone 1- 1 Coat	5	9,116	9,577
182 - Asphalt: Sealing 64,975 sf PS- Elmhurst- 2 Coats	5	13,994	14,703
186 - Asphalt: Sealing 71,000 sf PS- Dunbarton- 2 Coats	5	15,292	16,066
280 - Asphalt: Ongoing Repairs PS- All Private Streets- Yearly Repairs	1	3,675	3,861
282 - Asphalt: Ongoing Repairs 64,975 PS- Elmhurst Ongoing (5%)	5	16,618	17,459
286 - Asphalt: Ongoing Repairs 71,000 PS- Dunbarton Ongoing (5%)	5	18,159	19,078
Total 01000 - Paving:		76,854	80,744
<b>02000 - Concrete</b>			
200 - Sidewalks, Curbs & Gutters 307,641 sf Public Streets- On-going (0.46%)	2	135,300	142,150
208 - Sidewalks, Curbs & Gutters 307,641 sf All Areas- On-going (1%)	1	10,244	10,763
Total 02000 - Concrete:		145,544	152,913
<b>18000 - Landscaping</b>			
100 - Irrigation: Misc. Misc. Irrigation Repairs	1	28,415	29,854
164 - Tree Maintenance Tree Pruning & Forest Health Management	1	149,600	157,174
168 - Tree Maintenance Tree Removals	1	108,000	113,468
172 - Tree Maintenance Tree Replacements	1	15,200	15,970
176 - Tree Maintenance Tree Grade Repairs for Removal Sites	1	24,000	25,215
180 - Tree Maintenance Tree Contingency	1	29,400	30,888
408 - Turf Renovation Turf Renovation (Phase 3 of 5)	25	49,000	51,481
490 - Bark Replacement Bark Replacement	1	30,000	31,519
530 - Plant Replacement Plant Replacement	1	25,600	26,896
558 - Shrubs Shrub Removal (Phase 3 of 3)	40	270,000	283,669
920 - Miscellaneous Fall Overseeding	1	16,800	17,651

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
<b>2023</b>			
<b>00050 - Grounds</b>			
<b>18000 - Landscaping</b>			
924 - Miscellaneous Contingency- Emergency & Misc	1	12,060	12,671
928 - Miscellaneous Landscape Drains	1	31,500	33,095
Total 18000 - Landscaping:		789,575	829,551
<b>20000 - Lighting</b>			
110 - Exterior: Misc. Fixtures 640 Fixtures Approx. Ongoing Maintenance	1	12,613	13,252
<b>30000 - Miscellaneous</b>			
990 - Utilities PS- Neighborhood Clean-up	1	1,650	1,734
992 - Utilities Underground	1	48,500	50,955
Total 30000 - Miscellaneous:		50,150	52,689
Total Grounds:		1,074,736	1,129,149
<b>00060 - Administrative</b>			
<b>31000 - Reserve Study</b>			
500 - Annual Update Updates W/Out Site Visit	1	600	630
<b>32000 - Undesignated</b>			
100 - Miscellaneous Reserve Items	1	8,000	8,405
Total Administrative:		8,600	9,035
Total 2023:		3,049,070	2,854,618

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

Browning Reserve Group ("BRG") prepared a reserve study for the Association during the 2021 fiscal year. This was done to help determine the Association's reserve contribution for the next fiscal year (2022) and future fiscal years. In addition, BRG prepared the proper statutory disclosures for distribution to the Association members.

This Reserve Study is an Update w/ Site Visit Review. An **Update With Site-Visit Review** is a reserve study update in which the following tasks are performed:

- development of a reserve component inventory (verification only, not quantification);
- condition assessment based upon on-site visual observation;
- life and valuation estimates;
- fund status;
- and a funding plan. Please note, in order to complete these study tasks, one or more visits were conducted by BRG to Nepenthe Association.

For BRG reserve studies, the year in which the study is being conducted, is the first year of the study. For example, this study is being prepared during 2021 and is the Association's first year in the study. This enables BRG to use a starting point which ties to the last audited financial statement, December 31, 2020. You will notice in Section III, Reserve Fund Balance Forecast, a Beginning Reserve Balance of \$9,679,237 is being used which ties to the last completed audit or review of the Association's financial statements. BRG then re-builds the first year of the study, in this case 2021, and estimates an ending reserve fund balance. Again, see Section III and the 2021 ending reserve balance estimate of \$9,315,405.

"Re-building" the first year of the study as mentioned above simply means using the 2021 adopted budget for the 2021 reserve contribution. Finally, the 2021 reserve expenses both actual and projected are estimated.

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

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

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

Please see Section V - Reserve Fund Balance Forecast.

*Browning Reserve Group*

**No Landscape Project; T= \$5M**

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
<b>00010 - Unit Exteriors</b>						
<b>03000 - Painting: Exterior</b>						
120 - Surface Restoration 171 Homes- Phase 1 of 3	386,460	6	0	386,460	66,020	43,173
122 - Surface Restoration 217 Homes- Phase 2 of 3	490,420	6	1	408,683	502,681	28,078
126 - Surface Restoration 202 Homes- Phase 3 of 3- Future	456,520	6	2	304,347	389,944	53,582
190 - Miscellaneous Construction Management: Color Consultant Only	3,770	16	2	3,299	3,623	166
198 - Supervision Construction Mgmt- Pre-Cycle Eval.	5,384	8	1	4,711	5,519	462
200 - Supervision 171 CM- Future Painting, Siding- PH 1	84,645	6	0	84,645	14,460	9,456
208 - Supervision 217 CM- Future Painting, Siding- PH 2	107,415	6	1	89,513	110,100	12,300
210 - Supervision 202 CM- Future Painting, Siding- PH 3	99,990	6	2	66,660	85,408	11,736
350 - Touch-Up Building Touch Up As Needed	10,769	1	0	10,769	11,038	7,218
920 - Power Washing 171 Units- Brick Work Wash & Seal[se:3]	7,980	16	2	6,983	7,668	360
920 - Power Washing 171 Units- Brick Work Wash & Seal[se:3]	7,980	16	3	6,484	7,157	360
920 - Power Washing 171 Units- Brick Work Wash & Seal[se:3]	7,980	16	4	5,985	6,646	360
924 - Power Washing 217 Units- Brick Work Wash & Seal	30,380	16	3	24,684	27,247	1,371
926 - Power Washing 202 Units- Brick Work Wash & Seal	28,280	16	4	21,210	23,552	1,308
<b>04000 - Structural Repairs</b>						
204 - Wood: Siding & Trim On-going Repairs- Yearly Work Orders, Etc.	127,566	1	1	63,783	130,755	43,822
205 - Wood: Siding & Trim On-going Repairs- Yearly Work Orders(2021 Only)[nr:1]	75,000	2	0	75,000	0	0
210 - Wood: Siding & Trim 171 2008 Siding Project- Long Term	1,473,165	30	24	294,633	352,332	59,534
212 - Wood: Siding & Trim 217 2009 Siding Project- Long Term	1,869,455	30	25	311,576	383,238	77,437
214 - Wood: Siding & Trim 202 2010 Siding Project- Long Term	1,740,230	30	26	232,031	297,289	73,887
220 - Wood: Siding & Trim 171 Homes- Ongoing Siding Project w Paint 1	459,990	6	0	459,990	78,582	51,388
230 - Wood: Siding & Trim 217 Homes- Ongoing Siding Project w Paint 2	583,730	6	1	486,442	598,323	66,841
232 - Wood: Siding & Trim 202 Homes- Ongoing Siding Project w Paint 3	543,380	6	2	362,253	464,137	63,777
290 - Miscellaneous Construction Management On-going	73,660	30	18	29,464	32,717	2,567
294 - Miscellaneous Construction Management On-going	93,474	30	19	34,274	38,324	3,339
298 - Miscellaneous Construction Management On-going	87,013	30	20	29,004	32,702	3,186

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
<b>00010 - Unit Exteriors</b>						
<b>05000 - Roofing</b>						
200 - Low Slope: BUR 32 Squares- Small Flats- Done 2009	44,480	15	3	35,584	39,513	2,140
206 - Low Slope: BUR 8 Squares- Small Flats- Done 2006	11,120	15	1	10,379	11,398	509
212 - Low Slope: BUR 80 Squares- Large Flats- 2009	111,200	15	3	88,960	98,783	5,351
216 - Low Slope: BUR 4 Squares- Small Flats- Done 2009	5,560	15	3	4,448	4,939	268
220 - Low Slope: BUR 8 Squares- Small Flats- Done 2008	11,120	15	2	9,637	10,638	522
400 - Pitched: Dimensional Composition 3,257 Squares- 2000 Thru 2003- 199 Homes[se:4]	1,534,861	30	19	562,782	629,293	56,913
400 - Pitched: Dimensional Composition 3,257 Squares- 2000 Thru 2003- 199 Homes[se:4]	1,534,861	30	20	511,620	576,852	56,913
400 - Pitched: Dimensional Composition 3,257 Squares- 2000 Thru 2003- 199 Homes[se:4]	1,534,861	30	21	460,458	524,411	56,913
400 - Pitched: Dimensional Composition 3,257 Squares- 2000 Thru 2003- 199 Homes[se:4]	1,534,861	30	22	409,296	471,970	56,913
420 - Pitched: Dimensional Composition 2004 Roofing Project	2,533,883	30	23	591,239	692,595	99,902
440 - Pitched: Dimensional Composition 1,853 Squares- 2005 Roofing Project[se:2]	1,746,453	30	24	349,291	417,693	71,460
440 - Pitched: Dimensional Composition 1,853 Squares- 2005 Roofing Project[se:2]	1,746,453	30	25	291,075	358,023	71,460
444 - Pitched: Dimensional Composition 2,098 Squares- 2006 Roofing Project[se:2]	1,977,365	30	26	263,649	337,800	85,004
444 - Pitched: Dimensional Composition 2,098 Squares- 2006 Roofing Project[se:2]	1,977,365	30	27	197,737	270,240	85,004
466 - Pitched: Dimensional Composition 1,650 Squares- 2007 Roofing Project[se:2]	1,555,125	30	28	103,675	159,400	70,237
466 - Pitched: Dimensional Composition 1,650 Squares- 2007 Roofing Project[se:2]	1,555,125	30	29	51,838	106,267	70,237
690 - Gutters / Downspouts 2004	150,765	30	13	85,434	92,720	4,644
692 - Gutters / Downspouts 2005	156,150	30	14	83,280	90,697	4,930
694 - Gutters / Downspouts 2006	188,455	30	15	94,228	103,022	6,098
696 - Gutters / Downspouts 2007	161,534	30	16	75,383	82,786	5,358
700 - Gutters / Downspouts 1,484 lf 2008	26,712	30	17	11,575	12,777	908
702 - Gutters / Downspouts 994 lf 2009	17,892	30	18	7,157	7,947	623
704 - Gutters / Downspouts 10,741 lf 2010	193,338	30	19	70,891	79,269	6,906
810 - Pitched: Dimensional Composition 2003 Roofing Project: Beams, Crts/Vlys, FP Chs	161,534	30	12	96,920	104,862	4,854
820 - Beam Replacement 2004 Beam replacement	69,998	30	13	39,666	43,049	2,156
822 - Beam Replacement 2005 Roofing w/ 70% increase due to related siding	349,990	30	14	186,661	203,286	11,049
824 - Beam Replacement 2006- Roofing w/ 70% inc. due to related siding	142,150	30	15	71,075	77,709	4,600
826 - Beam Replacement 2007- Roofing-w/ 70% inc. due to related siding	296,145	30	16	138,201	151,774	9,823
838 - Hog Valleys 2000 - 2003 Roofing Project Midcycle	161,534	30	3	145,381	154,534	3,887
840 - Hog Valleys 2004 Roofing Project Midcycle	161,534	30	3	145,381	154,534	3,887
842 - Hog Valleys 2005 Roofing Project Midcycle	161,534	30	4	139,996	149,015	3,984



Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
<b>00010 - Unit Exteriors</b>						
<b>05000 - Roofing</b>						
844 - Hog Valleys 2006 Roofing Project Midcycle	161,534	30	5	134,612	143,496	4,083
846 - Hog Valleys 2007 Roofing Project Midcycle	161,534	30	6	129,227	137,977	4,185
920 - Roofing: Inspections & Repairs 590 All Units Ongoing	47,200	1	1	23,600	48,380	16,214
930 - Miscellaneous 590 Major Repairs to Extend Life[nr:1]	20,000	2	0	20,000	0	0
<b>19000 - Fencing</b>						
300 - Wood 22,881 lf Patios (33%)[se:3]	144,913	8	0	144,913	18,567	12,448
300 - Wood 22,881 lf Patios (33%)[se:3]	144,913	8	1	126,799	148,536	12,448
300 - Wood 22,881 lf Patios (33%)[se:3]	144,913	8	2	108,685	129,969	12,448
304 - Wood 1,900 lf Interior Patio Party Fence (20%)[se:2]	26,220	8	2	19,665	23,516	2,337
304 - Wood 1,900 lf Interior Patio Party Fence (20%)[se:2]	26,220	8	3	16,388	20,157	2,337
350 - Wood: Repair On-going Repairs Per Year	35,000	1	1	17,500	35,875	12,023
351 - Wood: Repair On-going Repairs Per Year (2021 Only)[nr:1]	60,000	2	0	60,000	0	0
<b>21000 - Signage</b>						
400 - Unit Address Plaques 590 Units with 2 at each	56,050	25	13	26,904	29,875	2,072
Sub-total Unit Exteriors	31,697,091			9,964,068	10,623,608	1,559,756
<b>00020 - Main Clubhouse Areas</b>						
<b>02000 - Concrete</b>						
400 - Pool Deck Main Clubhouse- Ongoing Repairs	1,390	5	4	278	570	206
<b>03000 - Painting: Exterior</b>						
130 - Surface Restoration Main Clubhouse	16,155	10	9	1,616	3,312	1,352
400 - Wrought Iron 258 lf Pool Perimeter Fence	2,778	6	0	2,778	475	310
<b>03500 - Painting: Interior</b>						
300 - Clubhouse 11,806 sf Clubhouse Interior	17,709	10	3	12,396	14,521	1,278
<b>04000 - Structural Repairs</b>						
200 - Wood: Siding & Trim Clubhouse Siding & Trim Replace	69,807	30	29	2,327	4,770	3,192
302 - Awnings Clubhouse Pool Awning	5,600	15	8	2,613	3,061	305
900 - Door: Hardware 17 Clubhouse- Exit Doors & Pool Pedestrian Gates	18,360	15	8	8,568	10,037	1,000
912 - Doors Clubhouse Restroom Hall Exterior Door	2,972	25	24	119	244	144
914 - Doors 12 Exterior Storefront Door Sets	35,664	25	17	11,412	13,160	1,455
918 - Doors 17 Clubhouse- Interior Doors	18,275	25	18	5,117	5,994	764
922 - Steel Doors 2 Exterior Storage Room Metal Doors	5,380	25	14	2,367	2,647	204
<b>05000 - Roofing</b>						
208 - Low Slope: BUR 6 Squares- Clubhouse- Vinyl	19,380	15	2	16,796	18,540	910
460 - Pitched: Dimensional Composition 44 Squares- Clubhouse- 44 Squares	66,000	30	17	28,600	31,570	2,244

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
<b>00020 - Main Clubhouse Areas</b>						
<b>08000 - Rehab</b>						
094 - General Professional Fees	53,845	20	13	18,846	22,076	2,488
100 - General Clubhouse- Lounge: Skylights & Windows	30,153	30	1	29,148	30,907	691
102 - General Clubhouse- Living Rm & Kitchen Furnishings (50%)	28,807	10	3	20,165	23,622	2,079
112 - General Clubhouse- Card Room Misc. (50%)	8,077	10	3	5,654	6,623	583
116 - General Clubhouse Card Room- Counter & Cabinets	19,384	25	18	5,428	6,358	811
138 - General Clubhouse- Entry Area- Furnishings- 50% (50%)	1,615	10	3	1,131	1,324	117
150 - General Lobby Administration Office (50%)	7,538	10	3	5,276	6,181	544
156 - General Clubhouse- Manager's Office (50%)	3,769	10	3	2,638	3,091	272
160 - General Clubhouse- Gym (50%)	8,077	10	3	5,654	6,623	583
180 - General 2 Clubhouse- 2 Restrooms	90,458	30	23	21,107	24,725	3,566
190 - General Clubhouse-Assistant Community Manager Office (50%)	2,692	10	7	808	1,104	214
192 - General Clubhouse- Audio Room (50%)	1,615	10	7	485	662	129
194 - General Kitchen Rehab	49,535	25	18	13,870	16,247	2,071
344 - General 2013 Contingency	43,615	20	13	15,265	17,882	2,015
<b>12000 - Pool</b>						
100 - Resurface 116 If Clubhouse Main Pool	12,180	12	0	12,180	1,040	680
102 - Resurface 176 If Clubhouse Lap Pool	23,603	12	10	3,934	6,048	1,688
200 - Edge: Tile, Coping, Mastic 116 If Clubhouse Main Pool	9,085	12	0	9,085	776	507
202 - Edge: Tile, Coping, Mastic 176 If Clubhouse Lap Pool	9,504	12	10	1,584	2,435	680
600 - Miscellaneous 10,526 sf Replace Concrete Pool Deck	231,572	30	23	54,033	63,296	9,130
700 - Equipment: Replacement Main Pool Equipment (50%)	3,750	5	0	3,750	769	503
704 - Equipment: Replacement Lap Pool Equipment (50%)	3,750	5	0	3,750	769	503
712 - Miscellaneous On-going Annual Pool Mechanical Repairs	3,680	1	0	3,680	3,772	2,467
910 - Furniture: Chairs 28 Clubhouse	3,304	10	3	2,313	2,709	238
916 - Furniture: Lounges 18 Clubhouse	13,500	10	3	9,450	11,070	974
920 - Furniture: Tables 6 Clubhouse	3,210	10	3	2,247	2,632	232
940 - Furniture: Misc 4 Clubhouse- Umbrellas Stands	660	10	3	462	541	48
942 - Furniture: Misc 4 Clubhouse- Umbrellas	1,760	8	1	1,540	1,804	151
990 - Miscellaneous 2012 Misc. Safety, Caps, Water Quality, etc.	19,385	10	0	19,385	1,987	1,299
994 - Miscellaneous Signage- Main CH	1,290	12	5	753	882	82

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
<b>00020 - Main Clubhouse Areas</b>						
<b>13000 - Spa</b>						
100 - Resurface Main Clubhouse	6,165	6	0	6,165	1,053	689
120 - Tile Main CH Spa	3,500	6	0	3,500	598	391
700 - Equipment Main CH Spa Equipment (50%)	3,750	5	0	3,750	769	503
780 - Heater Main Clubhouse- Spa Heater	5,675	8	5	2,128	2,908	538
<b>14000 - Recreation</b>						
200 - Exercise: Treadmill Matrix Commercial Series	3,960	5	2	2,376	3,247	558
204 - Exercise: Treadmill Matrix Commercial Series	4,000	5	1	3,200	4,100	550
212 - Exercise: Miscellaneous Equip. 2 Matrix Recumbent Bike	6,460	10	1	5,814	6,622	444
218 - Miscellaneous Matrix Elliptical Machine	6,460	6	1	5,383	6,622	740
222 - Exercise: Weight Machine Matrix Hoist & Press H2200	6,460	20	7	4,199	4,635	257
224 - Miscellaneous Stair Climber	3,230	6	1	2,692	3,311	370
226 - Miscellaneous Upright Cycle	2,370	6	1	1,975	2,429	271
230 - Exercise: Miscellaneous Equip. Weight Bench	860	10	1	774	882	59
860 - Television Fitness Room- LG 42" TV	860	6	1	717	882	98
864 - Television Library- LG 32" TV	650	6	1	542	666	74
<b>17000 - Tennis Court</b>						
100 - Reseal 4 Main Clubhouse	48,000	10	9	4,800	9,840	4,018
101 - Reseal Main Clubhouse (2021 Only)[nr:1]	48,000	2	0	48,000	0	0
306 - Miscellaneous Tennis Court Awning & Bench	2,585	16	3	2,100	2,318	117
500 - Resurface 4 Main Clubhouse	102,500	21	19	9,762	15,009	5,230
<b>19000 - Fencing</b>						
130 - Chain Link: 10' 770 If Main Clubhouse Tennis Courts	33,880	25	9	21,683	23,614	1,134
200 - Wrought Iron 258 If Main Clubhouse	27,090	25	18	7,585	8,886	1,133
340 - Wood: 6' 28 If Trash & Roof Access Enclosure	1,344	18	11	523	612	66
<b>20000 - Lighting</b>						
260 - Bollard Lights 6 Clubhouse Front	6,450	20	12	2,580	2,975	291
<b>22000 - Office Equipment</b>						
200 - Computers, Misc. Clubhouse Office Laptop	1,000	4	1	750	1,025	172
<b>23000 - Mechanical Equipment</b>						
200 - HVAC 4 Lennox Units- Clubhouse- A/C	42,460	15	1	39,629	43,522	1,945
210 - HVAC 4 Units Clubhouse- Heating	47,380	15	1	44,221	48,565	2,170
600 - Water Heater Clubhouse- State Select Water Heater	1,940	12	3	1,455	1,657	117
<b>24000 - Furnishings</b>						
610 - Office 13 Office Desk/Guest Chairs	5,850	12	5	3,413	3,998	370

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
<b>00020 - Main Clubhouse Areas</b>						
<b>24000 - Furnishings</b>						
910 - Window Coverings Clubhouse	4,305	15	8	2,009	2,353	234
<b>24500 - Audio / Visual</b>						
142 - Miscellaneous Clubhouse Audio/Video Upgrades	35,330	10	7	10,599	14,485	2,815
<b>24600 - Safety / Access</b>						
140 - Security System Clubhouse Security System/Entry Access	44,572	10	3	31,200	36,549	3,217
<b>25000 - Flooring</b>						
200 - Carpeting 298 Sq. Yds. Clubhouse	35,760	10	3	25,032	29,323	2,581
224 - Carpeting 15 Sq. Yds. Assistant Community Manager Office	1,800	12	9	450	615	126
400 - Tile 295 sf Kitchen	3,540	20	13	1,239	1,451	164
600 - Vinyl 19 Sq. Yds. Clubhouse Restrooms	950	12	4	633	730	59
608 - Vinyl 53 Sq. Yds. Lobby	2,120	20	13	742	869	98
612 - Vinyl 6 Sq. Yds. Audio/Video Room	720	20	13	252	295	33
<b>26000 - Outdoor Equipment</b>						
900 - Miscellaneous Outdoor Ping Pong Table	750	10	5	375	461	57
<b>27000 - Appliances</b>						
144 - Drinking Fountain 2 Drinking Fountains	5,600	15	8	2,613	3,061	305
200 - Refrigerator Clubhouse- GE Profile	2,150	10	3	1,505	1,763	155
204 - Refrigerator Clubhouse- Frigidaire Caterer's Refrigerator	2,690	15	8	1,255	1,471	146
220 - 4-Burner Stove & Oven Clubhouse- Whirlpool Stove & Oven	1,505	20	13	527	617	70
240 - Dishwasher Clubhouse- Whirlpool Dishwasher	1,290	10	3	903	1,058	93
740 - Microwave Oven Clubhouse	860	10	3	602	705	62
950 - Ice Machine Clubhouse- Scotman	3,445	10	3	2,412	2,825	249
998 - Miscellaneous Kitchen Aid Warming Oven	970	10	3	679	795	70
Sub-total Main Clubhouse Areas	1,540,118			681,349	677,028	81,545
<b>00030 - Dunbarton Clubhouse Areas</b>						
<b>02000 - Concrete</b>						
404 - Pool Deck Clubhouse Pool- Ongoing Repairs	1,400	5	4	280	574	207
<b>03000 - Painting: Exterior</b>						
136 - Surface Restoration Clubhouse & Pool Fence	3,230	6	0	3,230	552	361
<b>03500 - Painting: Interior</b>						
900 - Miscellaneous Clubhouse- Dunbarton All Rooms	3,918	4	1	2,938	4,015	673
<b>04000 - Structural Repairs</b>						
908 - Door: Hardware 2 Pool Gates & Clubhouse	2,150	18	10	956	1,102	102
<b>05000 - Roofing</b>						
464 - Pitched: Dimensional Composition 20 Squares- Clubhouse	25,800	30	17	11,180	12,341	877

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
<b>00030 - Dunbarton Clubhouse Areas</b>						
<b>08000 - Rehab</b>						
200 - Restrooms Clubhouse- 2 Restrooms	5,380	20	4	4,304	4,687	199
220 - General Clubhouse Interior	7,000	20	10	3,500	3,946	300
222 - General Cabana- Lighting Project	4,305	20	10	2,153	2,427	185
224 - General Clubhouse- Kitchen	10,770	20	10	5,385	6,072	462
<b>12000 - Pool</b>						
104 - Resurface 148 lf Dunbarton Pool	15,540	12	3	11,655	13,274	935
204 - Edge: Tile, Coping, Mastic 104 lf Dunbarton Pool	8,145	12	3	6,109	6,957	490
604 - Deck: Re-Surface 3,384 sf Clubhouse Pool Area	77,832	30	23	18,161	21,274	3,069
704 - Equipment: Replacement Dunbarton Pool Equipment (50%)	3,750	5	0	3,750	769	503
730 - Heater Pool Heater	5,270	8	5	1,976	2,701	500
960 - Furniture: Misc Lounges, Tables & Chairs	3,230	10	6	1,292	1,655	251
995 - Miscellaneous Signage	1,505	12	5	878	1,028	95
<b>13000 - Spa</b>						
102 - Resurface Dunbarton Spa	6,165	6	4	2,055	3,160	760
120 - Tile Dunbarton Spa	3,500	6	4	1,167	1,794	432
704 - Equipment Dunbarton Spa Equipment (50%)	3,750	5	3	1,500	2,306	541
782 - Heater Clubhouse Attached Equipment Rm	5,675	8	5	2,128	2,908	538
<b>19000 - Fencing</b>						
202 - Wrought Iron 146 lf Pool Perimeter	15,330	25	18	4,292	5,028	641
<b>23000 - Mechanical Equipment</b>						
300 - HVAC Trane Central Furnace- Dunbarton	9,905	15	2	8,584	9,476	465
604 - Water Heater Dunbarton CH Kitchen Closet	1,940	12	1	1,778	1,989	111
<b>24000 - Furnishings</b>						
400 - Miscellaneous Clubhouse	5,385	10	1	4,847	5,520	370
<b>24600 - Safety / Access</b>						
520 - Card Readers 4 Gates & Clubhouse	12,300	10	8	2,460	3,782	1,005
<b>25000 - Flooring</b>						
220 - Carpeting 60 Sq. Yds. Clubhouse	2,520	10	1	2,268	2,583	173
<b>27000 - Appliances</b>						
202 - Refrigerator Clubhouse	1,290	10	3	903	1,058	93
224 - 4-Burner Stove & Oven Clubhouse- GE Electric Profile Model	3,230	20	10	1,615	1,821	139
244 - Dishwasher Clubhouse	1,290	10	1	1,161	1,322	89
742 - Microwave Oven Clubhouse	650	15	5	433	489	33
Sub-total Dunbarton Clubhouse Areas	252,155			112,938	126,610	14,597

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
<b>00040 - Elmhurst Cabana Areas</b>						
<b>02000 - Concrete</b>						
408 - Pool Deck Cabana- Ongoing Repairs	1,400	5	4	280	574	207
<b>03000 - Painting: Exterior</b>						
138 - Surface Restoration Cabana & Pool Fence	2,800	6	0	2,800	478	313
<b>03500 - Painting: Interior</b>						
920 - Miscellaneous All Rooms	4,950	10	3	3,465	4,059	357
<b>05000 - Roofing</b>						
462 - Pitched: Dimensional Composition 11 Squares- Elmhurst Cabana	14,190	30	17	6,149	6,788	482
<b>08000 - Rehab</b>						
230 - General Restrooms	47,380	20	1	45,011	48,565	1,628
234 - General Elmhurst- Gardeners Rstrm & Entry	7,775	20	18	778	1,195	406
<b>12000 - Pool</b>						
106 - Resurface 159 lf Elmhurst Pool	16,695	12	0	16,695	1,426	933
206 - Edge: Tile, Coping, Mastic 159 lf Elmhurst Pool	5,065	12	0	5,065	433	283
608 - Deck: Re-Surface 2,900 sf Elmhurst Pool Area	66,700	30	23	15,563	18,231	2,630
712 - Equipment: Replacement Elmhurst Pool Equipment (50%)	3,750	5	0	3,750	769	503
960 - Furniture: Misc Lounges, Tables & Chairs	6,055	10	6	2,422	3,103	471
996 - Miscellaneous Signage- Elmhurst	1,245	12	2	1,038	1,170	73
<b>17000 - Tennis Court</b>						
106 - Reseal 2 Elmhurst	12,920	7	2	9,229	11,351	1,300
310 - Miscellaneous 3 Tennis Court Awning & Benches	3,600	16	2	3,150	3,459	158
504 - Resurface 2 Elmhurst	51,690	21	19	4,923	7,569	2,638
<b>19000 - Fencing</b>						
134 - Chain Link: 10' 476 lf Elmhurst Tennis Courts	20,944	25	8	14,242	15,457	684
204 - Wrought Iron 260 lf Elmhurst Pool	27,300	25	18	7,644	8,954	1,142
<b>23000 - Mechanical Equipment</b>						
606 - Water Heater Elmhurst CH- 50 US Gallon	1,940	12	3	1,455	1,657	117
<b>24600 - Safety / Access</b>						
524 - Card Readers 2 Gates & Clubhouse	7,585	10	8	1,517	2,332	619
Sub-total Elmhurst Cabana Areas	303,984			145,175	137,570	14,943
<b>00045 - Commons Tennis Ct Area</b>						
<b>17000 - Tennis Court</b>						
104 - Reseal 2 Commons	12,920	7	2	9,229	11,351	1,300
308 - Miscellaneous Tennis Court Awning & Bench	2,585	16	3	2,100	2,318	117
502 - Resurface 2 Commons	51,690	21	2	46,767	50,459	1,733
<b>19000 - Fencing</b>						
132 - Chain Link: 10' 470 lf Commons Tennis Courts	20,680	25	12	10,754	11,870	746

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
<b>00045 - Commons Tennis Ct Area</b>						
Sub-total Commons Tennis Ct Area	87,875			68,850	75,999	3,895
<b>00050 - Grounds</b>						
<b>01000 - Paving</b>						
100 - Asphalt: Sealing 70,541 sf Zone 1- 1 Coat	9,116	5	2	5,469	7,475	1,284
114 - Asphalt: Sealing 60,092 sf Zone 2- 2 Coats	12,943	5	0	12,943	2,653	1,735
124 - Asphalt: Sealing 113,674 sf Zone 3, 4- 2 Coats	24,483	5	0	24,483	5,019	3,282
142 - Asphalt: Sealing 109,237 sf Zone 5, 6- 2 Coats	23,527	5	1	18,822	24,115	3,233
152 - Asphalt: Sealing 32,877 sf Zone 7- 2 Coats	7,081	5	1	5,665	7,258	973
182 - Asphalt: Sealing 64,975 sf PS- Elmhurst- 2 Coats	13,994	5	2	8,397	11,475	1,971
184 - Asphalt: Sealing 71,000 sf PS- Dunbarton- 1 Coat[nr:1]	12,233	3	0	12,233	0	0
186 - Asphalt: Sealing 71,000 sf PS- Dunbarton- 2 Coats	15,292	5	2	9,175	12,539	2,154
188 - Asphalt: Sealing 64,975 sf PS- Elmhurst- 1 Coat[nr:1]	11,195	3	0	11,195	0	0
200 - Asphalt: Ongoing Repairs 70,541 sf Zone 1 (5%)	17,092	5	0	17,092	3,504	2,291
210 - Asphalt: Ongoing Repairs 60,092 sf Zone 2 (5%)	14,560	5	0	14,560	2,985	1,952
220 - Asphalt: Ongoing Repairs 113,674 sf Zone 3, 4 (5%)	27,543	5	1	22,035	28,232	3,785
240 - Asphalt: Ongoing Repairs 109,237 sf Zone 5, 6 (5%)	26,468	5	1	21,175	27,130	3,637
250 - Asphalt: Ongoing Repairs 32,877 sf Zone 7 (5%)	7,966	5	1	6,373	8,165	1,095
277 - Asphalt: Ongoing Repairs PS- All Private Streets- 2021 Only[nr:1]	10,505	2	0	10,505	0	0
279 - Asphalt: Ongoing Repairs PS- All Private Streets- 2021 Only[nr:1]	10,505	1	0	10,505	0	0
280 - Asphalt: Ongoing Repairs PS- All Private Streets- Yearly Repairs	3,675	1	1	1,838	3,767	1,262
282 - Asphalt: Ongoing Repairs 64,975 PS- Elmhurst Ongoing (5%)	16,618	5	2	9,971	13,627	2,341
286 - Asphalt: Ongoing Repairs 71,000 PS- Dunbarton Ongoing (5%)	18,159	5	2	10,895	14,890	2,558
300 - Asphalt: Mill & Inlay 70,541 sf Zone 1 / W/ CH Driveway & Pkng	303,860	15	15	18,991	20,764	18,436
310 - Asphalt: Overlay 60,092 sf Zone 2	194,138	15	8	90,598	106,129	10,570
320 - Asphalt: Overlay 113,674 sf Zone 3, 4	367,243	15	8	171,380	200,760	19,995
340 - Asphalt: Overlay 109,237 sf Zone 5, 6	352,909	15	8	164,691	192,924	19,214
350 - Asphalt: Overlay 32,877 sf Zone 7- Continued University	141,620	15	3	113,296	125,806	6,815
380 - Asphalt: Overlay 64,975 sf PS- Elmhurst Circle- 2010 Last Done	181,925	15	15	11,370	12,432	11,038
382 - Asphalt: Overlay 71,000 sf PS- Dunbarton Circle	198,794	15	15	12,425	13,584	12,062
<b>02000 - Concrete</b>						
200 - Sidewalks, Curbs & Gutters 307,641 sf Public Streets- On-going (0.46%)	135,300	2	0	135,300	69,341	45,345
201 - Sidewalks, Curbs & Gutters All Areas- (2021 Only)[nr:1]	53,902	2	0	53,902	0	0
208 - Sidewalks, Curbs & Gutters 307,641 sf All Areas- On-going (1%)	10,244	1	1	5,122	10,501	3,519

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
<b>00050 - Grounds</b>						
<b>04000 - Structural Repairs</b>						
550 - Bridge Maintenance Zone 1 Common Area	1,980	22	15	630	738	87
<b>18000 - Landscaping</b>						
100 - Irrigation: Misc. Misc. Irrigation Repairs	28,415	1	0	28,415	29,125	19,046
104 - Irrigation: Controllers 542 Irrigation Controller Station Upgrade	72,133	12	0	72,133	6,161	4,029
164 - Tree Maintenance Tree Pruning & Forest Health Management	149,600	1	0	149,600	153,340	100,275
168 - Tree Maintenance Tree Removals	108,000	1	0	108,000	110,700	72,391
172 - Tree Maintenance Tree Replacements	15,200	1	0	15,200	15,580	10,188
176 - Tree Maintenance Tree Grade Repairs for Removal Sites	24,000	1	0	24,000	24,600	16,087
180 - Tree Maintenance Tree Contingency	29,400	1	0	29,400	30,135	19,706
400 - Turf Renovation Turf Renovation (Phase 1 of 5)	49,000	25	0	49,000	2,009	1,314
404 - Turf Renovation Turf Renovation (Phase 2 of 5)	49,000	25	1	47,040	50,225	1,347
408 - Turf Renovation Turf Renovation (Phase 3 of 5)	49,000	25	2	45,080	48,216	1,380
412 - Turf Renovation Turf Renovation (Phase 4 of 5)	49,000	25	3	43,120	46,207	1,415
416 - Turf Renovation Turf Renovation (Phase 5 of 5)	49,000	25	4	41,160	44,198	1,450
490 - Bark Replacement Bark Replacement	30,000	1	0	30,000	30,750	20,109
530 - Plant Replacement Plant Replacement	25,600	1	0	25,600	26,240	17,159
550 - Shrubs Shrub Removal (Phase 1 of 3)	270,000	40	0	270,000	6,919	4,524
554 - Shrubs Shrub Removal (Phase 2 of 3)	270,000	40	1	263,250	276,750	4,638
558 - Shrubs Shrub Removal (Phase 3 of 3)	270,000	40	2	256,500	269,831	4,753
920 - Miscellaneous Fall Overseeding	16,800	1	0	16,800	17,220	11,261
924 - Miscellaneous Contingency- Emergency & Misc	12,060	1	0	12,060	12,362	8,084
928 - Miscellaneous Landscape Drains	31,500	1	0	31,500	32,288	21,114
<b>19000 - Fencing</b>						
140 - Miscellaneous Storage Lot Fence	15,075	25	15	6,030	6,799	585
340 - Wood: 6' 218 lf 1425 University Dr At Neighboring Complex	7,630	18	0	7,630	434	284
<b>20000 - Lighting</b>						
100 - Exterior: Misc. Fixtures 640 Fixtures Approx. Total- Conversion to LED	43,520	12	9	10,880	14,869	3,036
110 - Exterior: Misc. Fixtures 640 Fixtures Approx. Ongoing Maintenance	12,613	1	0	12,613	12,928	8,560
<b>21000 - Signage</b>						
200 - Street Signs 53 Alley Signage /Private Property/Tow	14,045	15	3	11,236	12,477	676
204 - Monument 60 Wooden Alley Address Sign Holders	36,600	25	23	2,928	4,502	1,732
712 - Lollipop 35 Speed Limit Signage Inserts	4,200	15	4	3,080	3,444	207



Final  
Prepared for the 2022 Fiscal Year  
**No Landscape Project; T= \$5M**

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2021 Fully Funded Balance	2022 Fully Funded Balance	2022 Line Item Contribution based on Cash Flow Method
<b>00050 - Grounds</b>						
<b>30000 - Miscellaneous</b>						
990 - Utilities PS- Neighborhood Clean-up	1,650	1	0	1,650	1,691	1,106
992 - Utilities Underground	48,500	1	0	48,500	49,713	32,509
Sub-total Grounds	4,006,412			2,673,440	2,265,524	569,598
<b>00060 - Administrative</b>						
<b>31000 - Reserve Study</b>						
100 - 3 Year Update with Site Visit On-going	6,000	3	0	6,000	2,050	1,341
500 - Annual Update Updates W/Out Site Visit	600	1	0	600	615	402
<b>32000 - Undesignated</b>						
100 - Miscellaneous Reserve Items	8,000	1	0	8,000	8,200	5,362
Sub-total Administrative	14,600			14,600	10,865	7,105
<b>Totals</b>	<b>37,902,233</b>			<b>13,660,419</b>	<b>13,917,205</b>	<b>2,251,440</b>
				[A]	[B]	
				[EndBal] [A]	[EndBal] [B]	
<b>Percent Funded</b>				<b>68.19%</b>	<b>63.58%</b>	

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## Terms & Definitions CAI

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

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

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

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

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

**CURRENT REPLACEMENT COST:** See "Replacement Cost."

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

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

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

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

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

or

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

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

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

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

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

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

**FUNDING PRINCIPLES:**

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

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

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

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

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

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

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

**RESERVE PROVIDER:** An individual that prepares Reserve Studies.

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

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

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

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

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

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

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

## Terms & Definitions BRG

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

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

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

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

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

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

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



## RESERVE STUDY

Member Distribution Materials

### Nepenthe Association

Update w/ Site Visit Review

Final

Published - November 04, 2021

Prepared for the 2022 Fiscal Year

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**Browning Reserve Group**

[www.BrowningRG.com](http://www.BrowningRG.com)

November 04, 2021

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

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

Browning Reserve Group prepared this Update w/ Site Visit Review for the January 1, 2022 - December 31, 2022 fiscal year.

Nepenthe Association is a Planned Development with a total of 590 Lots.

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.

Nepenthe Association  
California Member Summary  
Final  
Prepared for the 2022 Fiscal Year

<i>Reserve Component</i>	<i>Current Replacement Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>2021 Fully Funded Balance</i>	<i>2022 Fully Funded Balance</i>	<i>2022 Line Item Contribution based on Cash Flow Method</i>
<b>01000 - Paving</b>	<b>2,023,444</b>	<b>1-15</b>	<b>0-15</b>	<b>816,081</b>	<b>845,232</b>	<b>131,681</b>
<b>02000 - Concrete</b>	<b>203,636</b>	<b>1-5</b>	<b>0-4</b>	<b>195,162</b>	<b>81,560</b>	<b>49,484</b>
<b>03000 - Painting: Exterior</b>	<b>1,752,936</b>	<b>1-16</b>	<b>0-9</b>	<b>1,434,855</b>	<b>1,265,880</b>	<b>172,266</b>
<b>03500 - Painting: Interior</b>	<b>26,577</b>	<b>4-10</b>	<b>1-3</b>	<b>18,799</b>	<b>22,596</b>	<b>2,308</b>
<b>04000 - Structural Repairs</b>	<b>7,286,851</b>	<b>1-30</b>	<b>0-29</b>	<b>2,412,559</b>	<b>2,450,154</b>	<b>453,030</b>
<b>05000 - Roofing</b>	<b>22,329,596</b>	<b>1-30</b>	<b>0-28</b>	<b>5,703,059</b>	<b>6,616,889</b>	<b>892,451</b>
<b>08000 - Rehab</b>	<b>431,789</b>	<b>10-30</b>	<b>1-23</b>	<b>206,602</b>	<b>234,317</b>	<b>19,343</b>
<b>12000 - Pool</b>	<b>555,015</b>	<b>1-30</b>	<b>0-23</b>	<b>216,499</b>	<b>173,321</b>	<b>29,915</b>
<b>13000 - Spa</b>	<b>38,180</b>	<b>5-8</b>	<b>0-5</b>	<b>22,393</b>	<b>15,496</b>	<b>4,392</b>
<b>14000 - Recreation</b>	<b>35,310</b>	<b>5-20</b>	<b>1-7</b>	<b>27,671</b>	<b>33,395</b>	<b>3,422</b>
<b>17000 - Tennis Court</b>	<b>336,490</b>	<b>2-21</b>	<b>0-19</b>	<b>140,060</b>	<b>113,676</b>	<b>16,610</b>
<b>18000 - Landscaping</b>	<b>1,597,708</b>	<b>1-40</b>	<b>0-4</b>	<b>1,557,858</b>	<b>1,232,856</b>	<b>340,270</b>
<b>19000 - Fencing</b>	<b>751,452</b>	<b>1-25</b>	<b>0-18</b>	<b>574,332</b>	<b>458,274</b>	<b>60,455</b>
<b>20000 - Lighting</b>	<b>62,583</b>	<b>1-20</b>	<b>0-12</b>	<b>26,073</b>	<b>30,773</b>	<b>11,887</b>
<b>21000 - Signage</b>	<b>110,895</b>	<b>15-25</b>	<b>3-23</b>	<b>44,148</b>	<b>50,297</b>	<b>4,686</b>
<b>22000 - Office Equipment</b>	<b>1,000</b>	<b>4-4</b>	<b>1-1</b>	<b>750</b>	<b>1,025</b>	<b>172</b>
<b>23000 - Mechanical Equipment</b>	<b>105,565</b>	<b>12-15</b>	<b>1-3</b>	<b>97,123</b>	<b>106,864</b>	<b>4,924</b>
<b>24000 - Furnishings</b>	<b>15,540</b>	<b>10-15</b>	<b>1-8</b>	<b>10,268</b>	<b>11,871</b>	<b>974</b>
<b>24500 - Audio / Visual</b>	<b>35,330</b>	<b>10-10</b>	<b>7-7</b>	<b>10,599</b>	<b>14,485</b>	<b>2,815</b>
<b>24600 - Safety / Access</b>	<b>64,457</b>	<b>10-10</b>	<b>3-8</b>	<b>35,177</b>	<b>42,664</b>	<b>4,841</b>
<b>25000 - Flooring</b>	<b>47,410</b>	<b>10-20</b>	<b>1-13</b>	<b>30,616</b>	<b>35,867</b>	<b>3,233</b>
<b>26000 - Outdoor Equipment</b>	<b>750</b>	<b>10-10</b>	<b>5-5</b>	<b>375</b>	<b>461</b>	<b>57</b>
<b>27000 - Appliances</b>	<b>24,970</b>	<b>10-20</b>	<b>1-13</b>	<b>14,608</b>	<b>16,985</b>	<b>1,503</b>
<b>30000 - Miscellaneous</b>	<b>50,150</b>	<b>1-1</b>	<b>0-0</b>	<b>50,150</b>	<b>51,404</b>	<b>33,615</b>
<b>31000 - Reserve Study</b>	<b>6,600</b>	<b>1-3</b>	<b>0-0</b>	<b>6,600</b>	<b>2,665</b>	<b>1,743</b>
<b>32000 - Undesignated</b>	<b>8,000</b>	<b>1-1</b>	<b>0-0</b>	<b>8,000</b>	<b>8,200</b>	<b>5,362</b>
Totals	<b>\$37,902,233</b>			<b>\$13,660,419</b>	<b>\$13,917,205</b>	<b>\$2,251,440</b>
Estimated Ending Balance				<b>\$9,315,405</b>	<b>\$8,848,373</b>	<b>\$318.00</b>
Percent Funded				<b>68.2%</b>	<b>63.6%</b>	/Lot/month @ 590



November 4, 2021

- (1) The regular assessment per ownership interest is \$318.00 per month for the fiscal year beginning January 1, 2022.

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

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

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

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

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

Yes ☒ No ☐

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

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

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

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

- (6) Based on the method of calculation in paragraph (4) of the subdivision (b) of section 5570, the estimated amount required in the reserve fund at the end of the current fiscal year is \$13,660,419, based in whole or in part on the last reserve study or update prepared by Browning Reserve Group as of November, 2021. The projected reserve fund cash balance at the end of the current fiscal year is \$9,315,405 resulting in reserves being 68.2% percent funded at this date. Civil code section 5570 does not require the board to fund reserves in accordance with this calculation.

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

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

Fiscal Year (a)	Fully Funded Balance (b)	Reserve Ending Balance (c)	Percent Funded (d)
2022	\$13,917,205	\$8,848,373	63.6%
2023	\$14,233,369	\$8,427,488	59.2%
2024	\$14,586,420	\$9,050,091	62.0%
2025	\$15,996,191	\$10,371,655	64.8%
2026	\$18,124,807	\$11,916,141	65.7%

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 1.05% per year was the assumed long-term interest rate.

#### Additional Disclosures

**§5565(d)** The current deficiency in reserve funding as of December 31, 2022 is \$8,591 per ownership interest (average).

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

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

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

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

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

## 30 Year Reserve Funding Plan Cash Flow Method

Final

Prepared for the 2022 Fiscal Year

**No Landscape Project; T= \$5M**

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>Beginning Balance</b>	9,679,237	9,315,405	8,848,373	8,427,488	9,050,091	10,371,655	11,916,141	12,293,797	12,767,846	12,000,629
<b>Inflated Expenditures @ 2.5%</b>	2,642,509	2,813,333	2,854,616	1,903,578	1,309,731	1,200,443	2,479,825	2,494,390	3,844,791	1,394,270
<b>Reserve Contribution</b>	2,179,476	2,251,440	2,343,506	2,434,903	2,529,864	2,628,529	2,731,042	2,837,553	2,948,218	3,063,199
<i>Lots/month @ 590</i>	307.84	318.00	331.00	343.91	357.33	371.26	385.74	400.78	416.41	432.66
<i>Percentage Increase</i>		3.3%	4.1%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest After Tax @ 1.05%<sup>1</sup></b>	99,201	94,862	90,225	91,278	101,432	116,400	126,438	130,886	129,355	134,768
<b>Ending Balance</b>	9,315,405	8,848,373	8,427,488	9,050,091	10,371,655	11,916,141	12,293,797	12,767,846	12,000,629	13,804,326

1) This is the first year the estimated tax payments, based on reserve earnings, are being deducted from reserves per the CPA recommendation. The funding threshold is set by the association at \$5M.

	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
<b>Beginning Balance</b>	13,804,326	15,522,193	17,794,895	18,391,076	18,602,782	18,929,809	20,186,046	21,794,616	24,260,865	24,687,249
<b>Inflated Expenditures @ 2.5%</b>	1,617,957	1,208,087	3,028,557	3,551,244	3,577,957	2,801,666	2,614,586	1,934,340	4,151,553	6,543,860
<b>Reserve Contribution</b>	3,182,664	3,306,788	3,435,753	3,569,747	3,708,967	3,853,617	4,003,908	4,160,060	4,322,302	4,490,872
<i>Lots/month @ 590</i>	449.53	467.06	485.28	504.20	523.87	544.30	565.52	587.58	610.49	634.30
<i>Percentage Increase</i>	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest After Tax @ 1.05%</b>	153,160	174,001	188,984	193,203	196,017	204,286	219,247	240,529	255,636	248,438
<b>Ending Balance</b>	15,522,193	17,794,895	18,391,076	18,602,782	18,929,809	20,186,046	21,794,616	24,260,865	24,687,249	22,882,699

	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
<b>Beginning Balance</b>	22,882,699	21,584,917	22,382,500	23,233,107	19,796,301	15,718,891	10,590,682	5,026,287	5,356,596	6,653,292
<b>Inflated Expenditures @ 2.5%</b>	6,196,034	4,280,031	4,424,688	8,895,039	9,700,506	10,915,295	11,515,975	5,822,868	5,102,837	5,226,271
<b>Reserve Contribution</b>	4,666,016	4,847,991	5,037,063	5,233,508	5,437,615	5,649,682	5,870,020	6,098,951	6,336,810	6,583,946
<i>Lots/month @ 590</i>	659.04	684.74	711.45	739.20	768.02	797.98	829.10	861.43	895.03	929.94
<i>Percentage Increase</i>	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%	3.9%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest After Tax @ 1.05%</b>	232,236	229,623	238,231	224,725	185,481	137,404	81,561	54,225	62,723	76,987
<b>Ending Balance</b>	21,584,917	22,382,500	23,233,107	19,796,301	15,718,891	10,590,682	5,026,287	5,356,596	6,653,292	8,087,955