

Reserve Study Transmittal Letter

Date: October 31, 2022
To: Bettsi Ledesma, First Service Residential (Sacramento)
From: Browning Reserve Group, LLC (BRG)

Re: Nepenthe Association; Update w/o 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 the 2023 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, 2023, the Association is **51.5%** funded.

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

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

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

Please read the two helpful sections entitled "Glossary" and "Notes to the Auditor." The glossary explains common reserve study terms as well as BRG specific terminology. The Notes to the Auditor while intended to assist the auditor, has useful information for the casual reader on how year zero, (2022) the current fiscal year is dealt with in the study.

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



RESERVE STUDY

Update w/o Site Visit Review

Nepenthe Association

2022 Update- 2

Published - October 31, 2022

Prepared for the 2023 Fiscal Year

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Member Distribution Materials

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

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<hr/>		
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Reserve Study Summary

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

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

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

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 \$17,467,078.**
 - [For purposes of this calculation, "necessary" is defined as the Fully Funded Balance (FFB) (Component Current Cost X Effective Age / Useful Life, including a provision for interest and inflation in future years.)]**
- 3. The current amount of accumulated cash reserves actually set aside to repair, replace, restore, or maintain such major components as of the fiscal year ending December 31, 2023 is estimated to be \$9,002,428, constituting 51.5% of the total expenditures anticipated for all such major components through their first end of useful life replacement.**

4. Based upon the schedule of annual reserve contributions necessary to defray the cost of repairing, replacing, restoring or maintaining such major components in the years such expenditures are estimated to be required, it is estimated that annual reserve contributions in the initial amount of \$2,251,440 [*\$318.00 per Lot per month (average)*] for the fiscal year ending December 31, 2023 (the first full fiscal year following first distribution of this report) will be necessary in order to meet all such reserve expenditures when they are projected to come due.

Funding Assessment

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

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

Percent Funded Status

Based on paragraphs 1 - 3 above, the Association is 51.5% funded. The following scale can be used as a measure to determine the Association's financial picture whereas the lower the percentage, the higher the likelihood of the Association requiring a special assessment, or other large increases to the reserve contribution in the future.



Methodology

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

Funding Goals

The funding goal employed for 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, LLC

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost	Life Useful / Remaining	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
00010 - Unit Exteriors																	
03000 - Painting: Exterior																	
120 - Surface Restoration 171 Homes- Phase 1 of 3	350,250	6 0	350,250						406,183						471,047		
122 - Surface Restoration 217 Homes- Phase 2 of 3	510,037	6 1		522,788						606,273						703,091	
126 - Surface Restoration 202 Homes- Phase 3 of 3- Future	474,781	6 2			498,817						578,474						670,853
190 - Miscellaneous Construction Management: Color Consultant Only	3,921	16 1		4,019													
198 - Supervision Construction Mgmt- Pre-Cycle Eval.	5,599	8 0	5,599								6,822						
200 - Supervision 171 CM- Future Painting, Siding- PH 1	88,031	6 0	88,031						102,089						118,392		
208 - Supervision 217 CM- Future Painting, Siding- PH 2	111,712	6 1		114,504						132,790						153,996	
210 - Supervision 202 CM- Future Painting, Siding- PH 3	103,990	6 2			109,254						126,701						146,935
350 - Touch-Up Building Touch Up As Needed	11,200	1 0	11,200	11,480	11,767	12,061	12,362	12,672	12,988	13,313	13,646	13,987	14,337	14,695	15,062	15,439	15,825
920 - Power Washing 171 Units- Brick Work Wash &	24,898	16 1		8,507	8,719	8,937											
924 - Power Washing 217 Units- Brick Work Wash & Seal	31,595	16 2			33,195												
926 - Power Washing 202 Units- Brick Work Wash & Seal	29,411	16 3				31,673											
Total 03000 - Painting: Exterior	1,745,423		455,080	661,297	661,751	52,671	12,362	12,672	521,260	752,376	725,644	13,987	14,337	14,695	604,501	872,526	833,612
04000 - Structural Repairs																	
204 - Wood: Siding & Trim On-going Repairs- Yearly Work Orders, Etc.	132,669	1 0	132,669	135,985	139,385	142,870	146,441	150,102	153,855	157,701	161,644	165,685	169,827	174,073	178,425	182,885	187,457
210 - Wood: Siding & Trim 171 2008 Siding Project- Long Term	1,532,092	30 23															
212 - Wood: Siding & Trim 217 2009 Siding Project- Long Term	1,944,233	30 24															
214 - Wood: Siding & Trim 202 2010 Siding Project- Long Term	1,809,839	30 25															
220 - Wood: Siding & Trim 171 Homes- Ongoing Siding Project w Paint 1	669,639	6 0	669,639						776,576						900,590		
230 - Wood: Siding & Trim 217 Homes- Ongoing Siding Project w Paint 2	607,079	6 1		622,256						721,626						836,865	

See Section VI-b for Excluded Components

Nepenthe Association
30 Year Expense Forecast - Detailed
2022 Update- 2
Prepared for the 2023 Fiscal Year

Reserve Component	Current Replacement Cost	Life Useful /	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
232 - Wood: Siding & Trim 202 Homes- Ongoing Siding Project w Paint 3	565,115	6 2			593,724						688,538						798,493
290 - Miscellaneous Construction Management- Phase I	67,250	30 0	67,250														
294 - Miscellaneous Construction Management- Phase II	97,213	30 1		99,643													
298 - Miscellaneous Construction Management- Phase III	90,494	30 2			95,075												
Total 04000 - Structural Repairs	7,515,622		869,558	857,885	828,184	142,870	146,441	150,102	930,431	879,328	850,182	165,685	169,827	174,073	1,079,015	1,019,751	985,950
05000 - Roofing																	
200 - Low Slope: BUR 32 Squares- Small Flats- Done 2009	46,259	15 2			48,601												
206 - Low Slope: BUR 8 Squares- Small Flats- Done 2006	11,565	15 1		11,854													
212 - Low Slope: BUR 80 Squares- Large Flats- 2009	115,648	15 2			121,503												
216 - Low Slope: BUR 4 Squares- Small Flats- Done 2009	5,782	15 2			6,075												
220 - Low Slope: BUR 8 Squares- Small Flats- Done 2008	11,565	15 1		11,854													
400 - Pitched: Dimensional Composition 3,257 Squares- 2000 Thru 2003- 199 Homes[se:4]	6,385,023	30 18															
420 - Pitched: Dimensional Composition 2004 Roofing Project	2,635,238	30 22															
440 - Pitched: Dimensional Composition 1,853 Squares- 2005 Roofing Project[se:2]	3,632,621	30 23															
444 - Pitched: Dimensional Composition 2,098 Squares- 2006 Roofing Project[se:2]	4,112,919	30 25															
466 - Pitched: Dimensional Composition 1,650 Squares- 2007 Roofing Project[se:2]	3,234,660	30 27															
690 - Gutters / Downspouts 2004	156,796	30 12													210,873		
692 - Gutters / Downspouts 2005	162,396	30 13														223,865	
694 - Gutters / Downspouts 2006	195,993	30 14															276,933
696 - Gutters / Downspouts 2007	167,995	30 15															
700 - Gutters / Downspouts 1,484 lf 2008	27,780	30 16															
702 - Gutters / Downspouts 994 lf 2009	18,608	30 17															
704 - Gutters / Downspouts 10,741 lf 2010	201,072	30 18															
810 - Pitched: Dimensional Composition 2003 Roofing Project: Beams, Crts/Vlys, FP Chs	167,995	30 11												220,424			
820 - Beam Replacement 2004 Beam replacement	72,798	30 12														97,905	

See Section VI-b for Excluded Components

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
822 - Beam Replacement 2005 Roofing w/ 70% increase due to related siding	363,990	30 13														501,764	
824 - Beam Replacement 2006- Roofing w/ 70% inc. due to related siding	147,836	30 14															208,888
826 - Beam Replacement 2007- Roofing-w/ 70% inc. due to related siding	307,991	30 15															
838 - Hog Valleys 2000 - 2003 Roofing Project Midcycle	167,995	30 2			176,500												
840 - Hog Valleys 2004 Roofing Project Midcycle	167,995	30 2			176,500												
842 - Hog Valleys 2005 Roofing Project Midcycle	167,995	30 3				180,913											
844 - Hog Valleys 2006 Roofing Project Midcycle	167,995	30 4					185,435										
846 - Hog Valleys 2007 Roofing Project Midcycle	167,995	30 5						190,071									
920 - Roofing: Inspections & Repairs 590 All Units Ongoing	49,088	1 1		50,315	51,573	52,862	54,184	55,539	56,927	58,350	59,809	61,304	62,837	64,408	66,018	67,668	69,360
930 - Miscellaneous 590 Major Repairs to Extend Life[nr:1]	30,000	2 0	30,000														
Total 05000 - Roofing	23,101,594		30,000	74,023	580,752	233,775	239,619	245,610	56,927	58,350	59,809	61,304	62,837	284,832	374,796	793,297	555,182
19000 - Fencing																	
300 - Wood 22,881 If Patios (33%)[se:3]	459,654	8 0	153,218	157,048	160,975						186,681	191,348	196,132				
304 - Wood 1,900 If Interior Patio Party Fence (20%)[se:2]	54,538	8 1		27,951	28,649							34,055	34,906				
350 - Wood: Repair On-going Repairs Per Year	36,400	1 1		37,310	38,243	39,199	40,179	41,183	42,213	43,268	44,350	45,459	46,595	47,760	48,954	50,178	51,432
351 - Wood: Repair On-going Repairs Per Year (2022 Only)[nr:1]	90,000	2 0	90,000														
Total 19000 - Fencing	640,592		243,218	222,309	227,867	39,199	40,179	41,183	42,213	43,268	231,031	270,862	277,633	47,760	48,954	50,178	51,432
21000 - Signage																	
400 - Unit Address Plaques 590 Units with 2 at each	58,292	25 12														78,396	
Total 21000 - Signage	58,292															78,396	
Total [Unit Exteriors] Expenditures Inflated @ 2.50%			1,597,856	1,815,514	2,298,554	468,514	438,602	449,567	1,550,830	1,733,322	1,866,666	511,838	524,634	521,360	2,185,662	2,735,751	2,426,177
00020 - Main Clubhouse Areas																	
02000 - Concrete																	
400 - Pool Deck Main Clubhouse- Ongoing Repairs	1,446	5 3				1,557					1,761					1,993	
Total 02000 - Concrete	1,446					1,557					1,761					1,993	
03000 - Painting: Exterior																	
130 - Surface Restoration Main Clubhouse	16,801	10 8									20,471						
400 - Wrought Iron 258 If Pool Perimeter Fence	2,889	6 5						3,269						3,791			

See Section VI-b for Excluded Components

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Reserve Component	Current Replacement		Life Useful /		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Cost	Remaining																	
Total 03000 - Painting: Exterior	19,690									3,269			20,471			3,791			
03500 - Painting: Interior																			
300 - Clubhouse	18,417	10	2				19,350										24,769		
11,806 sf Clubhouse Interior																			
Total 03500 - Painting: Interior	18,417						19,350										24,769		
04000 - Structural Repairs																			
200 - Wood: Siding & Trim Clubhouse Siding & Trim Replace	72,599	30	28																
302 - Awnings Clubhouse Pool Awning	5,824	15	7									6,923							
900 - Door: Hardware 17 Clubhouse- Exit Doors & Pool Pedestrian Gates	19,094	15	7									22,697							
912 - Doors Clubhouse Restroom Hall Exterior Door	3,091	25	23																
914 - Doors 12 Exterior Storefront Door Sets	37,091	25	16																
918 - Doors 17 Clubhouse- Interior Doors	19,006	25	17																
922 - Steel Doors 2 Exterior Storage Room Metal Doors	5,595	25	13															7,713	
Total 04000 - Structural Repairs	162,300											29,620						7,713	
05000 - Roofing																			
208 - Low Slope: BUR 6 Squares- Clubhouse- Vinyl	20,155	15	1			20,659													
460 - Pitched: Dimensional Composition 44 Squares- Clubhouse- 44 Squares	68,640	30	16																
Total 05000 - Roofing	88,795					20,659													
08000 - Rehab																			
094 - General Professional Fees	55,999	20	12															75,312	
100 - General Clubhouse- Lounge: Skylights & Windows	31,359	30	1			32,143													
102 - General Clubhouse- Living Rm & Kitchen Furnishings (50%)	29,959	10	2					31,476										40,292	
112 - General Clubhouse- Card Room Misc. (50%)	8,400	10	2					8,825										11,296	
116 - General Clubhouse Card Room- Counter & Cabinets	20,159	25	17																
138 - General Clubhouse- Entry Area- Furnishings- 50% (50%)	1,680	10	2					1,765										2,259	
150 - General Lobby Administration Office (50%)	7,839	10	2					8,236										10,543	
156 - General Clubhouse- Manager's Office (50%)	3,920	10	2					4,118										5,272	
160 - General Clubhouse- Gym (50%)	8,400	10	2					8,825										11,296	

See Section VI-b for Excluded Components

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Reserve Component	Current Replacement Cost	Life Useful /	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
180 - General 2 Clubhouse- 2 Restrooms	94,076	30 22															
190 - General Clubhouse-Assistant Community Manager Office (50%)	2,800	10 6							3,247								
192 - General Clubhouse- Audio Room (50%)	1,680	10 6							1,948								
194 - General Kitchen Rehab	51,516	25 17															
344 - General 2013 Contingency	45,360	20 12													61,004		
Total 08000 - Rehab	363,146			32,143	63,244				5,195						217,274		
12000 - Pool																	
100 - Resurface 116 lf Clubhouse Main Pool	12,667	12 11												16,620			
102 - Resurface 176 lf Clubhouse Lap Pool	24,547	12 9										30,656					
200 - Edge: Tile, Coping, Mastic 116 lf Clubhouse Main Pool	9,448	12 11												12,397			
202 - Edge: Tile, Coping, Mastic 176 lf Clubhouse Lap Pool	9,884	12 9										12,344					
600 - Miscellaneous 10,526 sf Replace Concrete Pool Deck	240,835	30 22															
700 - Equipment: Replacement Main Pool Equipment (50%)	3,900	5 4					4,305					4,871					5,511
704 - Equipment: Replacement Lap Pool Equipment (50%)	3,900	5 4					4,305					4,871					5,511
712 - Miscellaneous On-going Annual Pool Mechanical Repairs	3,827	1 1		3,923	4,021	4,121	4,225	4,330	4,438	4,549	4,663	4,780	4,899	5,022	5,147	5,276	5,408
713 - Miscellaneous Annual Pool Mechanical Repairs (2022 Only)[nr:1]	3,000	1 0	3,000														
910 - Furniture: Chairs 28 Clubhouse	3,436	10 2			3,610										4,621		
916 - Furniture: Lounges 18 Clubhouse	14,040	10 2			14,751										18,882		
920 - Furniture: Tables 6 Clubhouse	3,338	10 2			3,507										4,490		
940 - Furniture: Misc 4 Clubhouse- Umbrellas Stands	686	10 2			721										923		
942 - Furniture: Misc 4 Clubhouse- Umbrellas	1,830	8 1		1,876								2,286					
990 - Miscellaneous 2012 Misc. Safety, Caps, Water Quality, etc.	20,160	10 9										25,178					
994 - Miscellaneous Signage- Main CH	1,342	12 4					1,481										
Total 12000 - Pool	356,842		3,000	5,799	26,610	4,121	14,315	4,330	4,438	4,549	4,663	84,984	4,899	34,039	34,064	5,276	16,429
13000 - Spa																	
100 - Resurface Main Clubhouse	6,412	6 5						7,254						8,413			
120 - Tile Main CH Spa	3,640	6 5						4,118						4,776			

See Section VI-b for Excluded Components

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30 Year Expense Forecast - Detailed
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Reserve Component	Current Replacement	Life Useful /	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
700 - Equipment Main CH Spa Equipment (50%)	3,900	5 4					4,305					4,871					5,511
780 - Heater Main Clubhouse- Spa Heater	5,902	8 4					6,515								7,938		
Total 13000 - Spa	19,854						10,820	11,372				4,871		13,189	7,938		5,511
14000 - Recreation																	
200 - Exercise: Treadmill Matrix Commercial Series	4,118	5 1		4,221					4,776					5,404			
204 - Exercise: Treadmill Matrix Commercial Series	4,160	5 1		4,264					4,824					5,458			
212 - Exercise: Miscellaneous Equip. 2 Matrix Recumbent Bike	6,718	10 1		6,886										8,815			
218 - Miscellaneous Matrix Elliptical Machine	6,718	6 1		6,886						7,986						9,261	
222 - Exercise: Weight Machine Matrix Hoist & Press H2200	6,718	20 6							7,791								
224 - Miscellaneous Stair Climber	3,359	6 1		3,443						3,993						4,631	
226 - Miscellaneous Upright Cycle	2,465	6 1		2,526						2,930						3,398	
230 - Exercise: Miscellaneous Equip. Weight Bench	894	10 1		917										1,174			
860 - Television Fitness Room- LG 42" TV	894	6 1		917						1,063						1,233	
864 - Television Library- LG 32" TV	676	6 1		693						804						932	
Total 14000 - Recreation	36,722			30,754					17,392	16,776				20,851		19,455	
17000 - Tennis Court																	
100 - Reseal 4 Main Clubhouse	49,920	10 8									60,823						
306 - Miscellaneous Tennis Court Awning & Bench	2,688	16 2			2,825												
500 - Resurface 4 Main Clubhouse	106,600	21 18															
Total 17000 - Tennis Court	159,208				2,825						60,823						
19000 - Fencing																	
130 - Chain Link: 10' 770 lf Main Clubhouse Tennis Courts	35,235	25 8									42,931						
200 - Wrought Iron 258 lf Main Clubhouse	28,174	25 17															
340 - Wood: 6' 28 lf Trash & Roof Access Enclosure	1,398	18 10											1,789				
Total 19000 - Fencing	64,807										42,931		1,789				
20000 - Lighting																	
260 - Bollard Lights 6 Clubhouse Front	6,708	20 11												8,801			
Total 20000 - Lighting	6,708													8,801			
22000 - Office Equipment																	
200 - Computers, Misc. Clubhouse Office Laptop	1,040	4 1		1,066				1,177				1,299				1,434	

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	Cost		Remaining																
Total 22000 - Office Equipment	1,040					1,066				1,177				1,299				1,434	
23000 - Mechanical Equipment																			
200 - HVAC 4 Lennox Units- Clubhouse- A/C	44,158	15	1			45,262													
210 - HVAC 4 Units Clubhouse- Heating	49,275	15	1			50,507													
600 - Water Heater Clubhouse- State Select Water Heater	2,018	12	2					2,120											2,851
Total 23000 - Mechanical Equipment	95,451					95,769		2,120											2,851
24000 - Furnishings																			
610 - Office 13 Office Desk/Guest Chairs	6,084	12	4						6,716										
910 - Window Coverings Clubhouse	4,477	15	7									5,322							
Total 24000 - Furnishings	10,561								6,716			5,322							
24500 - Audio / Visual																			
142 - Miscellaneous Clubhouse Audio/Video Upgrades	36,743	10	6								42,611								
Total 24500 - Audio / Visual	36,743										42,611								
24600 - Safety / Access																			
140 - Security System Clubhouse Security System/Entry Access	46,355	10	2				48,702											62,342	
Total 24600 - Safety / Access	46,355						48,702											62,342	
25000 - Flooring																			
200 - Carpeting 298 Sq. Yds. Clubhouse	37,190	10	2				39,073											50,017	
224 - Carpeting 15 Sq. Yds. Assistant Community Manager Office	1,872	12	8										2,281						
400 - Tile 295 sf Kitchen	3,682	20	12															4,951	
600 - Vinyl 19 Sq. Yds. Clubhouse Restrooms	988	12	3					1,064											
608 - Vinyl 53 Sq. Yds. Lobby	2,205	20	12															2,965	
612 - Vinyl 6 Sq. Yds. Audio/Video Room	749	20	12															1,007	
Total 25000 - Flooring	46,686						39,073	1,064					2,281					58,941	
26000 - Outdoor Equipment																			
900 - Miscellaneous Outdoor Ping Pong Table	780	10	4						861										1,102
Total 26000 - Outdoor Equipment	780								861										1,102
27000 - Appliances																			
144 - Drinking Fountain 2 Drinking Fountains	5,824	15	7									6,923							
200 - Refrigerator Clubhouse- GE Profile	2,236	10	2				2,349											3,007	

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204 - Refrigerator Clubhouse- Frigidaire Caterer's Refrigerator	2,798	15 7								3,325							
220 - 4-Burner Stove & Oven Clubhouse- Whirlpool Stove & Oven	1,565	20 12													2,105		
240 - Dishwasher Clubhouse- Whirlpool Dishwasher	1,342	10 2			1,410										1,804		
740 - Microwave Oven Clubhouse	894	10 2			940										1,203		
950 - Ice Machine Clubhouse- Scotman	3,583	10 2			3,764										4,818		
998 - Miscellaneous Kitchen Aid Warming Oven	1,009	10 2			1,060										1,357		
Total 27000 - Appliances	19,250				9,522					10,248					14,295		
Total [Main Clubhouse Areas] Expenditures Inflated @ 2.50%			3,000	186,191	211,446	6,742	32,711	20,148	69,636	66,516	132,929	91,154	6,688	80,671	419,621	35,870	25,892
00030 - Dunbarton Clubhouse Areas																	
02000 - Concrete																	
404 - Pool Deck Clubhouse Pool- Ongoing Repairs	1,456	5 3				1,568				1,774					2,007		
Total 02000 - Concrete	1,456					1,568				1,774					2,007		
03000 - Painting: Exterior																	
136 - Surface Restoration Clubhouse & Pool Fence	3,359	6 5						3,801						4,408			
Total 03000 - Painting: Exterior	3,359							3,801						4,408			
03500 - Painting: Interior																	
900 - Miscellaneous Clubhouse- Dunbarton All Rooms	4,074	4 1		4,176				4,610				5,088				5,616	
Total 03500 - Painting: Interior	4,074			4,176				4,610				5,088				5,616	
04000 - Structural Repairs																	
908 - Door: Hardware 2 Pool Gates & Clubhouse	2,236	18 9										2,792					
Total 04000 - Structural Repairs	2,236											2,792					
05000 - Roofing																	
464 - Pitched: Dimensional Composition 20 Squares- Clubhouse	26,832	30 16															
Total 05000 - Roofing	26,832																
08000 - Rehab																	
200 - Restrooms Clubhouse- 2 Restrooms	5,595	20 3				6,025											
220 - General Clubhouse Interior	7,280	20 9										9,092					
222 - General Cabana- Lighting Project	4,477	20 9										5,591					
224 - General Clubhouse- Kitchen	11,201	20 9										13,988					
Total 08000 - Rehab	28,553					6,025						28,671					
12000 - Pool																	

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104 - Resurface 148 lf Dunbarton Pool	16,162	12	2			16,980												22,836
204 - Edge: Tile, Coping, Mastic 104 lf Dunbarton Pool	8,471	12	2			8,900												11,969
604 - Deck: Re-Surface 3,384 sf Clubhouse Pool Area	80,945	30	22															
704 - Equipment: Replacement Dunbarton Pool Equipment (50%)	3,900	5	4					4,305					4,871					5,511
730 - Heater Pool Heater	5,481	8	4					6,050								7,371		
960 - Furniture: Misc Lounges, Tables & Chairs	3,359	10	5						3,801									
995 - Miscellaneous Signage	1,565	12	4					1,728										
Total 12000 - Pool	119,883					25,880		12,082	3,801				4,871			7,371		40,316
13000 - Spa																		
102 - Resurface Dunbarton Spa	6,412	6	3				6,905						8,007					
120 - Tile Dunbarton Spa	3,640	6	3				3,920						4,546					
704 - Equipment Dunbarton Spa Equipment (50%)	3,900	5	2			4,097					4,636					5,245		
782 - Heater Clubhouse Attached Equipment Rm	5,902	8	4					6,515								7,938		
Total 13000 - Spa	19,854					4,097	10,824	6,515			4,636		12,553			13,183		
19000 - Fencing																		
202 - Wrought Iron 146 lf Pool Perimeter	15,943	25	17															
Total 19000 - Fencing	15,943																	
23000 - Mechanical Equipment																		
300 - HVAC Trane Central Furnace- Dunbarton	10,301	15	1		10,559													
604 - Water Heater Dunbarton CH Kitchen Closet	2,018	12	1		2,068												2,781	
Total 23000 - Mechanical Equipment	12,319				12,627												2,781	
24000 - Furnishings																		
400 - Miscellaneous Clubhouse	5,600	10	1		5,740										7,348			
Total 24000 - Furnishings	5,600				5,740										7,348			
24600 - Safety / Access																		
520 - Card Readers 4 Gates & Clubhouse	12,792	10	7								15,206							
Total 24600 - Safety / Access	12,792										15,206							
25000 - Flooring																		
220 - Carpeting 60 Sq. Yds. Clubhouse	2,621	10	1		2,686										3,439			
Total 25000 - Flooring	2,621				2,686										3,439			
27000 - Appliances																		

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202 - Refrigerator Clubhouse	1,342	10	2		1,410										1,804		
224 - 4-Burner Stove & Oven Clubhouse- GE Electric Profile Model	3,359	20	9									4,195					
244 - Dishwasher Clubhouse	1,342	10	1	1,375										1,760			
742 - Microwave Oven Clubhouse	676	15	4				746										
Total 27000 - Appliances	6,718			1,375	1,410		746					4,195		1,760	1,804		
Total [Dunbarton Clubhouse Areas] Expenditures Inflated @ 2.50%				26,605	31,387	18,418	19,343	12,211		19,842	1,774	58,171		16,955	22,358	10,405	40,316
00040 - Elmhurst Cabana Areas																	
02000 - Concrete																	
408 - Pool Deck Cabana- Ongoing Repairs	1,456	5	3			1,568					1,774					2,007	
Total 02000 - Concrete	1,456					1,568					1,774					2,007	
03000 - Painting: Exterior																	
138 - Surface Restoration Cabana & Pool Fence	2,912	6	5					3,295						3,821			
Total 03000 - Painting: Exterior	2,912							3,295						3,821			
03500 - Painting: Interior																	
920 - Miscellaneous All Rooms	5,148	10	2		5,409											6,923	
Total 03500 - Painting: Interior	5,148				5,409											6,923	
05000 - Roofing																	
462 - Pitched: Dimensional Composition 11 Squares- Elmhurst Cabana	14,758	30	16														
Total 05000 - Roofing	14,758																
08000 - Rehab																	
230 - General Restrooms	49,275	20	1		50,507												
234 - General Elmhurst- Gardeners Rstrm & Entry	8,086	20	17														
Total 08000 - Rehab	57,361				50,507												
12000 - Pool																	
106 - Resurface 159 lf Elmhurst Pool	17,363	12	11											22,781			
206 - Edge: Tile, Coping, Mastic 159 lf Elmhurst Pool	5,268	12	11											6,912			
608 - Deck: Re-Surface 2,900 sf Elmhurst Pool Area	69,368	30	22														
712 - Equipment: Replacement Elmhurst Pool Equipment (50%)	3,900	5	4				4,305					4,871					5,511
960 - Furniture: Misc Lounges, Tables & Chairs	6,297	10	5					7,125									
996 - Miscellaneous Signage- Elmhurst	1,295	12	1	1,327												1,785	
Total 12000 - Pool	103,490			1,327			4,305	7,125				4,871		29,693		1,785	5,511

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17000 - Tennis Court																	
106 - Reseal 2 Elmhurst	13,437	7 1		13,773							16,371						
310 - Miscellaneous 3 Tennis Court Awning & Benches	3,744	16 1		3,838													
504 - Resurface 2 Elmhurst	53,758	21 18															
Total 17000 - Tennis Court	70,938			17,610							16,371						
19000 - Fencing																	
134 - Chain Link: 10' 476 If Elmhurst Tennis Courts	21,782	25 7								25,892							
204 - Wrought Iron 260 If Elmhurst Pool	28,392	25 17															
Total 19000 - Fencing	50,174									25,892							
23000 - Mechanical Equipment																	
606 - Water Heater Elmhurst CH- 50 US Gallon	2,018	12 2			2,120												2,851
Total 23000 - Mechanical Equipment	2,018				2,120												2,851
24600 - Safety / Access																	
524 - Card Readers 2 Gates & Clubhouse	7,888	10 7								9,377							
Total 24600 - Safety / Access	7,888									9,377							
Total [Elmhurst Cabana Areas] Expenditures Inflated @ 2.50%				69,445	7,528	1,568	4,305	10,419		35,268	18,145	4,871		33,514	6,923	3,792	8,361
00045 - Commons Tennis Ct Area																	
17000 - Tennis Court																	
104 - Reseal 2 Commons	13,437	7 1		13,773							16,371						
308 - Miscellaneous Tennis Court Awning & Bench	2,688	16 2			2,825												
502 - Resurface 2 Commons	53,758	21 1		55,102													
Total 17000 - Tennis Court	69,883			68,874	2,825						16,371						
19000 - Fencing																	
132 - Chain Link: 10' 470 If Commons Tennis Courts	21,507	25 11												28,219			
Total 19000 - Fencing	21,507													28,219			
Total [Commons Tennis Ct Area] Expenditures Inflated @ 2.50%				68,874	2,825						16,371			28,219			
00050 - Grounds																	
01000 - Paving																	
100 - Asphalt: Sealing 70,541 sf Zone 1 / W/ CH D.Way, Pkgng- 2-Coats	14,949	5 0	14,949					16,913					19,136				
114 - Asphalt: Sealing 60,092 sf Zone 2- 2 Coats	12,734	5 0	12,734					14,408					16,301				
124 - Asphalt: Sealing 113,674 sf Zone 3, 4- 2 Coats	24,089	5 0	24,089					27,255					30,836				

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142 - Asphalt: Sealing 109,237 sf Zone 5, 6- 2 Coats	23,149	5 0	23,149						26,191					29,633				
152 - Asphalt: Sealing 32,877 sf Zone 7- 2 Coats	6,967	5 0	6,967						7,883					8,919				
182 - Asphalt: Sealing 64,975 sf PS- Elmhurst- 2 Coats	14,457	5 1			14,818					16,765					18,968			
186 - Asphalt: Sealing 71,000 sf PS- Dunbarton- 2 Coats	15,797	5 1			16,192					18,320					20,727			
200 - Asphalt: Ongoing Repairs 70,541 sf Zone 1 (5%)	17,398	5 0	17,398						19,684					22,271				
210 - Asphalt: Ongoing Repairs 60,092 sf Zone 2 (5%)	14,821	5 0	14,821						16,769					18,972				
220 - Asphalt: Ongoing Repairs 113,674 sf Zone 3, 4 (5%)	28,036	5 0	28,036						31,720					35,888				
240 - Asphalt: Ongoing Repairs 109,237 sf Zone 5, 6 (5%)	26,941	5 0	26,941						30,481					34,487				
250 - Asphalt: Ongoing Repairs 32,877 sf Zone 7 (5%)	8,109	5 0	8,109						9,175					10,380				
280 - Asphalt: Ongoing Repairs PS- All Private Streets- Yearly Repairs	4,000	1 1			4,100	4,203	4,308	4,415	4,526	4,639	4,755	4,874	4,995	5,120	5,248	5,380	5,514	5,652
282 - Asphalt: Ongoing Repairs 64,975 PS- Elmhurst Ongoing (5%)	17,283	5 1			17,715					20,043					22,677			
286 - Asphalt: Ongoing Repairs 71,000 PS- Dunbarton Ongoing (5%)	18,885	5 1			19,358					21,901					24,779			
300 - Asphalt: Mill & Inlay 70,541 sf Zone 1 / W/ CH Driveway & Pkng	352,705	15 14																498,363
310 - Asphalt: Overlay 60,092 sf Zone 2	240,368	15 7									285,722							
320 - Asphalt: Overlay 113,674 sf Zone 3, 4	454,696	15 7									540,491							
340 - Asphalt: Overlay 109,237 sf Zone 5, 6	436,948	15 7									519,394							
350 - Asphalt: Overlay 32,877 sf Zone 7	164,385	15 2			172,707													
380 - Asphalt: Overlay 64,975 sf PS- Elmhurst Circle- 2010 Last Done	189,201	15 14																267,337
382 - Asphalt: Overlay 71,000 sf PS- Dunbarton Circle	206,746	15 14																292,126
Total 01000 - Paving	2,292,666			177,194	72,183	176,909	4,308	4,415	205,004	81,668	1,350,361	4,874	4,995	231,944	92,400	5,380	5,514	1,063,478
02000 - Concrete																		
200 - Sidewalks, Curbs & Gutters 307,641 sf Public Streets- On-going (0.46%)	140,712	2 1			144,230		151,531		159,203		167,262		175,730		184,626		193,973	
208 - Sidewalks, Curbs & Gutters 307,641 sf All Areas- On-going (1%)	10,654	1 1			10,921	11,194	11,473	11,760	12,054	12,356	12,665	12,981	13,306	13,638	13,979	14,329	14,687	15,054
209 - Sidewalks, Curbs & Gutters 2022 Only[nr:1]	995	1 0			995													
Total 02000 - Concrete	152,361			995	155,150	11,194	163,005	11,760	171,257	12,356	179,927	12,981	189,036	13,638	198,606	14,329	208,660	15,054
04000 - Structural Repairs																		
550 - Bridge Maintenance Zone 1 Common Area	2,059	22 14																2,910

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	Cost	Remaining																	
Total 04000 - Structural Repairs	2,059																		2,910
18000 - Landscaping																			
100 - Irrigation: Misc. Misc. Irrigation Repairs	29,552	1	5							33,435	34,271	35,128	36,006	36,906	37,829	38,774	39,744	40,737	41,756
101 - Irrigation: Misc. Misc. Irrigation Repairs (2022 Only)[nr:1]	58,000	1	0	58,000															
103 - Irrigation: Misc. Misc. Irrigation Repairs (2023 Only)[nr:1]	100,000	10	1		102,500														
105 - Irrigation: Misc. Misc. Irrigation Repairs (2024 Only)[nr:1]	100,000	10	2			105,063													
107 - Irrigation: Misc. Misc. Irrigation Repairs (2025 Only)[nr:1]	100,000	10	3				107,689												
109 - Irrigation: Misc. Misc. Irrigation Repairs (2026 Only)[nr:1]	100,000	10	4					110,381											
154 - Irrigation: Controllers 542 Irrigation Controller Station Upgrade	75,018	12	11													98,431			
200 - Irrigation: Valves Valve/Head Repl-Turf/Shrub Split-Zones: 3, 4	353,800	20	1		362,645														
210 - Irrigation: Valves Valve/Head Repl-Turf/Shrub Split-Zones: 5, 6	402,400	20	2			422,772													
220 - Irrigation: Valves Valve/Head Repl-Turf/Shrub Split-Zones: 1, 2, 7	232,600	20	3				250,485												
364 - Tree Maintenance Tree Pruning & Forest Health Management	155,584	1	0	155,584	159,474	163,460	167,547	171,736	176,029	180,430	184,940	189,564	194,303	199,161	204,140	209,243	214,474	219,836	
368 - Tree Maintenance Tree Removals	112,320	1	0	112,320	115,128	118,006	120,956	123,980	127,080	130,257	133,513	136,851	140,272	143,779	147,374	151,058	154,834	158,705	
372 - Tree Maintenance Tree Replacements	15,808	1	0	15,808	16,203	16,608	17,023	17,449	17,885	18,332	18,791	19,261	19,742	20,236	20,741	21,260	21,792	22,336	
376 - Tree Maintenance Tree Grade Repairs for Removal Sites	24,960	1	0	24,960	25,584	26,224	26,879	27,551	28,240	28,946	29,670	30,411	31,172	31,951	32,750	33,568	34,408	35,268	
380 - Tree Maintenance Tree Contingency	30,576	1	0	30,576	31,340	32,124	32,927	33,750	34,594	35,459	36,345	37,254	38,185	39,140	40,118	41,121	42,149	43,203	
430 - Irrigation: Misc. Water Wise Renovation Zones: 3, 4	350,000	30	1		358,750														
436 - Irrigation: Misc. Water Wise Renovation Zones: 5, 6	402,400	30	2			422,772													
442 - Irrigation: Misc. Water Wise Renovation Zones: 1, 2, 7	233,000	30	3				250,916												
490 - Bark Replacement Bark Replacement	31,200	1	0	31,200	31,980	32,779	33,599	34,439	35,300	36,182	37,087	38,014	38,965	39,939	40,937	41,961	43,010	44,085	
530 - Plant Replacement Plant Replacement	26,624	1	0	26,624	27,290	27,972	28,671	29,388	30,123	30,876	31,648	32,439	33,250	34,081	34,933	35,806	36,701	37,619	
920 - Miscellaneous Fall Overseeding	17,472	1	0	17,472	17,909	18,357	18,815	19,286	19,768	20,262	20,769	21,288	21,820	22,366	22,925	23,498	24,085	24,687	
924 - Miscellaneous Contingency- Emergency & Misc	12,542	1	0	12,542	12,856	13,177	13,507	13,844	14,191	14,545	14,909	15,282	15,664	16,055	16,457	16,868	17,290	17,722	

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Reserve Component	Current Replacement	Life Useful /	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
928 - Miscellaneous Landscape Drains	32,760	1 0	32,760	33,579	34,418	35,279	36,161	37,065	37,992	38,941	39,915	40,913	41,936	42,984	44,059	45,160	46,289
Total 18000 - Landscaping	2,996,616		517,846	1,295,238	1,433,732	1,104,294	617,966	553,709	567,552	581,740	596,284	611,191	626,471	740,563	658,186	674,641	691,507
19000 - Fencing																	
140 - Miscellaneous Storage Lot Fence	15,678	25 14															22,153
340 - Wood: 6' 218 If 1425 University Dr At Neighboring Complex	7,935	18 17															
Total 19000 - Fencing	23,613																22,153
20000 - Lighting																	
100 - Exterior: Misc. Fixtures 640 Fixtures Approx. Total- Conversion to LED	45,261	12 8									55,146						
110 - Exterior: Misc. Fixtures 640 Fixtures Approx. Ongoing Maintenance	13,118	1 1		13,445	13,782	14,126	14,479	14,841	15,212	15,593	15,982	16,382	16,792	17,211	17,642	18,083	18,535
111 - Exterior: Misc. Fixtures 2022 Only[nr:1]	20,000	1 0	20,000														
Total 20000 - Lighting	78,378		20,000	13,445	13,782	14,126	14,479	14,841	15,212	15,593	71,128	16,382	16,792	17,211	17,642	18,083	18,535
21000 - Signage																	
200 - Street Signs 53 Alley Signage /Private Property/Tow	14,607	15 2			15,346												
204 - Monument 60 Wooden Alley Address Sign Holders	38,064	25 22															
712 - Lollipop 35 Speed Limit Signage Inserts	4,368	15 3				4,704											
Total 21000 - Signage	57,039				15,346	4,704											
30000 - Miscellaneous																	
990 - Utilities PS- Neighborhood Clean-up	1,716	1 1		1,759	1,803	1,848	1,894	1,941	1,990	2,040	2,091	2,143	2,197	2,252	2,308	2,366	2,425
992 - Utilities Underground	50,440	1 1		51,701	52,994	54,318	55,676	57,068	58,495	59,957	61,456	62,993	64,567	66,182	67,836	69,532	71,270
993 - Utilities 2022 Only[nr:1]	68,000	1 0	68,000														
Total 30000 - Miscellaneous	120,156		68,000	53,460	54,796	56,166	57,570	59,010	60,485	61,997	63,547	65,136	66,764	68,433	70,144	71,898	73,695
Total [Grounds] Expenditures Inflated @ 2.50%			784,035	1,589,476	1,705,759	1,346,602	706,191	1,003,821	737,273	2,189,618	748,814	886,740	955,608	1,117,213	765,680	978,795	1,887,331
00060 - Administrative																	
31000 - Reserve Study																	
100 - 3 Year Update with Site Visit On-going	6,240	3 2			6,556			7,060			7,603			8,187			8,817
500 - Annual Update Updates W/Out Site Visit	1,000	1 0	1,000	1,025	1,051	1,077	1,104	1,131	1,160	1,189	1,218	1,249	1,280	1,312	1,345	1,379	1,413
Total 31000 - Reserve Study	7,240		1,000	1,025	7,607	1,077	1,104	8,191	1,160	1,189	8,821	1,249	1,280	9,500	1,345	1,379	10,230
32000 - Undesignated																	
100 - Miscellaneous Reserve Items	8,320	1 0	8,320	8,528	8,741	8,960	9,184	9,413	9,649	9,890	10,137	10,391	10,650	10,917	11,189	11,469	11,756
Total 32000 - Undesignated	8,320		8,320	8,528	8,741	8,960	9,184	9,413	9,649	9,890	10,137	10,391	10,650	10,917	11,189	11,469	11,756

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Total [Administrative] Expenditures Inflated @ 2.50%			9,320	9,553	16,348	10,037	10,288	17,605	10,808	11,079	18,958	11,639	11,930	20,416	12,534	12,848	21,986
Total Expenditures Inflated @ 2.50%			2,394,211	3,765,658	4,273,846	1,851,881	1,211,440	1,513,771	2,368,547	4,055,645	2,803,658	1,564,412	1,498,861	1,818,348	3,412,779	3,777,460	4,410,063
Total Current Replacement Cost	41,024,548																

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Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
00010 - Unit Exteriors															
03000 - Painting: Exterior															
120 - Surface Restoration 171 Homes- Phase 1 of 3				546,270						633,506					
122 - Surface Restoration 217 Homes- Phase 2 of 3					815,370						945,580				
126 - Surface Restoration 202 Homes- Phase 3 of 3- Future						777,984						902,222			
190 - Miscellaneous Construction Management: Color Consultant Only			5,966												
198 - Supervision Construction Mgmt- Pre-Cycle Eval.		8,312								10,128					
200 - Supervision 171 CM- Future Painting, Siding- PH 1				137,298						159,224					
208 - Supervision 217 CM- Future Painting, Siding- PH 2					178,588						207,107				
210 - Supervision 202 CM- Future Painting, Siding- PH 3						170,399						197,611			
350 - Touch-Up Building Touch Up As Needed	16,221	16,626	17,042	17,468	17,904	18,352	18,811	19,281	19,763	20,257	20,764	21,283	21,815	22,360	22,919
920 - Power Washing 171 Units- Brick Work Wash &			12,628	12,944	13,268										
924 - Power Washing 217 Units- Brick Work Wash & Seal				49,278											
926 - Power Washing 202 Units- Brick Work Wash & Seal					47,018										
Total 03000 - Painting: Exterior	16,221	24,938	35,636	763,258	1,072,148	966,735	18,811	19,281	19,763	823,115	1,173,450	1,121,116	21,815	22,360	22,919
04000 - Structural Repairs															
204 - Wood: Siding & Trim On-going Repairs- Yearly Work Orders, Etc.	192,144	196,947	201,871	206,918	212,091	217,393	222,828	228,399	234,108	239,961	245,960	252,109	258,412	264,872	271,494
210 - Wood: Siding & Trim 171 2008 Siding Project- Long Term									2,703,545						
212 - Wood: Siding & Trim 217 2009 Siding Project- Long Term										3,516,585					
214 - Wood: Siding & Trim 202 2010 Siding Project- Long Term											3,355,341				
220 - Wood: Siding & Trim 171 Homes- Ongoing Siding Project w Paint 1				1,044,408						1,211,193					
230 - Wood: Siding & Trim 217 Homes- Ongoing Siding Project w Paint 2					970,507						1,125,491				
232 - Wood: Siding & Trim 202 Homes- Ongoing Siding Project w Paint 3						926,007						1,073,884			
290 - Miscellaneous Construction Management- Phase I															
294 - Miscellaneous Construction Management- Phase II															
298 - Miscellaneous Construction Management- Phase III															
Total 04000 - Structural Repairs	192,144	196,947	201,871	1,251,326	1,182,598	1,143,400	222,828	228,399	2,937,654	4,967,740	4,726,792	1,325,994	258,412	264,872	271,494

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Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
05000 - Roofing															
200 - Low Slope: BUR 32 Squares- Small Flats- Done 2009			70,389												
206 - Low Slope: BUR 8 Squares- Small Flats- Done 2006		17,168													
212 - Low Slope: BUR 80 Squares- Large Flats- 2009			175,972												
216 - Low Slope: BUR 4 Squares- Small Flats- Done 2009			8,799												
220 - Low Slope: BUR 8 Squares- Small Flats- Done 2008		17,168													
400 - Pitched: Dimensional Composition 3,257 Squares- 2000 Thru 2003- 199 Homes[se:4]				2,489,614	2,551,854	2,615,651	2,681,042								
420 - Pitched: Dimensional Composition 2004 Roofing Project							4,536,751								
440 - Pitched: Dimensional Composition 1,853 Squares- 2005 Roofing Project[se:2]								3,205,081	3,285,208						
444 - Pitched: Dimensional Composition 2,098 Squares- 2006 Roofing Project[se:2]										3,812,561	3,907,875				
466 - Pitched: Dimensional Composition 1,650 Squares- 2007 Roofing Project[se:2]													3,150,235	3,228,991	
690 - Gutters / Downspouts 2004															
692 - Gutters / Downspouts 2005															
694 - Gutters / Downspouts 2006															
696 - Gutters / Downspouts 2007	243,307														
700 - Gutters / Downspouts 1,484 lf 2008		41,240													
702 - Gutters / Downspouts 994 lf 2009			28,314												
704 - Gutters / Downspouts 10,741 lf 2010				313,603											
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															
826 - Beam Replacement 2007- Roofing-w/ 70% inc. due to related siding	446,062														
838 - Hog Valleys 2000 - 2003 Roofing Project Midcycle															

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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	71,094	72,871	74,693	76,561	78,475	80,436	82,447	84,508	86,621	88,787	91,006	93,282	95,614	98,004	100,454
930 - Miscellaneous 590 Major Repairs to Extend Life[nr:1]															
Total 05000 - Roofing	760,464	148,448	358,167	2,879,778	2,630,329	2,696,087	2,763,489	4,621,259	3,291,702	3,373,995	3,903,567	4,001,157	3,245,849	3,326,995	100,454
19000 - Fencing															
300 - Wood 22,881 lf Patios (33%)[se:3]		227,453	233,139	238,968						277,129	284,058	291,159			
304 - Wood 1,900 lf Interior Patio Party Fence (20%)[se:2]			41,493	42,530							50,555	51,819			
350 - Wood: Repair On-going Repairs Per Year	52,718	54,036	55,387	56,772	58,191	59,646	61,137	62,665	64,232	65,838	67,484	69,171	70,900	72,672	74,489
351 - Wood: Repair On-going Repairs Per Year (2022 Only)[nr:1]															
Total 19000 - Fencing	52,718	281,489	330,019	338,269	58,191	59,646	61,137	62,665	64,232	342,967	402,096	412,148	70,900	72,672	74,489
21000 - Signage															
400 - Unit Address Plaques 590 Units with 2 at each															
Total 21000 - Signage															
Total [Unit Exteriors] Expenditures Inflated @ 2.50%	1,021,546	651,822	925,692	5,232,631	4,943,266	4,865,868	3,066,265	4,931,604	6,313,351	9,507,816	10,205,906	6,860,414	3,596,976	3,686,900	469,357
00020 - Main Clubhouse Areas															
02000 - Concrete															
400 - Pool Deck Main Clubhouse- Ongoing Repairs				2,255					2,551					2,886	
Total 02000 - Concrete				2,255					2,551					2,886	
03000 - Painting: Exterior															
130 - Surface Restoration Main Clubhouse				26,204										33,544	
400 - Wrought Iron 258 lf Pool Perimeter Fence			4,396						5,098						5,912
Total 03000 - Painting: Exterior			4,396	26,204					5,098					33,544	5,912
03500 - Painting: Interior															
300 - Clubhouse 11,806 sf Clubhouse Interior								31,707							
Total 03500 - Painting: Interior								31,707							
04000 - Structural Repairs															
200 - Wood: Siding & Trim Clubhouse Siding & Trim Replace														144,944	

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Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
302 - Awnings Clubhouse Pool Awning								10,026							
900 - Door: Hardware 17 Clubhouse- Exit Doors & Pool Pedestrian Gates								32,872							
912 - Doors Clubhouse Restroom Hall Exterior Door									5,454						
914 - Doors 12 Exterior Storefront Door Sets		55,061													
918 - Doors 17 Clubhouse- Interior Doors			28,920												
922 - Steel Doors 2 Exterior Storage Room Metal Doors															
Total 04000 - Structural Repairs		55,061	28,920					42,899	5,454					144,944	
05000 - Roofing															
208 - Low Slope: BUR 6 Squares- Clubhouse- Vinyl		29,921													
460 - Pitched: Dimensional Composition 44 Squares- Clubhouse- 44 Squares		101,896													
Total 05000 - Roofing		131,817													
08000 - Rehab															
094 - General Professional Fees															
100 - General Clubhouse- Lounge: Skylights & Windows															
102 - General Clubhouse- Living Rm & Kitchen Furnishings (50%)								51,577							
112 - General Clubhouse- Card Room Misc. (50%)								14,460							
116 - General Clubhouse Card Room- Counter & Cabinets			30,675												
138 - General Clubhouse- Entry Area- Furnishings- 50% (50%)								2,892							
150 - General Lobby Administration Office (50%)								13,495							
156 - General Clubhouse- Manager's Office (50%)								6,748							
160 - General Clubhouse- Gym (50%)								14,460							
180 - General 2 Clubhouse- 2 Restrooms								161,959							
190 - General Clubhouse-Assistant Community Manager Office (50%)		4,156										5,320			
192 - General Clubhouse- Audio Room (50%)		2,493										3,192			
194 - General Kitchen Rehab			78,388												
344 - General 2013 Contingency															

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Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Total 08000 - Rehab		6,650	109,063					265,592				8,512			
12000 - Pool															
100 - Resurface 116 If Clubhouse Main Pool									22,353						
102 - Resurface 176 If Clubhouse Lap Pool							41,229								
200 - Edge: Tile, Coping, Mastic 116 If Clubhouse Main Pool									16,673						
202 - Edge: Tile, Coping, Mastic 176 If Clubhouse Lap Pool							16,601								
600 - Miscellaneous 10,526 sf Replace Concrete Pool Deck								414,614							
700 - Equipment: Replacement Main Pool Equipment (50%)					6,235					7,054					7,981
704 - Equipment: Replacement Lap Pool Equipment (50%)					6,235					7,054					7,981
712 - Miscellaneous On-going Annual Pool Mechanical Repairs	5,543	5,681	5,824	5,969	6,118	6,271	6,428	6,589	6,754	6,922	7,095	7,273	7,455	7,641	7,832
713 - Miscellaneous Annual Pool Mechanical Repairs (2022 Only)[nr:1]															
910 - Furniture: Chairs 28 Clubhouse								5,916							
916 - Furniture: Lounges 18 Clubhouse								24,171							
920 - Furniture: Tables 6 Clubhouse								5,747							
940 - Furniture: Misc 4 Clubhouse- Umbrellas Stands								1,182							
942 - Furniture: Misc 4 Clubhouse- Umbrellas			2,785								3,393				
990 - Miscellaneous 2012 Misc. Safety, Caps, Water Quality, etc.					32,229										41,256
994 - Miscellaneous Signage- Main CH		1,992												2,678	
Total 12000 - Pool	5,543	7,673	8,609	5,969	50,817	6,271	64,258	458,219	45,779	21,030	10,489	7,273	7,455	10,319	65,050
13000 - Spa															
100 - Resurface Main Clubhouse			9,756						11,314						13,121
120 - Tile Main CH Spa			5,539						6,423						7,449
700 - Equipment Main CH Spa Equipment (50%)					6,235				7,054						7,981
780 - Heater Main Clubhouse- Spa Heater						9,671								11,783	
Total 13000 - Spa			15,295		6,235	9,671			17,737	7,054				11,783	28,551
14000 - Recreation															
200 - Exercise: Treadmill Matrix Commercial Series		6,114					6,917					7,826			
204 - Exercise: Treadmill Matrix Commercial Series		6,176					6,987					7,905			

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Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
212 - Exercise: Miscellaneous Equip. 2 Matrix Recumbent Bike							11,284								
218 - Miscellaneous Matrix Elliptical Machine					10,740						12,456				
222 - Exercise: Weight Machine Matrix Hoist & Press H2200												12,767			
224 - Miscellaneous Stair Climber					5,370						6,228				
226 - Miscellaneous Upright Cycle					3,940						4,570				
230 - Exercise: Miscellaneous Equip. Weight Bench							1,502								
860 - Television Fitness Room- LG 42" TV					1,430						1,658				
864 - Television Library- LG 32" TV					1,081						1,253				
Total 14000 - Recreation		12,289			22,561		26,691				26,164	28,498			
17000 - Tennis Court															
100 - Reseal 4 Main Clubhouse				77,858										99,665	
306 - Miscellaneous Tennis Court Awning & Bench				4,193											
500 - Resurface 4 Main Clubhouse				166,260											
Total 17000 - Tennis Court				248,311										99,665	
19000 - Fencing															
130 - Chain Link: 10' 770 If Main Clubhouse Tennis Courts															
200 - Wrought Iron 258 If Main Clubhouse			42,869												
340 - Wood: 6' 28 If Trash & Roof Access Enclosure														2,791	
Total 19000 - Fencing			42,869											2,791	
20000 - Lighting															
260 - Bollard Lights 6 Clubhouse Front															
Total 20000 - Lighting															
22000 - Office Equipment															
200 - Computers, Misc. Clubhouse Office Laptop			1,582				1,747				1,928				2,128
Total 22000 - Office Equipment			1,582				1,747				1,928				2,128
23000 - Mechanical Equipment															
200 - HVAC 4 Lennox Units- Clubhouse- A/C		65,553													
210 - HVAC 4 Units Clubhouse- Heating		73,149													
600 - Water Heater Clubhouse- State Select Water Heater												3,834			
Total 23000 - Mechanical Equipment		138,703										3,834			

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Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
24000 - Furnishings															
610 - Office 13 Office Desk/Guest Chairs		9,032												12,147	
910 - Window Coverings Clubhouse								7,708							
Total 24000 - Furnishings		9,032						7,708						12,147	
24500 - Audio / Visual															
142 - Miscellaneous Clubhouse Audio/Video Upgrades		54,545										69,823			
Total 24500 - Audio / Visual		54,545										69,823			
24600 - Safety / Access															
140 - Security System Clubhouse Security System/Entry Access								79,803							
Total 24600 - Safety / Access								79,803							
25000 - Flooring															
200 - Carpeting 298 Sq. Yds. Clubhouse								64,026							
224 - Carpeting 15 Sq. Yds. Assistant Community Manager Office						3,067									
400 - Tile 295 sf Kitchen															
600 - Vinyl 19 Sq. Yds. Clubhouse Restrooms		1,431											1,924		
608 - Vinyl 53 Sq. Yds. Lobby															
612 - Vinyl 6 Sq. Yds. Audio/Video Room															
Total 25000 - Flooring		1,431				3,067		64,026					1,924		
26000 - Outdoor Equipment															
900 - Miscellaneous Outdoor Ping Pong Table										1,411					
Total 26000 - Outdoor Equipment										1,411					
27000 - Appliances															
144 - Drinking Fountain 2 Drinking Fountains								10,026							
200 - Refrigerator Clubhouse- GE Profile								3,849							
204 - Refrigerator Clubhouse- Frigidaire Caterer's Refrigerator								4,816							
220 - 4-Burner Stove & Oven Clubhouse- Whirlpool Stove & Oven															
240 - Dishwasher Clubhouse- Whirlpool Dishwasher								2,310							
740 - Microwave Oven Clubhouse								1,540							
950 - Ice Machine Clubhouse- Scotman								6,168							
998 - Miscellaneous Kitchen Aid Warming Oven								1,737							

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Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Total 27000 - Appliances								30,446							
Total [Main Clubhouse Areas] Expenditures Inflated @ 2.50%	6,974	415,770	210,735	282,739	79,613	19,010	92,696	980,400	76,619	29,495	38,581	117,940	9,379	318,079	101,642
00030 - Dunbarton Clubhouse Areas															
02000 - Concrete															
404 - Pool Deck				2,271					2,569					2,907	
Clubhouse Pool- Ongoing Repairs															
Total 02000 - Concrete				2,271					2,569					2,907	
03000 - Painting: Exterior															
136 - Surface Restoration			5,111						5,928						6,874
Clubhouse & Pool Fence															
Total 03000 - Painting: Exterior			5,111						5,928						6,874
03500 - Painting: Interior															
900 - Miscellaneous			6,199				6,843				7,553				8,337
Clubhouse- Dunbarton All Rooms															
Total 03500 - Painting: Interior			6,199				6,843				7,553				8,337
04000 - Structural Repairs															
908 - Door: Hardware													4,355		
2 Pool Gates & Clubhouse															
Total 04000 - Structural Repairs													4,355		
05000 - Roofing															
464 - Pitched: Dimensional Composition		39,832													
20 Squares- Clubhouse															
Total 05000 - Roofing		39,832													
08000 - Rehab															
200 - Restrooms									9,873						
Clubhouse- 2 Restrooms															
220 - General															14,898
Clubhouse Interior															
222 - General															9,162
Cabana- Lighting Project															
224 - General															22,921
Clubhouse- Kitchen															
Total 08000 - Rehab									9,873						46,981
12000 - Pool															
104 - Resurface												30,712			
148 If Dunbarton Pool															
204 - Edge: Tile, Coping, Mastic												16,097			
104 If Dunbarton Pool															
604 - Deck: Re-Surface								139,353							
3,384 sf Clubhouse Pool Area															
704 - Equipment: Replacement					6,235					7,054					7,981
Dunbarton Pool Equipment (50%)															
730 - Heater						8,981								10,942	
Pool Heater															
960 - Furniture: Misc	4,865										6,228				
Lounges, Tables & Chairs															
995 - Miscellaneous		2,324												3,125	
Signage															

See Section VI-b for Excluded Components

Nepenthe Association
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Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Total 12000 - Pool	4,865	2,324			6,235	8,981		139,353		7,054	6,228	46,809		14,067	7,981
13000 - Spa															
102 - Resurface Dunbarton Spa	9,286						10,769						12,489		
120 - Tile Dunbarton Spa	5,272						6,114						7,090		
704 - Equipment Dunbarton Spa Equipment (50%)			5,934					6,714					7,596		
782 - Heater Clubhouse Attached Equipment Rm						9,671								11,783	
Total 13000 - Spa	14,558		5,934			9,671	16,882	6,714					27,175	11,783	
19000 - Fencing															
202 - Wrought Iron 146 lf Pool Perimeter			24,259												
Total 19000 - Fencing			24,259												
23000 - Mechanical Equipment															
300 - HVAC Trane Central Furnace- Dunbarton		15,292													
604 - Water Heater Dunbarton CH Kitchen Closet											3,741				
Total 23000 - Mechanical Equipment		15,292									3,741				
24000 - Furnishings															
400 - Miscellaneous Clubhouse							9,406								
Total 24000 - Furnishings							9,406								
24600 - Safety / Access															
520 - Card Readers 4 Gates & Clubhouse			19,465										24,916		
Total 24600 - Safety / Access			19,465										24,916		
25000 - Flooring															
220 - Carpeting 60 Sq. Yds. Clubhouse							4,402								
Total 25000 - Flooring							4,402								
27000 - Appliances															
202 - Refrigerator Clubhouse								2,310							
224 - 4-Burner Stove & Oven Clubhouse- GE Electric Profile Model														6,874	
244 - Dishwasher Clubhouse							2,253								
742 - Microwave Oven Clubhouse					1,081										
Total 27000 - Appliances					1,081		2,253	2,310							6,874
Total [Dunbarton Clubhouse Areas] Expenditures Inflated @ 2.50%	19,423	57,448	60,969	2,271	7,315	18,652	39,787	148,377	18,370	7,054	17,522	46,809	56,446	28,758	77,048

00040 - Elmhurst Cabana Areas

02000 - Concrete

See Section VI-b for Excluded Components

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Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
408 - Pool Deck Cabana- Ongoing Repairs				2,271					2,569					2,907	
Total 02000 - Concrete				2,271					2,569					2,907	
03000 - Painting: Exterior															
138 - Surface Restoration Cabana & Pool Fence			4,431						5,139						5,959
Total 03000 - Painting: Exterior			4,431						5,139						5,959
03500 - Painting: Interior															
920 - Miscellaneous All Rooms								8,863							
Total 03500 - Painting: Interior								8,863							
05000 - Roofing															
462 - Pitched: Dimensional Composition 11 Squares- Elmhurst Cabana		21,908													
Total 05000 - Roofing		21,908													
08000 - Rehab															
230 - General Restrooms							82,762								
234 - General Elmhurst- Gardeners Rstrm & Entry			12,304												
Total 08000 - Rehab			12,304				82,762								
12000 - Pool															
106 - Resurface 159 If Elmhurst Pool									30,639						
206 - Edge: Tile, Coping, Mastic 159 If Elmhurst Pool									9,295						
608 - Deck: Re-Surface 2,900 sf Elmhurst Pool Area								119,422							
712 - Equipment: Replacement Elmhurst Pool Equipment (50%)					6,235					7,054					7,981
960 - Furniture: Misc Lounges, Tables & Chairs	9,120										11,675				
996 - Miscellaneous Signage- Elmhurst											2,400				
Total 12000 - Pool	9,120				6,235			119,422	39,934	7,054	14,075				7,981
17000 - Tennis Court															
106 - Reseal 2 Elmhurst	19,460							23,132							27,497
310 - Miscellaneous 3 Tennis Court Awning & Benches			5,697												
504 - Resurface 2 Elmhurst				83,844											
Total 17000 - Tennis Court	19,460		5,697	83,844				23,132							27,497
19000 - Fencing															
134 - Chain Link: 10' 476 If Elmhurst Tennis Courts															
204 - Wrought Iron 260 If Elmhurst Pool			43,202												

See Section VI-b for Excluded Components

Nepenthe Association
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Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Total 19000 - Fencing			43,202												
23000 - Mechanical Equipment															
606 - Water Heater Elmhurst CH- 50 US Gallon												3,834			
Total 23000 - Mechanical Equipment												3,834			
24600 - Safety / Access															
524 - Card Readers 2 Gates & Clubhouse			12,003										15,365		
Total 24600 - Safety / Access			12,003										15,365		
Total [Elmhurst Cabana Areas] Expenditures Inflated @ 2.50%	28,581	21,908	77,637	86,114	6,235		82,762	151,417	47,642	7,054	14,075	3,834	15,365	2,907	41,437
00045 - Commons Tennis Ct Area															
17000 - Tennis Court															
104 - Reseal 2 Commons	19,460							23,132							27,497
308 - Miscellaneous Tennis Court Awning & Bench				4,193											
502 - Resurface 2 Commons								92,548							
Total 17000 - Tennis Court	19,460			4,193				115,680							27,497
19000 - Fencing															
132 - Chain Link: 10' 470 lf Commons Tennis Courts															
Total 19000 - Fencing															
Total [Commons Tennis Ct Area] Expenditures Inflated @ 2.50%	19,460			4,193				115,680							27,497
00050 - Grounds															
01000 - Paving															
100 - Asphalt: Sealing 70,541 sf Zone 1 / W/ CH D.Way, Pkng- 2-Coats	21,650					24,495					27,714				
114 - Asphalt: Sealing 60,092 sf Zone 2- 2 Coats	18,443					20,867					23,609				
124 - Asphalt: Sealing 113,674 sf Zone 3, 4- 2 Coats	34,889					39,473					44,660				
142 - Asphalt: Sealing 109,237 sf Zone 5, 6- 2 Coats	33,527					37,933					42,917				
152 - Asphalt: Sealing 32,877 sf Zone 7- 2 Coats	10,091					11,417					12,917				
182 - Asphalt: Sealing 64,975 sf PS- Elmhurst- 2 Coats		21,461				24,281					27,472				
186 - Asphalt: Sealing 71,000 sf PS- Dunbarton- 2 Coats		23,451				26,533					30,019				
200 - Asphalt: Ongoing Repairs 70,541 sf Zone 1 (5%)	25,197					28,509					32,255				
210 - Asphalt: Ongoing Repairs 60,092 sf Zone 2 (5%)	21,465					24,286					27,477				
220 - Asphalt: Ongoing Repairs 113,674 sf Zone 3, 4 (5%)	40,604					45,940					51,977				

See Section VI-b for Excluded Components

Nepenthe Association
30 Year Expense Forecast - Detailed
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Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
240 - Asphalt: Ongoing Repairs 109,237 sf Zone 5, 6 (5%)	39,019					44,146					49,947				
250 - Asphalt: Ongoing Repairs 32,877 sf Zone 7 (5%)	11,744					13,288					15,034				
280 - Asphalt: Ongoing Repairs PS- All Private Streets- Yearly Repairs	5,793	5,938	6,086	6,239	6,395	6,554	6,718	6,886	7,058	7,235	7,416	7,601	7,791	7,986	8,186
282 - Asphalt: Ongoing Repairs 64,975 PS- Elmhurst Ongoing (5%)		25,656					29,028					32,842			
286 - Asphalt: Ongoing Repairs 71,000 PS- Dunbarton Ongoing (5%)		28,036					31,720					35,888			
300 - Asphalt: Mill & Inlay 70,541 sf Zone 1 / W/ CH Driveway & Pkng															721,778
310 - Asphalt: Overlay 60,092 sf Zone 2								413,811							
320 - Asphalt: Overlay 113,674 sf Zone 3, 4								782,792							
340 - Asphalt: Overlay 109,237 sf Zone 5, 6								752,237							
350 - Asphalt: Overlay 32,877 sf Zone 7			250,131												
380 - Asphalt: Overlay 64,975 sf PS- Elmhurst Circle- 2010 Last Done															387,183
382 - Asphalt: Overlay 71,000 sf PS- Dunbarton Circle															423,086
Total 01000 - Paving	262,423	104,542	256,218	6,239	6,395	296,907	118,280	1,955,726	7,058	7,235	335,924	133,823	7,791	7,986	1,540,233
02000 - Concrete															
200 - Sidewalks, Curbs & Gutters 307,641 sf Public Streets- On-going (0.46%)	203,793		214,110		224,949		236,337		248,302		260,872		274,079		287,954
208 - Sidewalks, Curbs & Gutters 307,641 sf All Areas- On-going (1%)	15,430	15,816	16,212	16,617	17,032	17,458	17,895	18,342	18,801	19,271	19,752	20,246	20,752	21,271	21,803
209 - Sidewalks, Curbs & Gutters 2022 Only[nr:1]															
Total 02000 - Concrete	219,223	15,816	230,322	16,617	241,982	17,458	254,232	18,342	267,102	19,271	280,625	20,246	294,831	21,271	309,757
04000 - Structural Repairs															
550 - Bridge Maintenance Zone 1 Common Area															
Total 04000 - Structural Repairs															
18000 - Landscaping															
100 - Irrigation: Misc. Misc. Irrigation Repairs	42,800	43,870	44,966	46,090	47,243	48,424	49,634	50,875	52,147	53,451	54,787	56,157	57,561	59,000	60,475
101 - Irrigation: Misc. Misc. Irrigation Repairs (2022 Only)[nr:1]															
103 - Irrigation: Misc. Misc. Irrigation Repairs (2023 Only)[nr:1]															
105 - Irrigation: Misc. Misc. Irrigation Repairs (2024 Only)[nr:1]															

See Section VI-b for Excluded Components

Nepenthe Association
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Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
107 - Irrigation: Misc. Misc. Irrigation Repairs (2025 Only)[nr:1]															
109 - Irrigation: Misc. Misc. Irrigation Repairs (2026 Only)[nr:1]															
154 - Irrigation: Controllers 542 Irrigation Controller Station Upgrade										132,378					
200 - Irrigation: Valves Valve/Head Repl-Turf/Shrub Split-Zones: 3, 4							594,236								
210 - Irrigation: Valves Valve/Head Repl-Turf/Shrub Split-Zones: 5, 6								692,760							
220 - Irrigation: Valves Valve/Head Repl-Turf/Shrub Split-Zones: 1, 2, 7										410,448					
364 - Tree Maintenance Tree Pruning & Forest Health Management	225,332	230,965	236,739	242,658	248,724	254,942	261,316	267,849	274,545	281,409	288,444	295,655	303,047	310,623	318,388
368 - Tree Maintenance Tree Removals	162,673	166,740	170,908	175,181	179,560	184,049	188,651	193,367	198,201	203,156	208,235	213,441	218,777	224,246	229,852
372 - Tree Maintenance Tree Replacements	22,895	23,467	24,054	24,655	25,271	25,903	26,551	27,215	27,895	28,592	29,307	30,040	30,791	31,561	32,350
376 - Tree Maintenance Tree Grade Repairs for Removal Sites	36,150	37,053	37,980	38,929	39,902	40,900	41,922	42,970	44,045	45,146	46,274	47,431	48,617	49,833	51,078
380 - Tree Maintenance Tree Contingency	44,283	45,390	46,525	47,688	48,880	50,102	51,355	52,639	53,955	55,304	56,686	58,103	59,556	61,045	62,571
430 - Irrigation: Misc. Water Wise Renovation Zones: 3, 4															
436 - Irrigation: Misc. Water Wise Renovation Zones: 5, 6															
442 - Irrigation: Misc. Water Wise Renovation Zones: 1, 2, 7															
490 - Bark Replacement Bark Replacement	45,187	46,317	47,474	48,661	49,878	51,125	52,403	53,713	55,056	56,432	57,843	59,289	60,771	62,291	63,848
530 - Plant Replacement Plant Replacement	38,559	39,523	40,512	41,524	42,562	43,627	44,717	45,835	46,981	48,156	49,359	50,593	51,858	53,155	54,484
920 - Miscellaneous Fall Overseeding	25,305	25,937	26,586	27,250	27,932	28,630	29,346	30,079	30,831	31,602	32,392	33,202	34,032	34,883	35,755
924 - Miscellaneous Contingency- Emergency & Misc	18,165	18,619	19,085	19,562	20,051	20,552	21,066	21,593	22,132	22,686	23,253	23,834	24,430	25,041	25,667
928 - Miscellaneous Landscape Drains	47,446	48,632	49,848	51,094	52,372	53,681	55,023	56,399	57,809	59,254	60,735	62,254	63,810	65,405	67,040
Total 18000 - Landscaping	708,794	726,514	744,677	763,294	782,376	801,936	1,416,220	1,535,294	1,406,423	885,187	907,317	929,999	953,249	977,081	1,001,508
19000 - Fencing															
140 - Miscellaneous Storage Lot Fence															
340 - Wood: 6' 218 If 1425 University Dr At Neighboring Complex				12,074											
Total 19000 - Fencing				12,074											
20000 - Lighting															

See Section VI-b for Excluded Components

Nepenthe Association
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Reserve Component	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
100 - Exterior: Misc. Fixtures 640 Fixtures Approx. Total- Conversion to LED						74,165									
110 - Exterior: Misc. Fixtures 640 Fixtures Approx. Ongoing Maintenance	18,998	19,473	19,960	20,459	20,970	21,495	22,032	22,583	23,147	23,726	24,319	24,927	25,550	26,189	26,844
111 - Exterior: Misc. Fixtures 2022 Only[nr:1]															
Total 20000 - Lighting	18,998	19,473	19,960	20,459	20,970	95,660	22,032	22,583	23,147	23,726	24,319	24,927	25,550	26,189	26,844
21000 - Signage															
200 - Street Signs 53 Alley Signage /Private Property/Tow			22,226												
204 - Monument 60 Wooden Alley Address Sign Holders								65,530							
712 - Lollipop 35 Speed Limit Signage Inserts				6,813											
Total 21000 - Signage			22,226	6,813				65,530							
30000 - Miscellaneous															
990 - Utilities PS- Neighborhood Clean-up	2,485	2,547	2,611	2,676	2,743	2,812	2,882	2,954	3,028	3,104	3,181	3,261	3,342	3,426	3,512
992 - Utilities Underground	73,052	74,878	76,750	78,669	80,636	82,652	84,718	86,836	89,007	91,232	93,513	95,851	98,247	100,703	103,221
993 - Utilities 2022 Only[nr:1]															
Total 30000 - Miscellaneous	75,537	77,426	79,362	81,346	83,379	85,464	87,600	89,790	92,035	94,336	96,694	99,112	101,589	104,129	106,732
Total [Grounds] Expenditures Inflated @ 2.50%	1,284,976	943,771	1,364,838	894,766	1,135,102	1,297,425	1,898,364	3,687,265	1,795,767	1,029,754	1,644,878	1,208,107	1,383,011	1,136,656	2,985,074
00060 - Administrative															
31000 - Reserve Study															
100 - 3 Year Update with Site Visit On-going			9,495			10,225			11,011			11,858			12,770
500 - Annual Update Updates W/Out Site Visit	1,448	1,485	1,522	1,560	1,599	1,639	1,680	1,722	1,765	1,809	1,854	1,900	1,948	1,996	2,046
Total 31000 - Reserve Study	1,448	1,485	11,017	1,560	1,599	11,864	1,680	1,722	12,776	1,809	1,854	13,758	1,948	1,996	14,816
32000 - Undesignated															
100 - Miscellaneous Reserve Items	12,050	12,351	12,660	12,976	13,301	13,633	13,974	14,323	14,682	15,049	15,425	15,810	16,206	16,611	17,026
Total 32000 - Undesignated	12,050	12,351	12,660	12,976	13,301	13,633	13,974	14,323	14,682	15,049	15,425	15,810	16,206	16,611	17,026
Total [Administrative] Expenditures Inflated @ 2.50%	13,498	13,836	23,676	14,536	14,899	25,497	15,654	16,045	27,457	16,857	17,279	29,569	18,153	18,607	31,842
Total Expenditures Inflated @ 2.50%	2,394,458	2,104,555	2,663,547	6,517,250	6,186,431	6,226,451	5,195,527	0,030,787	8,279,206	0,598,031	1,938,240	8,266,673	5,079,331	5,191,907	3,733,897

30 Year Reserve Funding Plan Cash Flow Method

2022 Update- 2

Prepared for the 2023 Fiscal Year

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Beginning Balance	10,449,041	10,415,235	9,002,428	7,170,304	7,864,994	9,327,390	10,623,310	11,201,399	10,223,438	10,633,891
Inflated Expenditures @ 2.5%	2,394,211	3,765,658	4,273,846	1,851,881	1,211,440	1,513,771	2,368,547	4,055,645	2,803,658	1,564,412
Reserve Contribution	2,251,440	2,251,440	2,357,258	2,468,049	2,584,047	2,705,497	2,832,655	2,965,790	3,105,182	3,251,126
<i>Lots/month @ 590</i>	318.00	318.00	332.95	348.59	364.98	382.13	400.09	418.90	438.59	459.20
<i>Percentage Increase</i>		0.0%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest After Tax @ 1.05% ¹	108,965	101,410	84,463	78,523	89,789	104,194	113,981	111,893	108,929	120,511
Ending Balance	10,415,235	9,002,428	7,170,304	7,864,994	9,327,390	10,623,310	11,201,399	10,223,438	10,633,891	12,441,116

1) The 2023 reserve contribution is from association, and not BRG's recommendation. This is the second 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.

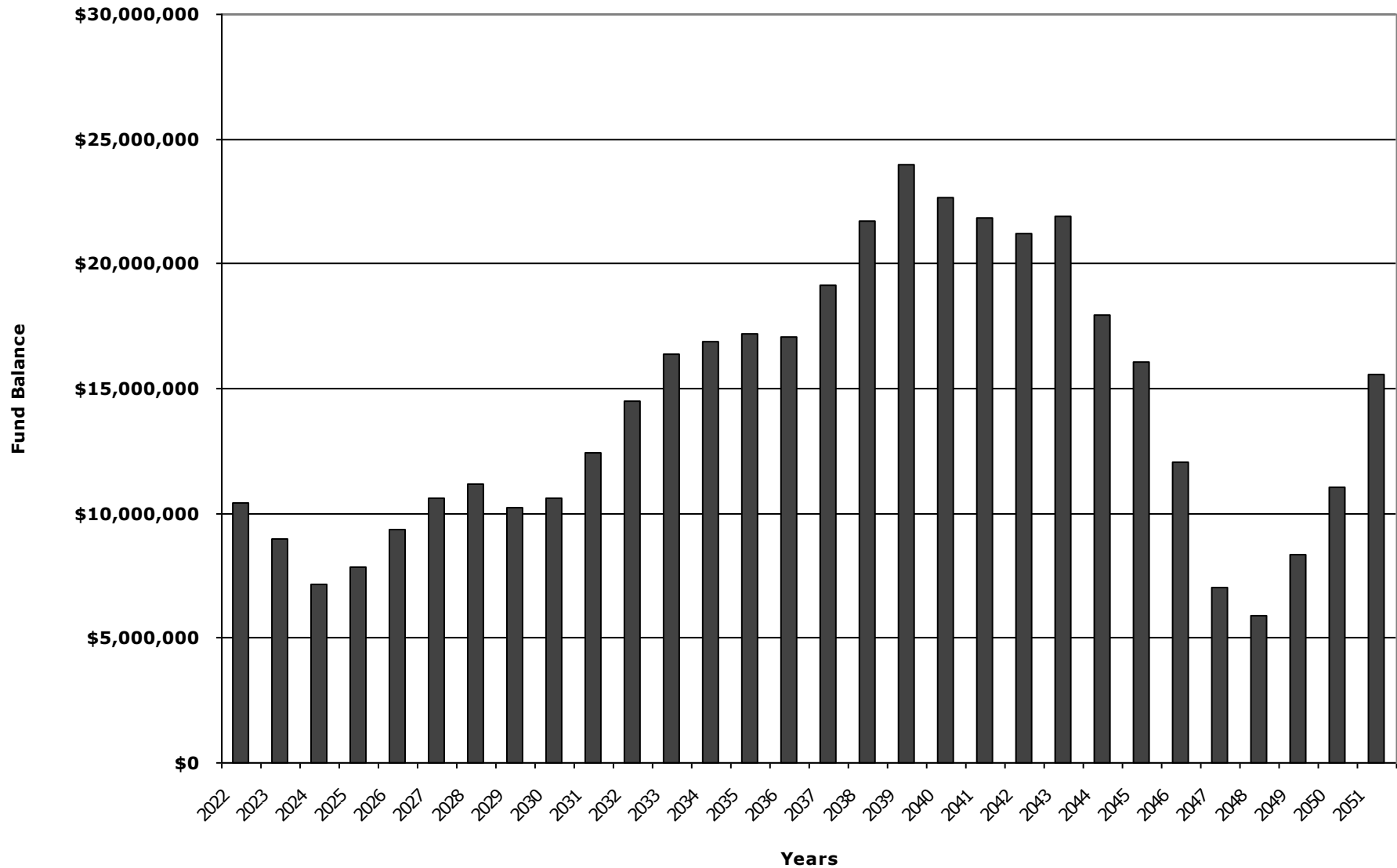
	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Beginning Balance	12,441,116	14,486,817	16,393,659	16,886,104	17,193,422	17,052,626	19,129,796	21,722,544	23,992,441	22,634,047
Inflated Expenditures @ 2.5%	1,498,861	1,818,348	3,412,779	3,777,460	4,410,063	2,394,458	2,104,555	2,663,547	6,517,250	6,186,431
Reserve Contribution	3,403,929	3,563,914	3,731,418	3,906,795	4,090,414	4,282,663	4,483,948	4,694,694	4,915,345	5,146,366
<i>Lots/month @ 590</i>	480.78	503.38	527.04	551.81	577.74	604.90	633.33	663.09	694.26	726.89
<i>Percentage Increase</i>	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest After Tax @ 1.05%	140,633	161,276	173,806	177,983	178,853	188,966	213,355	238,750	243,511	232,197
Ending Balance	14,486,817	16,393,659	16,886,104	17,193,422	17,052,626	19,129,796	21,722,544	23,992,441	22,634,047	21,826,179

	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Beginning Balance	21,826,179	21,212,747	21,883,788	17,967,772	16,050,484	12,074,251	7,014,942	5,913,649	8,340,219	11,030,213
Inflated Expenditures @ 2.5%	6,226,451	5,195,527	10,030,787	8,279,206	10,598,031	11,938,240	8,266,673	5,079,331	5,191,907	3,733,897
Reserve Contribution	5,388,245	5,641,493	5,906,643	6,184,255	6,474,915	6,779,236	7,097,860	7,431,459	7,780,738	8,146,433
<i>Lots/month @ 590</i>	761.05	796.82	834.27	873.48	914.54	957.52	1,002.52	1,049.64	1,098.97	1,150.63
<i>Percentage Increase</i>	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest After Tax @ 1.05%	224,774	225,075	208,128	177,663	146,884	99,695	67,521	74,442	101,164	138,983
Ending Balance	21,212,747	21,883,788	17,967,772	16,050,484	12,074,251	7,014,942	5,913,649	8,340,219	11,030,213	15,581,732

30 Year Reserve Funding Plan Cash Flow Method - Ending Balances

2022 Update- 2

Prepared for the 2023 Fiscal Year



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

2022 Update- 2

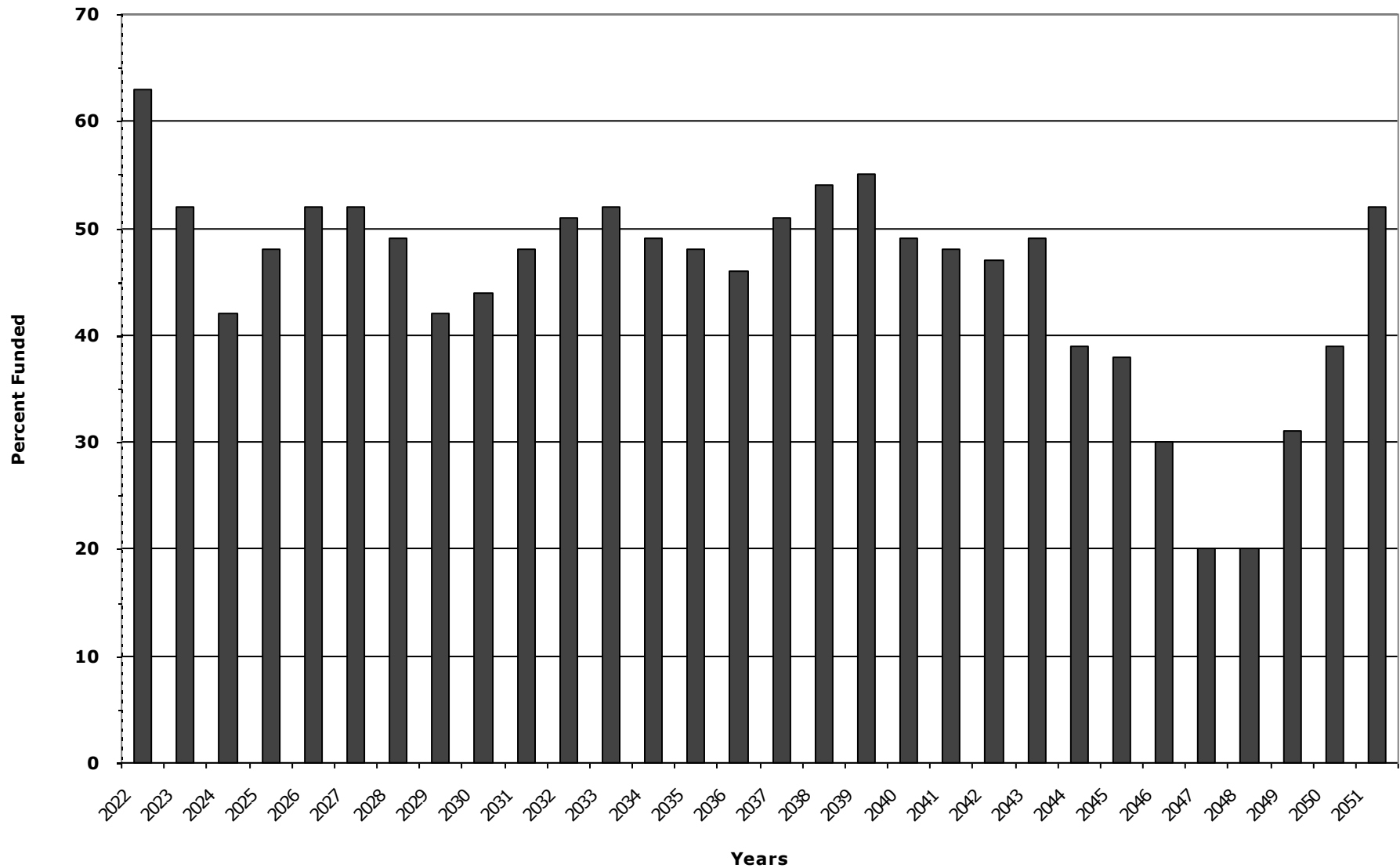
Prepared for the 2023 Fiscal Year

Year	Beginning Balance	Fully Funded Balance	Percent Funded	Inflated Expenditures @ 2.50%	Reserve Contribution	Special Assessments & Other Contributions	Interest	Ending Balance
2022	10,449,041	16,594,371	62.8%	2,394,211	2,251,440	0	108,965	10,415,235
2023	10,415,235	17,467,078	51.5%	3,765,658	2,251,440	0	101,410	9,002,428
2024	9,002,428	17,107,584	41.9%	4,273,846	2,357,258	0	84,463	7,170,304
2025	7,170,304	16,285,092	48.3%	1,851,881	2,468,049	0	78,523	7,864,994
2026	7,864,994	17,994,494	51.8%	1,211,440	2,584,047	0	89,789	9,327,390
2027	9,327,390	20,482,927	51.9%	1,513,771	2,705,497	0	104,194	10,623,310
2028	10,623,310	22,822,823	49.1%	2,368,547	2,832,655	0	113,981	11,201,399
2029	11,201,399	24,429,557	41.8%	4,055,645	2,965,790	0	111,893	10,223,438
2030	10,223,438	24,433,783	43.5%	2,803,658	3,105,182	0	108,929	10,633,891
2031	10,633,891	25,810,164	48.2%	1,564,412	3,251,126	0	120,511	12,441,116
2032	12,441,116	28,582,163	50.7%	1,498,861	3,403,929	0	140,633	14,486,817
2033	14,486,817	31,583,909	51.9%	1,818,348	3,563,914	0	161,276	16,393,659
2034	16,393,659	34,428,813	49.0%	3,412,779	3,731,418	0	173,806	16,886,104
2035	16,886,104	35,808,525	48.0%	3,777,460	3,906,795	0	177,983	17,193,422
2036	17,193,422	36,949,359	46.2%	4,410,063	4,090,414	0	178,853	17,052,626
2037	17,052,626	37,573,235	50.9%	2,394,458	4,282,663	0	188,966	19,129,796
2038	19,129,796	40,384,213	53.8%	2,104,555	4,483,948	0	213,355	21,722,544
2039	21,722,544	43,670,765	54.9%	2,663,547	4,694,694	0	238,750	23,992,441
2040	23,992,441	46,577,368	48.6%	6,517,250	4,915,345	0	243,511	22,634,047
2041	22,634,047	45,720,214	47.7%	6,186,431	5,146,366	0	232,197	21,826,179
2042	21,826,179	45,297,186	46.8%	6,226,451	5,388,245	0	224,774	21,212,747
2043	21,212,747	44,941,938	48.7%	5,195,527	5,641,493	0	225,075	21,883,788
2044	21,883,788	45,756,867	39.3%	10,030,787	5,906,643	0	208,128	17,967,772
2045	17,967,772	41,761,447	38.4%	8,279,206	6,184,255	0	177,663	16,050,484
2046	16,050,484	39,590,067	30.5%	10,598,031	6,474,915	0	146,884	12,074,251
2047	12,074,251	35,119,377	20.0%	11,938,240	6,779,236	0	99,695	7,014,942
2048	7,014,942	29,298,268	20.2%	8,266,673	7,097,860	0	67,521	5,913,649
2049	5,913,649	27,233,429	30.6%	5,079,331	7,431,459	0	74,442	8,340,219
2050	8,340,219	28,525,895	38.7%	5,191,907	7,780,738	0	101,164	11,030,213
2051	11,030,213	29,880,731	52.1%	3,733,897	8,146,433	0	138,983	15,581,732

30 Year Reserve Funding Plan Cash Flow Method - Percent Funded

2022 Update- 2

Prepared for the 2023 Fiscal Year



Reserve Fund Balance Forecast Component Method

2022 Update- 2

Prepared for the 2023 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00010 - Unit Exteriors									
03000 - Painting: Exterior									
120 - Surface Restoration 171 Homes- Phase 1 of 3	350,250	6	0	350,250	58,375	350,250	59,834	1.62%	36,550
122 - Surface Restoration 217 Homes- Phase 2 of 3	510,037	6	1	261,394	43,566	425,031	522,788	1.21%	27,278
126 - Surface Restoration 202 Homes- Phase 3 of 3- Future	474,781	6	2	498,817	83,136	316,521	405,542	2.31%	52,054
190 - Miscellaneous Construction Management: Color Consultant Only	3,921	16	1	4,019	251	3,676	4,019	0.01%	157
198 - Supervision Construction Mgmt- Pre-Cycle Eval.	5,599	8	0	5,599	700	5,599	717	0.02%	438
200 - Supervision 171 CM- Future Painting, Siding- PH 1	88,031	6	0	88,031	14,672	88,031	15,039	0.41%	9,186
208 - Supervision 217 CM- Future Painting, Siding- PH 2	111,712	6	1	114,504	19,084	93,093	114,504	0.53%	11,949
210 - Supervision 202 CM- Future Painting, Siding- PH 3	103,990	6	2	109,254	18,209	69,326	88,824	0.51%	11,401
350 - Touch-Up Building Touch Up As Needed	11,200	1	0	11,200	11,200	11,200	11,480	0.31%	7,012
920 - Power Washing 171 Units- Brick Work Wash & Seal[se:3]	24,898	16	1	26,163	1,635	21,785	23,925	0.05%	1,024
924 - Power Washing 217 Units- Brick Work Wash & Seal	31,595	16	2	33,195	2,075	27,646	30,361	0.06%	1,299
926 - Power Washing 202 Units- Brick Work Wash & Seal	29,411	16	3	31,673	1,980	23,897	26,378	0.06%	1,239
Sub-total [03000 - Painting: Exterior]	1,745,423			1,534,098	254,882	1,436,054	1,303,412	7.09%	159,588

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00010 - Unit Exteriors									
04000 - Structural Repairs									
204 - Wood: Siding & Trim On-going Repairs- Yearly Work Orders, Etc.	132,669	1	0	132,669	132,669	132,669	135,985	3.69%	83,067
210 - Wood: Siding & Trim 171 2008 Siding Project- Long Term	1,532,092	30	23	2,703,545	90,118	357,488	418,772	2.51%	56,425
212 - Wood: Siding & Trim 217 2009 Siding Project- Long Term	1,944,233	30	24	3,516,585	117,220	388,847	464,996	3.26%	73,394
214 - Wood: Siding & Trim 202 2010 Siding Project- Long Term	1,809,839	30	25	3,355,341	111,845	301,640	371,017	3.11%	70,029
220 - Wood: Siding & Trim 171 Homes- Ongoing Siding Project w Paint 1	669,639	6	0	669,639	111,607	669,639	114,397	3.10%	69,880
230 - Wood: Siding & Trim 217 Homes- Ongoing Siding Project w Paint 2	607,079	6	1	622,256	103,709	505,899	622,256	2.88%	64,935
232 - Wood: Siding & Trim 202 Homes- Ongoing Siding Project w Paint 3	565,115	6	2	593,724	98,954	376,743	482,703	2.75%	61,958
290 - Miscellaneous Construction Management- Phase I	67,250	30	0	67,250	2,242	67,250	2,298	0.06%	1,404
294 - Miscellaneous Construction Management- Phase II	97,213	30	1	99,643	3,321	93,973	99,643	0.09%	2,080
298 - Miscellaneous Construction Management- Phase III	90,494	30	2	95,075	3,169	84,461	89,664	0.09%	1,984
Sub-total [04000 - Structural Repairs]	7,515,622			11,855,727	774,853	2,978,608	2,801,730	21.55%	485,155

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00010 - Unit Exteriors									
05000 - Roofing									
200 - Low Slope: BUR 32 Squares- Small Flats- Done 2009	46,259	15	2	48,601	3,240	40,091	44,255	0.09%	2,029
206 - Low Slope: BUR 8 Squares- Small Flats- Done 2006	11,565	15	1	11,854	790	10,794	11,854	0.02%	495
212 - Low Slope: BUR 80 Squares- Large Flats- 2009	115,648	15	2	121,503	8,100	100,228	110,637	0.23%	5,072
216 - Low Slope: BUR 4 Squares- Small Flats- Done 2009	5,782	15	2	6,075	405	5,011	5,532	0.01%	254
220 - Low Slope: BUR 8 Squares- Small Flats- Done 2008	11,565	15	1	11,854	790	10,794	11,854	0.02%	495
400 - Pitched: Dimensional Composition 3,257 Squares- 2000 Thru 2003- 199 Homes[se:4]	6,385,023	30	18	10,338,161	344,605	2,234,758	2,508,782	9.58%	215,766
420 - Pitched: Dimensional Composition 2004 Roofing Project	2,635,238	30	22	4,536,751	151,225	702,730	810,336	4.21%	94,686
440 - Pitched: Dimensional Composition 1,853 Squares- 2005 Roofing Project[se:2]	3,632,621	30	23	6,490,289	216,343	787,068	930,859	6.02%	135,458
444 - Pitched: Dimensional Composition 2,098 Squares- 2006 Roofing Project[se:2]	4,112,919	30	25	7,720,436	257,348	616,938	772,886	7.16%	161,132
466 - Pitched: Dimensional Composition 1,650 Squares- 2007 Roofing Project[se:2]	3,234,660	30	27	6,379,227	212,641	269,555	386,811	5.91%	133,140
690 - Gutters / Downspouts 2004	156,796	30	12	210,873	7,029	94,077	101,786	0.20%	4,401
692 - Gutters / Downspouts 2005	162,396	30	13	223,865	7,462	92,024	99,874	0.21%	4,672
694 - Gutters / Downspouts 2006	195,993	30	14	276,933	9,231	104,530	113,839	0.26%	5,780
696 - Gutters / Downspouts 2007	167,995	30	15	243,307	8,110	83,998	91,837	0.23%	5,078
700 - Gutters / Downspouts 1,484 lf 2008	27,780	30	16	41,240	1,375	12,964	14,237	0.04%	861
702 - Gutters / Downspouts 994 lf 2009	18,608	30	17	28,314	944	8,063	8,901	0.03%	591
704 - Gutters / Downspouts 10,741 lf 2010	201,072	30	18	313,603	10,453	80,429	89,309	0.29%	6,545
810 - Pitched: Dimensional Composition 2003 Roofing Project: Beams, Crts/Vlys, FP Chs	167,995	30	11	220,424	7,347	106,397	114,797	0.20%	4,600
820 - Beam Replacement 2004 Beam replacement	72,798	30	12	97,905	3,264	43,679	47,258	0.09%	2,043
822 - Beam Replacement 2005 Roofing w/ 70% increase due to related siding	363,990	30	13	501,764	16,725	206,261	223,854	0.47%	10,472
824 - Beam Replacement 2006- Roofing w/ 70% inc. due to related siding	147,836	30	14	208,888	6,963	78,846	85,868	0.19%	4,360

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00010 - Unit Exteriors									
05000 - Roofing									
826 - Beam Replacement 2007- Roofing-w/ 70% inc. due to related siding	307,991	30	15	446,062	14,869	153,995	168,368	0.41%	9,310
838 - Hog Valleys 2000 - 2003 Roofing Project Midcycle	167,995	30	2	176,500	5,883	156,796	166,455	0.16%	3,684
840 - Hog Valleys 2004 Roofing Project Midcycle	167,995	30	2	176,500	5,883	156,796	166,455	0.16%	3,684
842 - Hog Valleys 2005 Roofing Project Midcycle	167,995	30	3	180,913	6,030	151,196	160,716	0.17%	3,776
844 - Hog Valleys 2006 Roofing Project Midcycle	167,995	30	4	185,435	6,181	145,596	154,976	0.17%	3,870
846 - Hog Valleys 2007 Roofing Project Midcycle	167,995	30	5	190,071	6,336	139,996	149,236	0.18%	3,967
920 - Roofing: Inspections & Repairs 590 All Units Ongoing	49,088	1	1	50,315	25,158	24,544	50,315	0.70%	15,752
930 - Miscellaneous 590 Major Repairs to Extend Life[nr:1]	30,000	2	0	0	0	30,000	0	0.00%	0
Sub-total [05000 - Roofing]	23,101,594			39,437,664	1,344,732	6,648,154	7,601,887	37.40%	841,971
19000 - Fencing									
300 - Wood 22,881 If Patios (33%)[se:3]	459,654	8	0	471,241	58,905	402,197	314,097	1.64%	36,882
304 - Wood 1,900 If Interior Patio Party Fence (20%)[se:2]	54,538	8	1	56,600	7,075	44,312	52,407	0.20%	4,430
350 - Wood: Repair On-going Repairs Per Year	36,400	1	1	37,310	18,655	18,200	37,310	0.52%	11,680
351 - Wood: Repair On-going Repairs Per Year (2022 Only)[nr:1]	90,000	2	0	0	0	90,000	0	0.00%	0
Sub-total [19000 - Fencing]	640,592			565,151	84,635	554,709	403,814	2.35%	52,992
21000 - Signage									
400 - Unit Address Plaques 590 Units with 2 at each	58,292	25	12	78,396	3,136	30,312	33,460	0.09%	1,963
Sub-total Unit Exteriors	33,061,524			53,471,036	2,462,238	11,647,837	###	68.47%	1,541,669
00020 - Main Clubhouse Areas									
02000 - Concrete									
400 - Pool Deck Main Clubhouse- Ongoing Repairs	1,446	5	3	1,557	311	578	889	0.01%	195

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00020 - Main Clubhouse Areas									
03000 - Painting: Exterior									
130 - Surface Restoration Main Clubhouse	16,801	10	8	20,471	2,047	3,360	5,166	0.06%	1,282
400 - Wrought Iron 258 lf Pool Perimeter Fence	2,889	6	5	3,269	545	482	987	0.02%	341
Sub-total [03000 - Painting: Exterior]	19,690			23,739	2,592	3,842	6,153	0.07%	1,623
03500 - Painting: Interior									
300 - Clubhouse 11,806 sf Clubhouse Interior	18,417	10	2	19,350	1,935	14,734	16,990	0.05%	1,212
04000 - Structural Repairs									
200 - Wood: Siding & Trim Clubhouse Siding & Trim Replace	72,599	30	28	144,944	4,831	4,840	7,441	0.13%	3,025
302 - Awnings Clubhouse Pool Awning	5,824	15	7	6,923	462	3,106	3,582	0.01%	289
900 - Door: Hardware 17 Clubhouse- Exit Doors & Pool Pedestrian Gates	19,094	15	7	22,697	1,513	10,184	11,743	0.04%	947
912 - Doors Clubhouse Restroom Hall Exterior Door	3,091	25	23	5,454	218	247	380	0.01%	137
914 - Doors 12 Exterior Storefront Door Sets	37,091	25	16	55,061	2,202	13,353	15,207	0.06%	1,379
918 - Doors 17 Clubhouse- Interior Doors	19,006	25	17	28,920	1,157	6,082	7,013	0.03%	724
922 - Steel Doors 2 Exterior Storage Room Metal Doors	5,595	25	13	7,713	309	2,686	2,982	0.01%	193
Sub-total [04000 - Structural Repairs]	162,300			271,713	10,692	40,497	48,349	0.30%	6,695
05000 - Roofing									
208 - Low Slope: BUR 6 Squares- Clubhouse- Vinyl	20,155	15	1	20,659	1,377	18,812	20,659	0.04%	862
460 - Pitched: Dimensional Composition 44 Squares- Clubhouse- 44 Squares	68,640	30	16	101,896	3,397	32,032	35,178	0.09%	2,127
Sub-total [05000 - Roofing]	88,795			122,556	4,774	50,844	55,837	0.13%	2,989

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00020 - Main Clubhouse Areas									
08000 - Rehab									
094 - General Professional Fees	55,999	20	12	75,312	3,766	22,400	25,829	0.10%	2,358
100 - General Clubhouse- Lounge: Skylights & Windows	31,359	30	1	32,143	1,071	30,314	32,143	0.03%	671
102 - General Clubhouse- Living Rm & Kitchen Furnishings (50%)	29,959	10	2	31,476	3,148	23,967	27,637	0.09%	1,971
112 - General Clubhouse- Card Room Misc. (50%)	8,400	10	2	8,825	882	6,720	7,749	0.02%	553
116 - General Clubhouse Card Room- Counter & Cabinets	20,159	25	17	30,675	1,227	6,451	7,439	0.03%	768
138 - General Clubhouse- Entry Area- Furnishings- 50% (50%)	1,680	10	2	1,765	176	1,344	1,549	0.00%	110
150 - General Lobby Administration Office (50%)	7,839	10	2	8,236	824	6,271	7,231	0.02%	516
156 - General Clubhouse- Manager's Office (50%)	3,920	10	2	4,118	412	3,136	3,616	0.01%	258
160 - General Clubhouse- Gym (50%)	8,400	10	2	8,825	882	6,720	7,749	0.02%	553
180 - General 2 Clubhouse- 2 Restrooms	94,076	30	22	161,959	5,399	25,087	28,928	0.15%	3,380
190 - General Clubhouse-Assistant Community Manager Office (50%)	2,800	10	6	3,247	325	1,120	1,435	0.01%	203
192 - General Clubhouse- Audio Room (50%)	1,680	10	6	1,948	195	672	861	0.01%	122
194 - General Kitchen Rehab	51,516	25	17	78,388	3,136	16,485	19,010	0.09%	1,963
344 - General 2013 Contingency	45,360	20	12	61,004	3,050	18,144	20,922	0.08%	1,910
Sub-total [08000 - Rehab]	363,146			507,920	24,492	168,830	192,099	0.68%	15,335

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00020 - Main Clubhouse Areas									
12000 - Pool									
100 - Resurface 116 If Clubhouse Main Pool	12,667	12	11	16,620	1,385	1,056	2,164	0.04%	867
102 - Resurface 176 If Clubhouse Lap Pool	24,547	12	9	30,656	2,555	6,137	8,387	0.07%	1,600
200 - Edge: Tile, Coping, Mastic 116 If Clubhouse Main Pool	9,448	12	11	12,397	1,033	787	1,614	0.03%	647
202 - Edge: Tile, Coping, Mastic 176 If Clubhouse Lap Pool	9,884	12	9	12,344	1,029	2,471	3,377	0.03%	644
600 - Miscellaneous 10,526 sf Replace Concrete Pool Deck	240,835	30	22	414,614	13,820	64,223	74,057	0.38%	8,653
700 - Equipment: Replacement Main Pool Equipment (50%)	3,900	5	4	4,305	861	780	1,599	0.02%	539
704 - Equipment: Replacement Lap Pool Equipment (50%)	3,900	5	4	4,305	861	780	1,599	0.02%	539
712 - Miscellaneous On-going Annual Pool Mechanical Repairs	3,827	1	1	3,923	1,961	1,914	3,923	0.05%	1,228
713 - Miscellaneous Annual Pool Mechanical Repairs (2022 Only)[nr:1]	3,000	1	0	0	0	3,000	0	0.00%	0
910 - Furniture: Chairs 28 Clubhouse	3,436	10	2	3,610	361	2,749	3,170	0.01%	226
916 - Furniture: Lounges 18 Clubhouse	14,040	10	2	14,751	1,475	11,232	12,952	0.04%	924
920 - Furniture: Tables 6 Clubhouse	3,338	10	2	3,507	351	2,671	3,080	0.01%	220
940 - Furniture: Misc 4 Clubhouse- Umbrellas Stands	686	10	2	721	72	549	633	0.00%	45
942 - Furniture: Misc 4 Clubhouse- Umbrellas	1,830	8	1	1,876	235	1,602	1,876	0.01%	147
990 - Miscellaneous 2012 Misc. Safety, Caps, Water Quality, etc.	20,160	10	9	25,178	2,518	2,016	4,133	0.07%	1,576
994 - Miscellaneous Signage- Main CH	1,342	12	4	1,481	123	894	1,031	0.00%	77
Sub-total [12000 - Pool]	356,842			550,289	28,640	102,860	123,595	0.80%	17,932

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00020 - Main Clubhouse Areas									
13000 - Spa									
100 - Resurface Main Clubhouse	6,412	6	5	7,254	1,209	1,069	2,191	0.03%	757
120 - Tile Main CH Spa	3,640	6	5	4,118	686	607	1,244	0.02%	430
700 - Equipment Main CH Spa Equipment (50%)	3,900	5	4	4,305	861	780	1,599	0.02%	539
780 - Heater Main Clubhouse- Spa Heater	5,902	8	4	6,515	814	2,951	3,781	0.02%	510
Sub-total [13000 - Spa]	19,854			22,192	3,571	5,406	8,814	0.10%	2,236
14000 - Recreation									
200 - Exercise: Treadmill Matrix Commercial Series	4,118	5	1	4,221	844	3,295	4,221	0.02%	529
204 - Exercise: Treadmill Matrix Commercial Series	4,160	5	1	4,264	853	3,328	4,264	0.02%	534
212 - Exercise: Miscellaneous Equip. 2 Matrix Recumbent Bike	6,718	10	1	6,886	689	6,047	6,886	0.02%	431
218 - Miscellaneous Matrix Elliptical Machine	6,718	6	1	6,886	1,148	5,599	6,886	0.03%	719
222 - Exercise: Weight Machine Matrix Hoist & Press H2200	6,718	20	6	7,791	390	4,703	5,165	0.01%	244
224 - Miscellaneous Stair Climber	3,359	6	1	3,443	574	2,799	3,443	0.02%	359
226 - Miscellaneous Upright Cycle	2,465	6	1	2,526	421	2,054	2,526	0.01%	264
230 - Exercise: Miscellaneous Equip. Weight Bench	894	10	1	917	92	805	917	0.00%	57
860 - Television Fitness Room- LG 42" TV	894	6	1	917	153	745	917	0.00%	96
864 - Television Library- LG 32" TV	676	6	1	693	115	563	693	0.00%	72
Sub-total [14000 - Recreation]	36,722			38,545	5,278	29,938	35,919	0.15%	3,305

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00020 - Main Clubhouse Areas									
17000 - Tennis Court									
100 - Reseal 4 Main Clubhouse	49,920	10	8	60,823	6,082	9,984	15,350	0.17%	3,808
306 - Miscellaneous Tennis Court Awning & Bench	2,688	16	2	2,825	177	2,352	2,583	0.00%	111
500 - Resurface 4 Main Clubhouse	106,600	21	18	166,260	7,917	15,229	20,812	0.22%	4,957
Sub-total [17000 - Tennis Court]	159,208			229,907	14,176	27,565	38,746	0.39%	8,876
19000 - Fencing									
130 - Chain Link: 10' 770 lf Main Clubhouse Tennis Courts	35,235	25	8	42,931	1,717	23,960	26,004	0.05%	1,075
200 - Wrought Iron 258 lf Main Clubhouse	28,174	25	17	42,869	1,715	9,016	10,396	0.05%	1,074
340 - Wood: 6' 28 lf Trash & Roof Access Enclosure	1,398	18	10	1,789	99	621	716	0.00%	62
Sub-total [19000 - Fencing]	64,807			87,589	3,531	33,597	37,116	0.10%	2,211
20000 - Lighting									
260 - Bollard Lights 6 Clubhouse Front	6,708	20	11	8,801	440	3,019	3,438	0.01%	276
22000 - Office Equipment									
200 - Computers, Misc. Clubhouse Office Laptop	1,040	4	1	1,066	267	780	1,066	0.01%	167
23000 - Mechanical Equipment									
200 - HVAC 4 Lennox Units- Clubhouse- A/C	44,158	15	1	45,262	3,017	41,215	45,262	0.08%	1,889
210 - HVAC 4 Units Clubhouse- Heating	49,275	15	1	50,507	3,367	45,990	50,507	0.09%	2,108
600 - Water Heater Clubhouse- State Select Water Heater	2,018	12	2	2,120	177	1,681	1,896	0.00%	111
Sub-total [23000 - Mechanical Equipment]	95,451			97,889	6,561	88,886	97,665	0.18%	4,108
24000 - Furnishings									
610 - Office 13 Office Desk/Guest Chairs	6,084	12	4	6,716	560	4,056	4,677	0.02%	350
910 - Window Coverings Clubhouse	4,477	15	7	5,322	355	2,388	2,753	0.01%	222
Sub-total [24000 - Furnishings]	10,561			12,038	914	6,444	7,431	0.03%	573

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00020 - Main Clubhouse Areas									
24500 - Audio / Visual									
142 - Miscellaneous Clubhouse Audio/Video Upgrades	36,743	10	6	42,611	4,261	14,697	18,831	0.12%	2,668
24600 - Safety / Access									
140 - Security System Clubhouse Security System/Entry Access	46,355	10	2	48,702	4,870	37,084	42,762	0.14%	3,049
25000 - Flooring									
200 - Carpeting 298 Sq. Yds. Clubhouse	37,190	10	2	39,073	3,907	29,752	34,308	0.11%	2,446
224 - Carpeting 15 Sq. Yds. Assistant Community Manager Office	1,872	12	8	2,281	190	624	800	0.01%	119
400 - Tile 295 sf Kitchen	3,682	20	12	4,951	248	1,473	1,698	0.01%	155
600 - Vinyl 19 Sq. Yds. Clubhouse Restrooms	988	12	3	1,064	89	741	844	0.00%	56
608 - Vinyl 53 Sq. Yds. Lobby	2,205	20	12	2,965	148	882	1,017	0.00%	93
612 - Vinyl 6 Sq. Yds. Audio/Video Room	749	20	12	1,007	50	300	345	0.00%	32
Sub-total [25000 - Flooring]	46,686			51,342	4,632	33,771	39,012	0.13%	2,900
26000 - Outdoor Equipment									
900 - Miscellaneous Outdoor Ping Pong Table	780	10	4	861	86	468	560	0.00%	54

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00020 - Main Clubhouse Areas									
27000 - Appliances									
144 - Drinking Fountain 2 Drinking Fountains	5,824	15	7	6,923	462	3,106	3,582	0.01%	289
200 - Refrigerator Clubhouse- GE Profile	2,236	10	2	2,349	235	1,789	2,063	0.01%	147
204 - Refrigerator Clubhouse- Frigidaire Caterer's Refrigerator	2,798	15	7	3,325	222	1,492	1,721	0.01%	139
220 - 4-Burner Stove & Oven Clubhouse- Whirlpool Stove & Oven	1,565	20	12	2,105	105	626	722	0.00%	66
240 - Dishwasher Clubhouse- Whirlpool Dishwasher	1,342	10	2	1,410	141	1,073	1,238	0.00%	88
740 - Microwave Oven Clubhouse	894	10	2	940	94	716	825	0.00%	59
950 - Ice Machine Clubhouse- Scotman	3,583	10	2	3,764	376	2,866	3,305	0.01%	236
998 - Miscellaneous Kitchen Aid Warming Oven	1,009	10	2	1,060	106	807	931	0.00%	66
Sub-total [27000 - Appliances]	19,250			21,876	1,741	12,475	14,385	0.05%	1,090
Sub-total Main Clubhouse Areas	1,554,802			2,160,541	123,765	676,314	789,657	3.44%	77,492
00030 - Dunbarton Clubhouse Areas									
02000 - Concrete									
404 - Pool Deck Clubhouse Pool- Ongoing Repairs	1,456	5	3	1,568	314	582	895	0.01%	196
03000 - Painting: Exterior									
136 - Surface Restoration Clubhouse & Pool Fence	3,359	6	5	3,801	633	560	1,148	0.02%	397
03500 - Painting: Interior									
900 - Miscellaneous Clubhouse- Dunbarton All Rooms	4,074	4	1	4,176	1,044	3,056	4,176	0.03%	654
04000 - Structural Repairs									
908 - Door: Hardware 2 Pool Gates & Clubhouse	2,236	18	9	2,792	155	1,118	1,273	0.00%	97
05000 - Roofing									
464 - Pitched: Dimensional Composition 20 Squares- Clubhouse	26,832	30	16	39,832	1,328	12,522	13,751	0.04%	831

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00030 - Dunbarton Clubhouse Areas									
08000 - Rehab									
200 - Restrooms Clubhouse- 2 Restrooms	5,595	20	3	6,025	301	4,756	5,162	0.01%	189
220 - General Clubhouse Interior	7,280	20	9	9,092	455	4,004	4,477	0.01%	285
222 - General Cabana- Lighting Project	4,477	20	9	5,591	280	2,462	2,753	0.01%	175
224 - General Clubhouse- Kitchen	11,201	20	9	13,988	699	6,160	6,888	0.02%	438
Sub-total [08000 - Rehab]	28,553			34,697	1,735	17,383	19,281	0.05%	1,086
12000 - Pool									
104 - Resurface 148 lf Dunbarton Pool	16,162	12	2	16,980	1,415	13,468	15,185	0.04%	886
204 - Edge: Tile, Coping, Mastic 104 lf Dunbarton Pool	8,471	12	2	8,900	742	7,059	7,959	0.02%	464
604 - Deck: Re-Surface 3,384 sf Clubhouse Pool Area	80,945	30	22	139,353	4,645	21,585	24,891	0.13%	2,908
704 - Equipment: Replacement Dunbarton Pool Equipment (50%)	3,900	5	4	4,305	861	780	1,599	0.02%	539
730 - Heater Pool Heater	5,481	8	4	6,050	756	2,740	3,511	0.02%	473
960 - Furniture: Misc Lounges, Tables & Chairs	3,359	10	5	3,801	380	1,680	2,066	0.01%	238
995 - Miscellaneous Signage	1,565	12	4	1,728	144	1,043	1,203	0.00%	90
Sub-total [12000 - Pool]	119,883			181,116	8,943	48,356	56,414	0.25%	5,599
13000 - Spa									
102 - Resurface Dunbarton Spa	6,412	6	3	6,905	1,151	3,206	4,381	0.03%	721
120 - Tile Dunbarton Spa	3,640	6	3	3,920	653	1,820	2,487	0.02%	409
704 - Equipment Dunbarton Spa Equipment (50%)	3,900	5	2	4,097	819	2,340	3,198	0.02%	513
782 - Heater Clubhouse Attached Equipment Rm	5,902	8	4	6,515	814	2,951	3,781	0.02%	510
Sub-total [13000 - Spa]	19,854			21,437	3,438	10,317	13,848	0.10%	2,153
19000 - Fencing									
202 - Wrought Iron 146 lf Pool Perimeter	15,943	25	17	24,259	970	5,102	5,883	0.03%	608

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00030 - Dunbarton Clubhouse Areas									
23000 - Mechanical Equipment									
300 - HVAC Trane Central Furnace- Dunbarton	10,301	15	1	10,559	704	9,614	10,559	0.02%	441
604 - Water Heater Dunbarton CH Kitchen Closet	2,018	12	1	2,068	172	1,849	2,068	0.00%	108
Sub-total [23000 - Mechanical Equipment]	12,319			12,627	876	11,464	12,627	0.02%	549
24000 - Furnishings									
400 - Miscellaneous Clubhouse	5,600	10	1	5,740	574	5,040	5,740	0.02%	359
24600 - Safety / Access									
520 - Card Readers 4 Gates & Clubhouse	12,792	10	7	15,206	1,521	3,838	5,245	0.04%	952
25000 - Flooring									
220 - Carpeting 60 Sq. Yds. Clubhouse	2,621	10	1	2,686	269	2,359	2,686	0.01%	168
27000 - Appliances									
202 - Refrigerator Clubhouse	1,342	10	2	1,410	141	1,073	1,238	0.00%	88
224 - 4-Burner Stove & Oven Clubhouse- GE Electric Profile Model	3,359	20	9	4,195	210	1,848	2,066	0.01%	131
244 - Dishwasher Clubhouse	1,342	10	1	1,375	138	1,207	1,375	0.00%	86
742 - Microwave Oven Clubhouse	676	15	4	746	50	496	554	0.00%	31
Sub-total [27000 - Appliances]	6,718			7,726	538	4,624	5,233	0.01%	337
Sub-total Dunbarton Clubhouse Areas	262,241			357,663	22,337	126,320	148,201	0.62%	13,986
00040 - Elmhurst Cabana Areas									
02000 - Concrete									
408 - Pool Deck Cabana- Ongoing Repairs	1,456	5	3	1,568	314	582	895	0.01%	196
03000 - Painting: Exterior									
138 - Surface Restoration Cabana & Pool Fence	2,912	6	5	3,295	549	485	995	0.02%	344
03500 - Painting: Interior									
920 - Miscellaneous All Rooms	5,148	10	2	5,409	541	4,118	4,749	0.02%	339

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00040 - Elmhurst Cabana Areas									
05000 - Roofing									
462 - Pitched: Dimensional Composition 11 Squares- Elmhurst Cabana	14,758	30	16	21,908	730	6,887	7,563	0.02%	457
08000 - Rehab									
230 - General Restrooms	49,275	20	1	50,507	2,525	46,811	50,507	0.07%	1,581
234 - General Elmhurst- Gardeners Rstrm & Entry	8,086	20	17	12,304	615	1,213	1,658	0.02%	385
Sub-total [08000 - Rehab]	57,361			62,811	3,141	48,024	52,165	0.09%	1,966
12000 - Pool									
106 - Resurface 159 lf Elmhurst Pool	17,363	12	11	22,781	1,898	1,447	2,966	0.05%	1,189
206 - Edge: Tile, Coping, Mastic 159 lf Elmhurst Pool	5,268	12	11	6,912	576	439	900	0.02%	361
608 - Deck: Re-Surface 2,900 sf Elmhurst Pool Area	69,368	30	22	119,422	3,981	18,498	21,331	0.11%	2,492
712 - Equipment: Replacement Elmhurst Pool Equipment (50%)	3,900	5	4	4,305	861	780	1,599	0.02%	539
960 - Furniture: Misc Lounges, Tables & Chairs	6,297	10	5	7,125	712	3,149	3,873	0.02%	446
996 - Miscellaneous Signage- Elmhurst	1,295	12	1	1,327	111	1,187	1,327	0.00%	69
Sub-total [12000 - Pool]	103,490			161,872	8,139	25,500	31,996	0.23%	5,096
17000 - Tennis Court									
106 - Reseal 2 Elmhurst	13,437	7	1	13,773	1,968	11,517	13,773	0.05%	1,232
310 - Miscellaneous 3 Tennis Court Awning & Benches	3,744	16	1	3,838	240	3,510	3,838	0.01%	150
504 - Resurface 2 Elmhurst	53,758	21	18	83,844	3,993	7,680	10,496	0.11%	2,500
Sub-total [17000 - Tennis Court]	70,938			101,454	6,200	22,707	28,106	0.17%	3,882
19000 - Fencing									
134 - Chain Link: 10' 476 lf Elmhurst Tennis Courts	21,782	25	7	25,892	1,036	15,683	16,968	0.03%	648
204 - Wrought Iron 260 lf Elmhurst Pool	28,392	25	17	43,202	1,728	9,085	10,477	0.05%	1,082
Sub-total [19000 - Fencing]	50,174			69,093	2,764	24,768	27,445	0.08%	1,730

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00040 - Elmhurst Cabana Areas									
23000 - Mechanical Equipment									
606 - Water Heater Elmhurst CH- 50 US Gallon	2,018	12	2	2,120	177	1,681	1,896	0.00%	111
24600 - Safety / Access									
524 - Card Readers 2 Gates & Clubhouse	7,888	10	7	9,377	938	2,367	3,234	0.03%	587
Sub-total Elmhurst Cabana Areas	316,143			438,905	23,492	137,120	159,043	0.65%	14,709
00045 - Commons Tennis Ct Area									
17000 - Tennis Court									
104 - Reseal 2 Commons	13,437	7	1	13,773	1,968	11,517	13,773	0.05%	1,232
308 - Miscellaneous Tennis Court Awning & Bench	2,688	16	2	2,825	177	2,352	2,583	0.00%	111
502 - Resurface 2 Commons	53,758	21	1	55,102	2,624	51,198	55,102	0.07%	1,643
Sub-total [17000 - Tennis Court]	69,883			71,699	4,768	65,067	71,458	0.13%	2,985
19000 - Fencing									
132 - Chain Link: 10' 470 lf Commons Tennis Courts	21,507	25	11	28,219	1,129	12,044	13,227	0.03%	707
Sub-total Commons Tennis Ct Area	91,390			99,918	5,897	77,111	84,685	0.16%	3,692

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00050 - Grounds									
01000 - Paving									
100 - Asphalt: Sealing 70,541 sf Zone 1 / W/ CH D.Way, Pkng- 2-Coats	14,949	5	0	14,949	2,990	14,949	3,065	0.08%	1,872
114 - Asphalt: Sealing 60,092 sf Zone 2- 2 Coats	12,734	5	0	12,734	2,547	12,734	2,611	0.07%	1,595
124 - Asphalt: Sealing 113,674 sf Zone 3, 4- 2 Coats	24,089	5	0	24,089	4,818	24,089	4,938	0.13%	3,017
142 - Asphalt: Sealing 109,237 sf Zone 5, 6- 2 Coats	23,149	5	0	23,149	4,630	23,149	4,746	0.13%	2,899
152 - Asphalt: Sealing 32,877 sf Zone 7- 2 Coats	6,967	5	0	6,967	1,393	6,967	1,428	0.04%	872
182 - Asphalt: Sealing 64,975 sf PS- Elmhurst- 2 Coats	14,457	5	1	14,818	2,964	11,565	14,818	0.08%	1,856
186 - Asphalt: Sealing 71,000 sf PS- Dunbarton- 2 Coats	15,797	5	1	16,192	3,238	12,638	16,192	0.09%	2,028
200 - Asphalt: Ongoing Repairs 70,541 sf Zone 1 (5%)	17,398	5	0	17,398	3,480	17,398	3,567	0.10%	2,179
210 - Asphalt: Ongoing Repairs 60,092 sf Zone 2 (5%)	14,821	5	0	14,821	2,964	14,821	3,038	0.08%	1,856
220 - Asphalt: Ongoing Repairs 113,674 sf Zone 3, 4 (5%)	28,036	5	0	28,036	5,607	28,036	5,747	0.16%	3,511
240 - Asphalt: Ongoing Repairs 109,237 sf Zone 5, 6 (5%)	26,941	5	0	26,941	5,388	26,941	5,523	0.15%	3,374
250 - Asphalt: Ongoing Repairs 32,877 sf Zone 7 (5%)	8,109	5	0	8,109	1,622	8,109	1,662	0.05%	1,015
280 - Asphalt: Ongoing Repairs PS- All Private Streets- Yearly Repairs	4,000	1	1	4,100	2,050	2,000	4,100	0.06%	1,284
282 - Asphalt: Ongoing Repairs 64,975 PS- Elmhurst Ongoing (5%)	17,283	5	1	17,715	3,543	13,826	17,715	0.10%	2,218
286 - Asphalt: Ongoing Repairs 71,000 PS- Dunbarton Ongoing (5%)	18,885	5	1	19,358	3,872	15,108	19,358	0.11%	2,424
300 - Asphalt: Mill & Inlay 70,541 sf Zone 1 / W/ CH Driveway & Pkng	352,705	15	14	498,363	33,224	23,514	48,203	0.92%	20,803
310 - Asphalt: Overlay 60,092 sf Zone 2	240,368	15	7	285,722	19,048	128,196	147,826	0.53%	11,927
320 - Asphalt: Overlay 113,674 sf Zone 3, 4	454,696	15	7	540,491	36,033	242,505	279,638	1.00%	22,561
340 - Asphalt: Overlay 109,237 sf Zone 5, 6	436,948	15	7	519,394	34,626	233,039	268,723	0.96%	21,680
350 - Asphalt: Overlay 32,877 sf Zone 7	164,385	15	2	172,707	11,514	142,467	157,262	0.32%	7,209
380 - Asphalt: Overlay 64,975 sf PS- Elmhurst Circle- 2010 Last Done	189,201	15	14	267,337	17,822	12,613	25,858	0.50%	11,159

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00050 - Grounds									
01000 - Paving									
382 - Asphalt: Overlay 71,000 sf PS- Dunbarton Circle	206,746	15	14	292,126	19,475	13,783	28,255	0.54%	12,194
Sub-total [01000 - Paving]	2,292,666			2,825,516	222,848	1,028,449	1,064,272	6.20%	139,531
02000 - Concrete									
200 - Sidewalks, Curbs & Gutters 307,641 sf Public Streets- On-going (0.46%)	140,712	2	1	144,230	72,115	70,356	144,230	2.01%	45,153
208 - Sidewalks, Curbs & Gutters 307,641 sf All Areas- On-going (1%)	10,654	1	1	10,921	5,460	5,327	10,921	0.15%	3,419
209 - Sidewalks, Curbs & Gutters 2022 Only[nr:1]	995	1	0	0	0	995	0	0.00%	0
Sub-total [02000 - Concrete]	152,361			155,150	77,575	76,678	155,150	2.16%	48,572
04000 - Structural Repairs									
550 - Bridge Maintenance Zone 1 Common Area	2,059	22	14	2,910	132	749	863	0.00%	83

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00050 - Grounds									
18000 - Landscaping									
100 - Irrigation: Misc. Misc. Irrigation Repairs	29,552	1	5	33,435	5,572	4,925	6,058	0.15%	3,489
101 - Irrigation: Misc. Misc. Irrigation Repairs (2022 Only)[nr:1]	58,000	1	0	0	0	58,000	0	0.00%	0
103 - Irrigation: Misc. Misc. Irrigation Repairs (2023 Only)[nr:1]	100,000	10	1	102,500	10,250	90,000	102,500	0.29%	6,418
105 - Irrigation: Misc. Misc. Irrigation Repairs (2024 Only)[nr:1]	100,000	10	2	105,063	10,506	80,000	92,250	0.29%	6,578
107 - Irrigation: Misc. Misc. Irrigation Repairs (2025 Only)[nr:1]	100,000	10	3	107,689	10,769	70,000	82,000	0.30%	6,743
109 - Irrigation: Misc. Misc. Irrigation Repairs (2026 Only)[nr:1]	100,000	10	4	110,381	11,038	60,000	71,750	0.31%	6,911
154 - Irrigation: Controllers 542 Irrigation Controller Station Upgrade	75,018	12	11	98,431	8,203	6,252	12,816	0.23%	5,136
200 - Irrigation: Valves Valve/Head Repl-Turf/Shrub Split- Zones: 3, 4	353,800	20	1	362,645	18,132	336,110	362,645	0.50%	11,353
210 - Irrigation: Valves Valve/Head Repl-Turf/Shrub Split- Zones: 5, 6	402,400	20	2	422,772	21,139	362,160	391,837	0.59%	13,235
220 - Irrigation: Valves Valve/Head Repl-Turf/Shrub Split- Zones: 1, 2, 7	232,600	20	3	250,485	12,524	197,710	214,574	0.35%	7,842
364 - Tree Maintenance Tree Pruning & Forest Health Management	155,584	1	0	155,584	155,584	155,584	159,474	4.33%	97,415
368 - Tree Maintenance Tree Removals	112,320	1	0	112,320	112,320	112,320	115,128	3.12%	70,326
372 - Tree Maintenance Tree Replacements	15,808	1	0	15,808	15,808	15,808	16,203	0.44%	9,898
376 - Tree Maintenance Tree Grade Repairs for Removal Sites	24,960	1	0	24,960	24,960	24,960	25,584	0.69%	15,628
380 - Tree Maintenance Tree Contingency	30,576	1	0	30,576	30,576	30,576	31,340	0.85%	19,144
430 - Irrigation: Misc. Water Wise Renovation Zones: 3, 4	350,000	30	1	358,750	11,958	338,333	358,750	0.33%	7,487
436 - Irrigation: Misc. Water Wise Renovation Zones: 5, 6	402,400	30	2	422,772	14,092	375,573	398,711	0.39%	8,824
442 - Irrigation: Misc. Water Wise Renovation Zones: 1, 2, 7	233,000	30	3	250,916	8,364	209,700	222,903	0.23%	5,237
490 - Bark Replacement Bark Replacement	31,200	1	0	31,200	31,200	31,200	31,980	0.87%	19,535
530 - Plant Replacement Plant Replacement	26,624	1	0	26,624	26,624	26,624	27,290	0.74%	16,670
920 - Miscellaneous Fall Overseeding	17,472	1	0	17,472	17,472	17,472	17,909	0.49%	10,940

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00050 - Grounds									
18000 - Landscaping									
924 - Miscellaneous Contingency- Emergency & Misc	12,542	1	0	12,542	12,542	12,542	12,856	0.35%	7,853
928 - Miscellaneous Landscape Drains	32,760	1	0	32,760	32,760	32,760	33,579	0.91%	20,512
Sub-total [18000 - Landscaping]	2,996,616			3,085,683	602,394	2,648,610	2,788,136	16.75%	377,174
19000 - Fencing									
140 - Miscellaneous Storage Lot Fence	15,678	25	14	22,153	886	6,898	7,714	0.02%	555
340 - Wood: 6' 218 lf 1425 University Dr At Neighboring Complex	7,935	18	17	12,074	671	441	904	0.02%	420
Sub-total [19000 - Fencing]	23,613			34,227	1,557	7,339	8,617	0.04%	975
20000 - Lighting									
100 - Exterior: Misc. Fixtures 640 Fixtures Approx. Total- Conversion to LED	45,261	12	8	55,146	4,595	15,087	19,330	0.13%	2,877
110 - Exterior: Misc. Fixtures 640 Fixtures Approx. Ongoing Maintenance	13,118	1	1	13,614	6,807	6,559	13,445	0.19%	4,262
111 - Exterior: Misc. Fixtures 2022 Only[nr:1]	20,000	1	0	0	0	20,000	0	0.00%	0
Sub-total [20000 - Lighting]	78,378			68,759	11,402	41,646	32,776	0.32%	7,139
21000 - Signage									
200 - Street Signs 53 Alley Signage /Private Property/Tow	14,607	15	2	15,346	1,023	12,659	13,974	0.03%	641
204 - Monument 60 Wooden Alley Address Sign Holders	38,064	25	22	65,530	2,621	4,568	6,242	0.07%	1,641
712 - Lollipop 35 Speed Limit Signage Inserts	4,368	15	3	4,704	314	3,494	3,880	0.01%	196
Sub-total [21000 - Signage]	57,039			85,580	3,958	20,721	24,097	0.11%	2,478
30000 - Miscellaneous									
990 - Utilities PS- Neighborhood Clean-up	1,716	1	1	1,759	879	858	1,759	0.02%	551
992 - Utilities Underground	50,440	1	1	51,701	25,851	25,220	51,701	0.72%	16,186
993 - Utilities 2022 Only[nr:1]	68,000	1	0	0	0	68,000	0	0.00%	0
Sub-total [30000 - Miscellaneous]	120,156			53,460	26,730	94,078	53,460	0.74%	16,736

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2022 Fully Funded Balance	2023 Fully Funded Balance	% Per Year Straight Line	2023 Line Item Contribution based on Cash Flow Method
00050 - Grounds									
Sub-total Grounds	5,722,889			6,311,286	946,597	3,918,270	4,127,372	26.32%	592,688
00060 - Administrative									
31000 - Reserve Study									
100 - 3 Year Update with Site Visit On-going	6,240	3	2	6,556	2,185	2,080	4,264	0.06%	1,368
500 - Annual Update Updates W/Out Site Visit	1,000	1	0	1,000	1,000	1,000	1,025	0.03%	626
Sub-total [31000 - Reserve Study]	7,240			7,556	3,185	3,080	5,289	0.09%	1,994
32000 - Undesignated									
100 - Miscellaneous Reserve Items	8,320	1	0	8,320	8,320	8,320	8,528	0.23%	5,209
Sub-total Administrative	15,560			15,876	11,505	11,400	13,817	0.32%	7,204
Totals	41,024,548			62,855,226	3,595,831	16,594,371	17,467,078	100.00%	2,251,440
						<u>[EndBal]</u> [A]	<u>[EndBal]</u> [B]		
Percent Funded						62.76%	51.54%		

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 \$2,048		
	% Included 100.00%	Total Cost/Study	\$350,250
Summary	Replacement Year 2022	Future Cost	\$350,250

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.

2022- \$306,250 was expended per contract to be completed in 2022.

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

122 - Surface Restoration	Useful Life 6	Remaining Life 1	
217 Homes- Phase 2 of 3	Quantity 217	Unit of Measure	Unit
	Cost /Ut \$2,350		
	% Included 100.00%	Total Cost/Study	\$510,037
Summary	Replacement Year 2023	Future Cost	\$522,788

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.

2022- Per client 8/11/2022, move remaining life from 2022 to 2023.

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 \$2,350		
	% Included 100.00%	Total Cost/Study	\$474,781
Summary	Replacement Year 2024	Future Cost	\$498,817

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.

2022- Per client 8/11/2022, move remaining life from 2023 to 2024.

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 1	
Construction Management: Color Consultant Only	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$3,921		
	% Included 100.00%	Total Cost/Study	\$3,921
Summary	Replacement Year 2023	Future Cost	\$4,019

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

198 - Supervision	Useful Life 8	Remaining Life 0	
Construction Mgmt- Pre-Cycle Eval.	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$5,599		
	% Included 100.00%	Total Cost/Study	\$5,599
Summary	Replacement Year 2022	Future Cost	\$5,599

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.

2022- Work anticipated.

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

GL N23001

00010 - Unit Exteriors

03000 - Painting: Exterior

200 - Supervision	Useful Life 6	Remaining Life 0	
171 CM- Future Painting, Siding- PH 1	Quantity 171	Unit of Measure Unit	
	Cost /Ut \$515		
	% Included 100.00%	Total Cost/Study	\$88,031
Summary	Replacement Year 2022	Future Cost	\$88,031

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

2022- Moved to 2022 to coincide with Phase 1 paint cycle.
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 \$515		
	% Included 100.00%	Total Cost/Study	\$111,712
Summary	Replacement Year 2023	Future Cost	\$114,504

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

2022- Moved to 2022 to coincide with Phase 2 paint cycle.
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 \$515		
	% Included 100.00%	Total Cost/Study	\$103,990
Summary	Replacement Year 2024	Future Cost	\$109,254

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

2022- Moved to 2022 to coincide with Phase 3 paint cycle.
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	\$11,200	
	% Included	100.00%	Total Cost/Study \$11,200
Summary	Replacement Year	2022	Future Cost \$11,200

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.

2022- Work is anticipated.

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 1	Treatment [se:3]
171 Units- Brick Work Wash & Seal	Quantity 171	Unit of Measure	Lump Sum
	Cost /LS	\$146	
	% Included	100.00%	Total Cost/Study \$24,898
Summary	Replacement Year	2023	Future Cost \$26,163

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 2	
217 Units- Brick Work Wash & Seal	Quantity 217	Unit of Measure	Lump Sum
	Cost /LS	\$146	
	% Included	100.00%	Total Cost/Study \$31,595
Summary	Replacement Year	2024	Future Cost \$33,195

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

GL N23270

926 - Power Washing	Useful Life 16	Remaining Life 3	
202 Units- Brick Work Wash & Seal	Quantity 202	Unit of Measure	Lump Sum
	Cost /LS	\$146	
	% Included	100.00%	Total Cost/Study \$29,411
Summary	Replacement Year	2025	Future Cost \$31,673

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

04000 - Structural Repairs

204 - Wood: Siding & Trim	Useful Life 1	Remaining Life 0	
On-going Repairs- Yearly Work Orders, Etc.	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$132,669	
	% Included	100.00%	Total Cost/Study \$132,669
Summary	Replacement Year	2022	Future Cost \$132,669

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.

2022- Work is anticipated.
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

210 - Wood: Siding & Trim	Useful Life 30	Remaining Life 23	
171 2008 Siding Project- Long Term	Quantity 171	Unit of Measure	Unit
	Cost /Ut	\$8,960	
	% Included	100.00%	Total Cost/Study \$1,532,092
Summary	Replacement Year	2045	Future Cost \$2,703,545

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

00010 - Unit Exteriors

04000 - Structural Repairs

212 - Wood: Siding & Trim	Useful Life 30	Remaining Life 24	
217 2009 Siding Project- Long Term	Quantity 217	Unit of Measure	Unit
	Cost /Ut \$8,960		
	% Included 100.00%	Total Cost/Study	\$1,944,233
Summary	Replacement Year 2046	Future Cost	\$3,516,585

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 25	
202 2010 Siding Project- Long Term	Quantity 202	Unit of Measure	Lump Sum
	Cost /LS \$8,960		
	% Included 100.00%	Total Cost/Study	\$1,809,839
Summary	Replacement Year 2047	Future Cost	\$3,355,341

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	Quantity 171	Unit of Measure	Unit
Paint 1	Cost /Ut \$3,916		
	% Included 100.00%	Total Cost/Study	\$669,639
Summary	Replacement Year 2022	Future Cost	\$669,639

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.

2022- \$669,639 is anticipated per contract in 2022.
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	Quantity 217	Unit of Measure	Unit
Paint 2	Cost /Ut \$2,798		
	% Included 100.00%	Total Cost/Study	\$607,079
Summary	Replacement Year 2023	Future Cost	\$622,256

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.

2022- Per client 8/11/2022, move remaining life from 2022 to 2023.
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

00010 - Unit Exteriors

04000 - Structural Repairs

232 - Wood: Siding & Trim	Useful Life 6	Remaining Life 2	
202 Homes- Ongoing Siding Project w	Quantity 202	Unit of Measure	Unit
Paint 3	Cost /Ut \$2,798		
	% Included 100.00%	Total Cost/Study	\$565,115
Summary	Replacement Year 2024	Future Cost	\$593,724

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.

2022- Per client 8/11/2022, move remaining life from 2023 to 2024.
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.

GL N23270

290 - Miscellaneous	Useful Life 30	Remaining Life 0	
Construction Management- Phase I	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$67,250		
	% Included 100.00%	Total Cost/Study	\$67,250
Summary	Replacement Year 2022	Future Cost	\$67,250

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.

2022- \$67,250 is anticipated in 2022, per client move remaining life from 2039 to 2023 to sync with Phase I paint 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 1	
Construction Management- Phase II	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$97,213		
	% Included 100.00%	Total Cost/Study	\$97,213
Summary	Replacement Year 2023	Future Cost	\$99,643

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.

2022- Per client 8/11/2022, move remaining life from 2040 to 2023 to sync with Phase II paint project.
2016- Life extended to match major siding work.

GL N23270

00010 - Unit Exteriors

04000 - Structural Repairs

298 - Miscellaneous	Useful Life 30	Remaining Life 2	
Construction Management- Phase III	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$90,494	
	% Included	100.00%	Total Cost/Study \$90,494
Summary	Replacement Year	2024	Future Cost \$95,075

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.

2022- Per client 8/11/2022, move remaining life from 2041 to 2023 to sync with Phase II paint project.
2016- Life extended to match major siding work.

GL N23270

05000 - Roofing

200 - Low Slope: BUR	Useful Life 15	Remaining Life 2	
32 Squares- Small Flats- Done 2009	Quantity 32	Unit of Measure	Squares
	Cost /Sqrs	\$1,446	
	% Included	100.00%	Total Cost/Study \$46,259
Summary	Replacement Year	2024	Future Cost \$48,601

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

00010 - Unit Exteriors

05000 - Roofing

206 - Low Slope: BUR	Useful Life 15	Remaining Life 1
8 Squares- Small Flats- Done 2006	Quantity 8	Unit of Measure Squares
	Cost /Sqrs \$1,446	
	% Included 100.00%	Total Cost/Study \$11,565
Summary	Replacement Year 2023	Future Cost \$11,854

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.

2022- Per client 8/11/2022, move remaining life from 2022 to 2023.
2021- Remaining life is increased from 2021 to 2022.

GL N23270

212 - Low Slope: BUR	Useful Life 15	Remaining Life 2
80 Squares- Large Flats- 2009	Quantity 80	Unit of Measure Squares
	Cost /Sqrs \$1,446	
	% Included 100.00%	Total Cost/Study \$115,648
Summary	Replacement Year 2024	Future Cost \$121,503

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 2
4 Squares- Small Flats- Done 2009	Quantity 4	Unit of Measure Squares
	Cost /Sqrs \$1,446	
	% Included 100.00%	Total Cost/Study \$5,782
Summary	Replacement Year 2024	Future Cost \$6,075

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.

00010 - Unit Exteriors

05000 - Roofing

GL N23270

220 - Low Slope: BUR	Useful Life 15	Remaining Life 1
8 Squares- Small Flats- Done 2008	Quantity 8	Unit of Measure Squares
	Cost /Sqrs \$1,446	
	% Included 100.00%	Total Cost/Study \$11,565
Summary	Replacement Year 2023	Future Cost \$11,854

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

400 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 18	Treatment [se:4]
3,257 Squares- 2000 Thru 2003- 199 Homes	Quantity 3,257	Unit of Measure Squares	
	Cost /Sqrs \$1,960		
	% Included 100.00%	Total Cost/Study \$6,385,023	
Summary	Replacement Year 2040	Future Cost \$10,338,161	

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 22	
2004 Roofing Project	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$2,635,238	
	% Included 100.00%	Total Cost/Study	\$2,635,238
Summary	Replacement Year 2044	Future Cost	\$4,536,751

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 23	Treatment [se:2]
1,853 Squares- 2005 Roofing Project	Quantity 1,853	Unit of Measure	Squares
	Cost /Sqrs	\$1,960	
	% Included 100.00%	Total Cost/Study	\$3,632,621
Summary	Replacement Year 2045	Future Cost	\$6,490,289

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

444 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 25	Treatment [se:2]
2,098 Squares- 2006 Roofing Project	Quantity 2,098	Unit of Measure	Squares
	Cost /Sqrs	\$1,960	
	% Included 100.00%	Total Cost/Study	\$4,112,919
Summary	Replacement Year 2047	Future Cost	\$7,720,436

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

00010 - Unit Exteriors

05000 - Roofing

466 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 27	Treatment [se:2]
1,650 Squares- 2007 Roofing Project	Quantity 1,650	Unit of Measure	Squares
	Cost /Sqrs \$1,960		
	% Included 100.00%	Total Cost/Study	\$3,234,660
Summary	Replacement Year 2049	Future Cost	\$6,379,226

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

690 - Gutters / Downspouts	Useful Life 30	Remaining Life 12	
2004	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$156,796		
	% Included 100.00%	Total Cost/Study	\$156,796
Summary	Replacement Year 2034	Future Cost	\$210,873

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 13	
2005	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$162,396		
	% Included 100.00%	Total Cost/Study	\$162,396
Summary	Replacement Year 2035	Future Cost	\$223,865

This is to replace the gutters and downspouts.

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

GL N23270

694 - Gutters / Downspouts	Useful Life 30	Remaining Life 14	
2006	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$195,993		
	% Included 100.00%	Total Cost/Study	\$195,993
Summary	Replacement Year 2036	Future Cost	\$276,933

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

696 - Gutters / Downspouts	Useful Life 30	Remaining Life 15	
2007	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$167,995	
	% Included	100.00%	Total Cost/Study \$167,995
Summary	Replacement Year	2037	Future Cost \$243,307

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 16	
1,484 lf 2008	Quantity 1,484	Unit of Measure	Linear Feet
	Cost /l.f.	\$18.72	
	% Included	100.00%	Total Cost/Study \$27,780
Summary	Replacement Year	2038	Future Cost \$41,240

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

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

GL N23270

702 - Gutters / Downspouts	Useful Life 30	Remaining Life 17	
994 lf 2009	Quantity 994	Unit of Measure	Linear Feet
	Cost /l.f.	\$18.72	
	% Included	100.00%	Total Cost/Study \$18,608
Summary	Replacement Year	2039	Future Cost \$28,314

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 18	
10,741 lf 2010	Quantity 10,741	Unit of Measure	Linear Feet
	Cost /l.f.	\$18.72	
	% Included	100.00%	Total Cost/Study \$201,072
Summary	Replacement Year	2040	Future Cost \$313,603

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 11	
2003 Roofing Project: Beams, Crts/Vlys, FP Chs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$167,995	
	% Included	100.00%	Total Cost/Study \$167,995
Summary	Replacement Year	2033	Future Cost \$220,424

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 12	
2004 Beam replacement	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$72,798	
	% Included	100.00%	Total Cost/Study \$72,798
Summary	Replacement Year	2034	Future Cost \$97,905

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

GL N23270

822 - Beam Replacement	Useful Life 30	Remaining Life 13	
2005 Roofing w/ 70% increase due to related siding	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$363,990	
	% Included	100.00%	Total Cost/Study \$363,990
Summary	Replacement Year	2035	Future Cost \$501,764

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

GL N23270

824 - Beam Replacement	Useful Life 30	Remaining Life 14	
2006- Roofing w/ 70% inc. due to related siding	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$147,836	
	% Included	100.00%	Total Cost/Study \$147,836
Summary	Replacement Year	2036	Future Cost \$208,888

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 15	
2007- Roofing-w/ 70% inc. due to related siding	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$307,991	
	% Included	100.00%	Total Cost/Study \$307,991
Summary	Replacement Year	2037	Future Cost \$446,062

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.

00010 - Unit Exteriors

05000 - Roofing

GL N23270

838 - Hog Valleys	Useful Life 30	Remaining Life 2	
2000 - 2003 Roofing Project Midcycle	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$167,995	
	% Included	100.00%	Total Cost/Study \$167,995
Summary	Replacement Year	2024	Future Cost \$176,500

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

840 - Hog Valleys	Useful Life 30	Remaining Life 2	
2004 Roofing Project Midcycle	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$167,995	
	% Included	100.00%	Total Cost/Study \$167,995
Summary	Replacement Year	2024	Future Cost \$176,500

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 3	
2005 Roofing Project Midcycle	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$167,995	
	% Included	100.00%	Total Cost/Study \$167,995
Summary	Replacement Year	2025	Future Cost \$180,913

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 4	
2006 Roofing Project Midcycle	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$167,995	
	% Included	100.00%	Total Cost/Study \$167,995
Summary	Replacement Year	2026	Future Cost \$185,435

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

00010 - Unit Exteriors

05000 - Roofing

846 - Hog Valleys	Useful Life 30	Remaining Life 5	
2007 Roofing Project Midcycle	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$167,995	
	% Included	100.00%	Total Cost/Study \$167,995
Summary	Replacement Year	2027	Future Cost \$190,071

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

920 - Roofing: Inspections & Repairs	Useful Life 1	Remaining Life 1	
590 All Units Ongoing	Quantity 590	Unit of Measure	Unit
	Cost /Ut	\$83.20	
	% Included	100.00%	Total Cost/Study \$49,088
Summary	Replacement Year	2023	Future Cost \$50,315

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.

2022- \$30,000 is anticipated.

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	\$50.85	
	% Included	100.00%	Total Cost/Study \$30,000
Summary	Replacement Year	2022	Future Cost \$30,000

This is for the \$30,000 anticipated.

GL

00010 - Unit Exteriors

19000 - Fencing

300 - Wood	Useful Life 8	Remaining Life 0	Treatment [se:3]
22,881 If Patios (33%)	Quantity 22,881	Unit of Measure	Linear Feet
	Cost /l.f. \$60.27	Qty * \$/l.f.	\$1,378,963
	% Included 33.33%	Total Cost/Study	\$459,654
Summary	Replacement Year 2022	Future Cost	\$471,241

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.

2022- \$153,218 is anticipated in 2022. Moved remaining life from 2021 to 2022/

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

304 - Wood	Useful Life 8	Remaining Life 1	Treatment [se:2]
1,900 If Interior Patio Party Fence (20%)	Quantity 1,900	Unit of Measure	Linear Feet
	Cost /l.f. \$144	Qty * \$/l.f.	\$272,688
	% Included 20.00%	Total Cost/Study	\$54,538
Summary	Replacement Year 2023	Future Cost	\$56,600

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.

00010 - Unit Exteriors

19000 - Fencing

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	\$36,400	
	% Included	100.00%	Total Cost/Study \$36,400
Summary	Replacement Year	2023	Future Cost \$37,310

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

2022- \$90,000 is anticipated.
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 (2022 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$90,000	
	% Included	100.00%	Total Cost/Study \$90,000
Summary	Replacement Year	2022	Future Cost \$90,000

This is for the \$90,000 expenditure.

GL N23127

21000 - Signage

400 - Unit Address Plaques	Useful Life 25	Remaining Life 12	
590 Units with 2 at each	Quantity 590	Unit of Measure	Unit
	Cost /Ut	\$98.80	
	% Included	100.00%	Total Cost/Study \$58,292
Summary	Replacement Year	2034	Future Cost \$78,396

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 3	
Main Clubhouse- Ongoing Repairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$1,446	
	% Included	100.00%	Total Cost/Study \$1,446
Summary	Replacement Year	2025	Future Cost \$1,557

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

03000 - Painting: Exterior

130 - Surface Restoration	Useful Life 10	Remaining Life 8	
Main Clubhouse	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$16,801	
	% Included	100.00%	Total Cost/Study \$16,801
Summary	Replacement Year	2030	Future Cost \$20,471

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 5	
258 lf Pool Perimeter Fence	Quantity 258	Unit of Measure	Linear Feet
	Cost /l.f.	\$11.20	
	% Included	100.00%	Total Cost/Study \$2,889
Summary	Replacement Year	2027	Future Cost \$3,269

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.

GL

00020 - Main Clubhouse Areas

03500 - Painting: Interior

300 - Clubhouse	Useful Life 10	Remaining Life 2	
11,806 sf Clubhouse Interior	Quantity 11,806	Unit of Measure Square Feet	
	Cost /SqFt \$1.56		
	% Included 100.00%	Total Cost/Study \$18,417	
Summary	Replacement Year 2024	Future Cost \$19,350	

This is to paint the clubhouse interior.

2021- Due to COVID-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

04000 - Structural Repairs

200 - Wood: Siding & Trim	Useful Life 30	Remaining Life 28	
Clubhouse Siding & Trim Replace	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$72,599		
	% Included 100.00%	Total Cost/Study \$72,599	
Summary	Replacement Year 2050	Future Cost \$144,944	

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 7	
Clubhouse Pool Awning	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$5,824		
	% Included 100.00%	Total Cost/Study \$5,824	
Summary	Replacement Year 2029	Future Cost \$6,923	

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 7	
17 Clubhouse- Exit Doors & Pool Pedestrian Gates	Quantity 17	Unit of Measure	Items
	Cost /Itm \$1,123		
	% Included 100.00%	Total Cost/Study	\$19,094
Summary	Replacement Year 2029	Future Cost	\$22,697

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 23	
Clubhouse Restroom Hall Exterior Door	Quantity 1	Unit of Measure	Items
	Cost /Itm \$3,091		
	% Included 100.00%	Total Cost/Study	\$3,091
Summary	Replacement Year 2045	Future Cost	\$5,454

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

914 - Doors	Useful Life 25	Remaining Life 16	
12 Exterior Storefront Door Sets	Quantity 12	Unit of Measure	Items
	Cost /Itm \$3,091		
	% Included 100.00%	Total Cost/Study	\$37,091
Summary	Replacement Year 2038	Future Cost	\$55,061

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 17	
17 Clubhouse- Interior Doors	Quantity 17	Unit of Measure	Items
	Cost /Itm \$1,118		
	% Included 100.00%	Total Cost/Study	\$19,006
Summary	Replacement Year 2039	Future Cost	\$28,920

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 13
2 Exterior Storage Room Metal Doors	Quantity 2	Unit of Measure Set
	Cost /Set \$2,798	
	% Included 100.00%	Total Cost/Study \$5,595
Summary	Replacement Year 2035	Future Cost \$7,713

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

GL

05000 - Roofing

208 - Low Slope: BUR	Useful Life 15	Remaining Life 1
6 Squares- Clubhouse- Vinyl	Quantity 6	Unit of Measure Squares
	Cost /Sqrs \$3,359	
	% Included 100.00%	Total Cost/Study \$20,155
Summary	Replacement Year 2023	Future Cost \$20,659

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

460 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 16
44 Squares- Clubhouse- 44 Squares	Quantity 44	Unit of Measure Squares
	Cost /Sqrs \$1,560	
	% Included 100.00%	Total Cost/Study \$68,640
Summary	Replacement Year 2038	Future Cost \$101,896

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

2008- Placed in service.

GL 23017

00020 - Main Clubhouse Areas

08000 - Rehab

094 - General	Useful Life 20	Remaining Life 12	
Professional Fees	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$55,999	
	% Included	100.00%	Total Cost/Study \$55,999
Summary	Replacement Year	2034	Future Cost \$75,312

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

100 - General	Useful Life 30	Remaining Life 1	
Clubhouse- Lounge: Skylights & Windows	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$31,359	
	% Included	100.00%	Total Cost/Study \$31,359
Summary	Replacement Year	2023	Future Cost \$32,143

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

2022- Per client 8/11/2022, move remaining life from 2022 to 2023.
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 2	
Clubhouse- Living Rm & Kitchen	Quantity 1	Unit of Measure	Lump Sum
Furnishings (50%)	Cost /LS \$59,919	Qty * \$/LS	\$59,919
	% Included 50.00%	Total Cost/Study	\$29,959
Summary	Replacement Year 2024	Future Cost	\$31,476

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

112 - General	Useful Life 10	Remaining Life 2	
Clubhouse- Card Room Misc. (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$16,799	Qty * \$/LS	\$16,799
	% Included 50.00%	Total Cost/Study	\$8,400
Summary	Replacement Year 2024	Future Cost	\$8,825

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 17	
Clubhouse Card Room- Counter & Cabinets	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$20,159		
	% Included 100.00%	Total Cost/Study	\$20,159
Summary	Replacement Year 2039	Future Cost	\$30,675

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

138 - General	Useful Life 10	Remaining Life 2	
Clubhouse- Entry Area- Furnishings- 50% (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$3,359	Qty * \$/LS	\$3,359
	% Included 50.00%	Total Cost/Study	\$1,680
Summary	Replacement Year 2024	Future Cost	\$1,765

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

150 - General	Useful Life 10	Remaining Life 2	
Lobby Administration Office (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$15,678	Qty * \$/LS	\$15,678
	% Included 50.00%	Total Cost/Study	\$7,839
Summary	Replacement Year 2024	Future Cost	\$8,236

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 2	
Clubhouse- Manager's Office (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$7,840	Qty * \$/LS	\$7,840
	% Included 50.00%	Total Cost/Study	\$3,920
Summary	Replacement Year 2024	Future Cost	\$4,118

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

160 - General	Useful Life 10	Remaining Life 2	
Clubhouse- Gym (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$16,799	Qty * \$/LS	\$16,799
	% Included 50.00%	Total Cost/Study	\$8,400
Summary	Replacement Year 2024	Future Cost	\$8,825

This is for general rehab of the fitness room.

- 2- ceiling fans
- 1- guest chair

2013- Part of 2013 renovation project.

GL 23017

180 - General	Useful Life 30	Remaining Life 22	
2 Clubhouse- 2 Restrooms	Quantity 2	Unit of Measure	Items
	Cost /Itm \$47,038		
	% Included 100.00%	Total Cost/Study	\$94,076
Summary	Replacement Year 2044	Future Cost	\$161,959

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 6	
Clubhouse-Assistant Community Manager Office (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$5,599	Qty * \$/LS	\$5,599
	% Included 50.00%	Total Cost/Study	\$2,800
Summary	Replacement Year 2028	Future Cost	\$3,247

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

192 - General	Useful Life 10	Remaining Life 6	
Clubhouse- Audio Room (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$3,359	Qty * \$/LS	\$3,359
	% Included 50.00%	Total Cost/Study	\$1,680
Summary	Replacement Year 2028	Future Cost	\$1,948

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 17	
Kitchen Rehab	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$51,516		
	% Included 100.00%	Total Cost/Study	\$51,516
Summary	Replacement Year 2039	Future Cost	\$78,388

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 12	
2013 Contingency	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$45,360	
	% Included	100.00%	Total Cost/Study \$45,360
Summary	Replacement Year	2034	Future Cost \$61,004

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

12000 - Pool

100 - Resurface	Useful Life 12	Remaining Life 11	
116 If Clubhouse Main Pool	Quantity 116	Unit of Measure	Linear Feet
	Cost /l.f.	\$109	
	% Included	100.00%	Total Cost/Study \$12,667
Summary	Replacement Year	2033	Future Cost \$16,620

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

102 - Resurface	Useful Life 12	Remaining Life 9	
176 If Clubhouse Lap Pool	Quantity 176	Unit of Measure	Linear Feet
	Cost /l.f.	\$139	
	% Included	100.00%	Total Cost/Study \$24,547
Summary	Replacement Year	2031	Future Cost \$30,656

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 11
116 lf Clubhouse Main Pool	Quantity 116	Unit of Measure Linear Feet
	Cost /l.f. \$81.45	
	% Included 100.00%	Total Cost/Study \$9,448
Summary	Replacement Year 2033	Future Cost \$12,397

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 9
176 lf Clubhouse Lap Pool	Quantity 176	Unit of Measure Linear Feet
	Cost /l.f. \$56.16	
	% Included 100.00%	Total Cost/Study \$9,884
Summary	Replacement Year 2031	Future Cost \$12,344

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.

GL N23271

600 - Miscellaneous	Useful Life 30	Remaining Life 22
10,526 sf Replace Concrete Pool Deck	Quantity 10,526	Unit of Measure Square Feet
	Cost /SqFt \$22.88	
	% Included 100.00%	Total Cost/Study \$240,835
Summary	Replacement Year 2044	Future Cost \$414,614

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.

GL N23018

00020 - Main Clubhouse Areas

12000 - Pool

700 - Equipment: Replacement	Useful Life 5	Remaining Life 4	
Main Pool Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$7,800	Qty * \$/LS	\$7,800
	% Included 50.00%	Total Cost/Study	\$3,900
Summary	Replacement Year 2026	Future Cost	\$4,305

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

GL N23271

704 - Equipment: Replacement	Useful Life 5	Remaining Life 4	
Lap Pool Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$7,800	Qty * \$/LS	\$7,800
	% Included 50.00%	Total Cost/Study	\$3,900
Summary	Replacement Year 2026	Future Cost	\$4,305

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

00020 - Main Clubhouse Areas

12000 - Pool

712 - Miscellaneous	Useful Life 1	Remaining Life 1	
On-going Annual Pool Mechanical Repairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$3,827	
	% Included	100.00%	Total Cost/Study \$3,827
Summary	Replacement Year	2023	Future Cost \$3,923

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.

2022- \$3,000 is anticipated.
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

713 - Miscellaneous	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Annual Pool Mechanical Repairs (2022 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$3,000	
	% Included	100.00%	Total Cost/Study \$3,000
Summary	Replacement Year	2022	Future Cost \$3,000

This is for the \$3,000 anticipated.

GL N23271

910 - Furniture: Chairs	Useful Life 10	Remaining Life 2	
28 Clubhouse	Quantity 28	Unit of Measure	Items
	Cost /Itm	\$123	
	% Included	100.00%	Total Cost/Study \$3,436
Summary	Replacement Year	2024	Future Cost \$3,610

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 2	
18 Clubhouse	Quantity 18	Unit of Measure	Items
	Cost /Itm	\$780	
	% Included	100.00%	Total Cost/Study \$14,040
Summary	Replacement Year	2024	Future Cost \$14,751

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 2	
6 Clubhouse	Quantity 6	Unit of Measure	Items
	Cost /Itm \$556		
	% Included 100.00%	Total Cost/Study	\$3,338
Summary	Replacement Year 2024	Future Cost	\$3,507

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 2	
4 Clubhouse- Umbrellas Stands	Quantity 4	Unit of Measure	Items
	Cost /Itm \$172		
	% Included 100.00%	Total Cost/Study	\$686
Summary	Replacement Year 2024	Future Cost	\$721

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

942 - Furniture: Misc	Useful Life 8	Remaining Life 1	
4 Clubhouse- Umbrellas	Quantity 4	Unit of Measure	Items
	Cost /Itm \$458		
	% Included 100.00%	Total Cost/Study	\$1,830
Summary	Replacement Year 2023	Future Cost	\$1,876

This is to replace the misc. pool furniture.

2022- Per client 8/11/2022, move remaining life from 2022 to 2023.

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

00020 - Main Clubhouse Areas

12000 - Pool

990 - Miscellaneous	Useful Life 10	Remaining Life 9	
2012 Misc. Safety, Caps, Water Quality, etc.	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$20,160		
	% Included 100.00%	Total Cost/Study	\$20,160
Summary	Replacement Year 2031	Future Cost	\$25,178

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

994 - Miscellaneous	Useful Life 12	Remaining Life 4	
Signage- Main CH	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$1,342		
	% Included 100.00%	Total Cost/Study	\$1,342
Summary	Replacement Year 2026	Future Cost	\$1,481

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 5	
Main Clubhouse	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$6,412		
	% Included 100.00%	Total Cost/Study	\$6,412
Summary	Replacement Year 2027	Future Cost	\$7,254

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 5	
Main CH Spa	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$3,640		
	% Included 100.00%	Total Cost/Study	\$3,640
Summary	Replacement Year 2027	Future Cost	\$4,118

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.

GL N23271

700 - Equipment	Useful Life 5	Remaining Life 4	
Main CH Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$7,800	Qty * \$/LS	\$7,800
	% Included 50.00%	Total Cost/Study	\$3,900
Summary	Replacement Year 2026	Future Cost	\$4,305

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

780 - Heater	Useful Life 8	Remaining Life 4	
Main Clubhouse- Spa Heater	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,902		
	% Included 100.00%	Total Cost/Study	\$5,902
Summary	Replacement Year 2026	Future Cost	\$6,515

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

00020 - Main Clubhouse Areas

14000 - Recreation

200 - Exercise: Treadmill	Useful Life 5	Remaining Life 1
Matrix Commercial Series	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,118	
	% Included 100.00%	Total Cost/Study \$4,118
Summary	Replacement Year 2023	Future Cost \$4,221

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.

GL 23017

204 - Exercise: Treadmill	Useful Life 5	Remaining Life 1
Matrix Commercial Series	Quantity 1	Unit of Measure Items
	Cost /Itm \$4,160	
	% Included 100.00%	Total Cost/Study \$4,160
Summary	Replacement Year 2023	Future Cost \$4,264

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.

2022- Per client 8/11/2022, move remaining life from 2022 to 2023.
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 \$3,359	
	% Included 100.00%	Total Cost/Study \$6,718
Summary	Replacement Year 2023	Future Cost \$6,886

This is to replace the Matrix recumbent bike.

2022- Per client 8/11/2022, move remaining life from 2022 to 2023.
2016- \$2,554 was expended to purchase an additional recumbent cycle.

GL N23271

218 - Miscellaneous	Useful Life 6	Remaining Life 1
Matrix Elliptical Machine	Quantity 1	Unit of Measure Items
	Cost /Itm \$6,718	
	% Included 100.00%	Total Cost/Study \$6,718
Summary	Replacement Year 2023	Future Cost \$6,886

This is to replace the Matrix elliptical machine.

2022- Per client 8/11/2022, move remaining life from 2022 to 2023.

GL N23271

00020 - Main Clubhouse Areas

14000 - Recreation

222 - Exercise: Weight Machine	Useful Life 20	Remaining Life 6	
Matrix Hoist & Press H2200	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$6,718	
	% Included	100.00%	Total Cost/Study \$6,718
Summary	Replacement Year	2028	Future Cost \$7,791

This is to purchase a new weight press machine and bench.

GL N23271

224 - Miscellaneous	Useful Life 6	Remaining Life 1	
Stair Climber	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$3,359	
	% Included	100.00%	Total Cost/Study \$3,359
Summary	Replacement Year	2023	Future Cost \$3,443

This is to replace the Matrix stair climber.

2022- Per client 8/11/2022, move remaining life from 2022 to 2023.
2014- \$2,290 was expended.

GL

226 - Miscellaneous	Useful Life 6	Remaining Life 1	
Upright Cycle	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$2,465	
	% Included	100.00%	Total Cost/Study \$2,465
Summary	Replacement Year	2023	Future Cost \$2,526

This is to replace miscellaneous exercise equipment.

2022- Per client 8/11/2022, move remaining life from 2022 to 2023.
2014- \$1,490 was expended.

GL

230 - Exercise: Miscellaneous Equip.	Useful Life 10	Remaining Life 1	
Weight Bench	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$894	
	% Included	100.00%	Total Cost/Study \$894
Summary	Replacement Year	2023	Future Cost \$917

This is to replace the weight bench.

2022- Per client 8/11/2022, move remaining life from 2022 to 2023.
2018- Life extended.

GL

00020 - Main Clubhouse Areas

14000 - Recreation

860 - Television	Useful Life 6	Remaining Life 1	
Fitness Room- LG 42" TV	Quantity 1	Unit of Measure	Items
	Cost /Itm \$894		
	% Included 100.00%	Total Cost/Study	\$894
Summary	Replacement Year 2023	Future Cost	\$917

This is to replace the LG 42" television.

2022- Per client 8/11/2022, move remaining life from 2022 to 2023.
2016- \$650 was expended. Original television was stolen July 2016.

GL N23271

864 - Television	Useful Life 6	Remaining Life 1	
Library- LG 32" TV	Quantity 1	Unit of Measure	Items
	Cost /Itm \$676		
	% Included 100.00%	Total Cost/Study	\$676
Summary	Replacement Year 2023	Future Cost	\$693

This is to replace the 32" LG television.

2022- Per client 8/11/2022, move remaining life from 2022 to 2023.
2016- Per client, television is now located in library.

GL

17000 - Tennis Court

100 - Reseal	Useful Life 10	Remaining Life 8	
4 Main Clubhouse	Quantity 4	Unit of Measure	Items
	Cost /Itm \$12,480		
	% Included 100.00%	Total Cost/Study	\$49,920
Summary	Replacement Year 2030	Future Cost	\$60,823

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

GL N23271

00020 - Main Clubhouse Areas

17000 - Tennis Court

306 - Miscellaneous	Useful Life 16	Remaining Life 2	
Tennis Court Awning & Bench	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$2,688		
	% Included 100.00%	Total Cost/Study	\$2,688
Summary	Replacement Year 2024	Future Cost	\$2,825

This is to replace the green canvas awning and bench.

Note- the 4x4 composite bench seat is replaceable.

2018- \$3,340 was expended.

GL

500 - Resurface	Useful Life 21	Remaining Life 18	
4 Main Clubhouse	Quantity 4	Unit of Measure	Items
	Cost /Itm \$26,650		
	% Included 100.00%	Total Cost/Study	\$106,600
Summary	Replacement Year 2040	Future Cost	\$166,260

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 lives 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.

GL N23271

19000 - Fencing

130 - Chain Link: 10'	Useful Life 25	Remaining Life 8	
770 If Main Clubhouse Tennis Courts	Quantity 770	Unit of Measure	Linear Feet
	Cost /l.f. \$45.76		
	% Included 100.00%	Total Cost/Study	\$35,235
Summary	Replacement Year 2030	Future Cost	\$42,931

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

00020 - Main Clubhouse Areas

19000 - Fencing

200 - Wrought Iron	Useful Life 25	Remaining Life 17
258 lf Main Clubhouse	Quantity 258	Unit of Measure Linear Feet
	Cost /l.f. \$109	
	% Included 100.00%	Total Cost/Study \$28,174
Summary	Replacement Year 2039	Future Cost \$42,869

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

340 - Wood: 6'	Useful Life 18	Remaining Life 10
28 lf Trash & Roof Access Enclosure	Quantity 28	Unit of Measure Linear Feet
	Cost /l.f. \$49.92	
	% Included 100.00%	Total Cost/Study \$1,398
Summary	Replacement Year 2032	Future Cost \$1,789

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 11
6 Clubhouse Front	Quantity 6	Unit of Measure Items
	Cost /itm \$1,118	
	% Included 100.00%	Total Cost/Study \$6,708
Summary	Replacement Year 2033	Future Cost \$8,801

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	\$1,040	
	% Included	100.00%	Total Cost/Study \$1,040
Summary	Replacement Year	2023	Future Cost \$1,066

This is to replace the association's laptop.

2022- Per client 8/11/2022, move remaining life from 2022 to 2023.
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.

GL 23017

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	\$11,040	
	% Included	100.00%	Total Cost/Study \$44,158
Summary	Replacement Year	2023	Future Cost \$45,262

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

2022- Per client 8/11/2022, move remaining life from 2022 to 2023.
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

00020 - Main Clubhouse Areas

23000 - Mechanical Equipment

210 - HVAC	Useful Life 15	Remaining Life 1
4 Units Clubhouse- Heating	Quantity 4	Unit of Measure Items
	Cost /Itm \$12,319	
	% Included 100.00%	Total Cost/Study \$49,275
Summary	Replacement Year 2023	Future Cost \$50,507

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

2022- Per client 8/11/2022, move remaining life from 2022 to 2023.
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

600 - Water Heater	Useful Life 12	Remaining Life 2
Clubhouse- State Select Water Heater	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,018	
	% Included 100.00%	Total Cost/Study \$2,018
Summary	Replacement Year 2024	Future Cost \$2,120

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 4
13 Office Desk/Guest Chairs	Quantity 13	Unit of Measure Items
	Cost /Itm \$468	
	% Included 100.00%	Total Cost/Study \$6,084
Summary	Replacement Year 2026	Future Cost \$6,716

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 7	
Clubhouse	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$4,477		
	% Included 100.00%	Total Cost/Study	\$4,477
Summary	Replacement Year 2029	Future Cost	\$5,322

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

24500 - Audio / Visual

142 - Miscellaneous	Useful Life 10	Remaining Life 6	
Clubhouse Audio/Video Upgrades	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$36,743		
	% Included 100.00%	Total Cost/Study	\$36,743
Summary	Replacement Year 2028	Future Cost	\$42,611

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 2	
Clubhouse Security System/Entry Access	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$46,355	
	% Included	100.00%	Total Cost/Study \$46,355
Summary	Replacement Year	2024	Future Cost \$48,702

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.

GL N23271

25000 - Flooring

200 - Carpeting	Useful Life 10	Remaining Life 2	
298 Sq. Yds. Clubhouse	Quantity 298	Unit of Measure	Square Yard
	Cost /SqYd	\$125	
	% Included	100.00%	Total Cost/Study \$37,190
Summary	Replacement Year	2024	Future Cost \$39,073

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

224 - Carpeting	Useful Life 12	Remaining Life 8	
15 Sq. Yds. Assistant Community Manager Office	Quantity 15	Unit of Measure	Square Yard
	Cost /SqYd	\$125	
	% Included	100.00%	Total Cost/Study \$1,872
Summary	Replacement Year	2030	Future Cost \$2,281

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

00020 - Main Clubhouse Areas

25000 - Flooring

400 - Tile	Useful Life 20	Remaining Life 12
295 sf Kitchen	Quantity 295	Unit of Measure Square Feet
	Cost /SqFt \$12.48	
	% Included 100.00%	Total Cost/Study \$3,682
Summary	Replacement Year 2034	Future Cost \$4,951

This is to replace the tile flooring.

2013- Replaced as part of 2013 renovation project.

GL

600 - Vinyl	Useful Life 12	Remaining Life 3
19 Sq. Yds. Clubhouse Restrooms	Quantity 19	Unit of Measure Square Yard
	Cost /SqYd \$52.00	
	% Included 100.00%	Total Cost/Study \$988
Summary	Replacement Year 2025	Future Cost \$1,064

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 12
53 Sq. Yds. Lobby	Quantity 53	Unit of Measure Square Yard
	Cost /SqYd \$41.60	
	% Included 100.00%	Total Cost/Study \$2,205
Summary	Replacement Year 2034	Future Cost \$2,965

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

612 - Vinyl	Useful Life 20	Remaining Life 12
6 Sq. Yds. Audio/Video Room	Quantity 6	Unit of Measure Square Yard
	Cost /SqYd \$125	
	% Included 100.00%	Total Cost/Study \$749
Summary	Replacement Year 2034	Future Cost \$1,007

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

00020 - Main Clubhouse Areas

26000 - Outdoor Equipment

900 - Miscellaneous	Useful Life 10	Remaining Life 4	
Outdoor Ping Pong Table	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$780	
	% Included	100.00%	Total Cost/Study \$780
Summary	Replacement Year	2026	Future Cost \$861

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

27000 - Appliances

144 - Drinking Fountain	Useful Life 15	Remaining Life 7	
2 Drinking Fountains	Quantity 2	Unit of Measure	Items
	Cost /Itm	\$2,912	
	% Included	100.00%	Total Cost/Study \$5,824
Summary	Replacement Year	2029	Future Cost \$6,923

This is for replacing the dual Elkay drinking fountains.

2018- Increased qty from 1 to 2.

2013- Part of 2013 renovation project.

GL 23017

200 - Refrigerator	Useful Life 10	Remaining Life 2	
Clubhouse- GE Profile	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$2,236	
	% Included	100.00%	Total Cost/Study \$2,236
Summary	Replacement Year	2024	Future Cost \$2,349

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

204 - Refrigerator	Useful Life 15	Remaining Life 7	
Clubhouse- Frigidaire Caterer's Refrigerator	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$2,798	
	% Included	100.00%	Total Cost/Study \$2,798
Summary	Replacement Year	2029	Future Cost \$3,325

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

00020 - Main Clubhouse Areas

27000 - Appliances

220 - 4-Burner Stove & Oven	Useful Life 20	Remaining Life 12	
Clubhouse- Whirlpool Stove & Oven	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,565		
	% Included 100.00%	Total Cost/Study	\$1,565
Summary	Replacement Year 2034	Future Cost	\$2,105

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

240 - Dishwasher	Useful Life 10	Remaining Life 2	
Clubhouse- Whirlpool Dishwasher	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,342		
	% Included 100.00%	Total Cost/Study	\$1,342
Summary	Replacement Year 2024	Future Cost	\$1,410

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 2	
Clubhouse	Quantity 1	Unit of Measure	Items
	Cost /Itm \$894		
	% Included 100.00%	Total Cost/Study	\$894
Summary	Replacement Year 2024	Future Cost	\$940

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

950 - Ice Machine	Useful Life 10	Remaining Life 2	
Clubhouse- Scotman	Quantity 1	Unit of Measure	Items
	Cost /Itm \$3,583		
	% Included 100.00%	Total Cost/Study	\$3,583
Summary	Replacement Year 2024	Future Cost	\$3,764

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

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

GL N23271

00020 - Main Clubhouse Areas

27000 - Appliances

998 - Miscellaneous	Useful Life 10	Remaining Life 2	
Kitchen Aid Warming Oven	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,009		
	% Included 100.00%	Total Cost/Study	\$1,009
Summary	Replacement Year 2024	Future Cost	\$1,060

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 3	
Clubhouse Pool- Ongoing Repairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$1,456		
	% Included 100.00%	Total Cost/Study	\$1,456
Summary	Replacement Year 2025	Future Cost	\$1,568

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

03000 - Painting: Exterior

136 - Surface Restoration	Useful Life 6	Remaining Life 5	
Clubhouse & Pool Fence	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$3,359		
	% Included 100.00%	Total Cost/Study	\$3,359
Summary	Replacement Year 2027	Future Cost	\$3,801

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 \$8,148	Qty * \$/LS	\$8,148
	% Included 50.00%	Total Cost/Study	\$4,074
Summary	Replacement Year 2023	Future Cost	\$4,176

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

2022- Per client 8/11/2022, move remaining life from 2022 to 2023.
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 9	
2 Pool Gates & Clubhouse	Quantity 2	Unit of Measure	Items
	Cost /Itm \$1,118		
	% Included 100.00%	Total Cost/Study	\$2,236
Summary	Replacement Year 2031	Future Cost	\$2,792

This is to replace the emergency egress panic hardware.

GL

05000 - Roofing

464 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 16	
20 Squares- Clubhouse	Quantity 20	Unit of Measure	Squares
	Cost /Sqrs \$1,342		
	% Included 100.00%	Total Cost/Study	\$26,832
Summary	Replacement Year 2038	Future Cost	\$39,832

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

GL N23272

08000 - Rehab

200 - Restrooms	Useful Life 20	Remaining Life 3	
2 Clubhouse- 2 Restrooms	Quantity 2	Unit of Measure	Lump Sum
	Cost /LS \$2,798		
	% Included 100.00%	Total Cost/Study	\$5,595
Summary	Replacement Year 2025	Future Cost	\$6,025

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 9	
Clubhouse Interior	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$7,280	
	% Included	100.00%	Total Cost/Study \$7,280
Summary	Replacement Year	2031	Future Cost \$9,092

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 9	
Cabana- Lighting Project	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$4,477	
	% Included	100.00%	Total Cost/Study \$4,477
Summary	Replacement Year	2031	Future Cost \$5,591

This is to replace the lighting.

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

GL N23272

224 - General	Useful Life 20	Remaining Life 9	
Clubhouse- Kitchen	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$11,201	
	% Included	100.00%	Total Cost/Study \$11,201
Summary	Replacement Year	2031	Future Cost \$13,988

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 2	
148 If Dunbarton Pool	Quantity 148	Unit of Measure	Linear Feet
	Cost /l.f.	\$109	
	% Included	100.00%	Total Cost/Study \$16,162
Summary	Replacement Year	2024	Future Cost \$16,980

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 2
104 lf Dunbarton Pool	Quantity 104	Unit of Measure Linear Feet
	Cost /l.f. \$81.45	
	% Included 100.00%	Total Cost/Study \$8,471
Summary	Replacement Year 2024	Future Cost \$8,900

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 22
3,384 sf Clubhouse Pool Area	Quantity 3,384	Unit of Measure Square Feet
	Cost /SqFt \$23.92	
	% Included 100.00%	Total Cost/Study \$80,945
Summary	Replacement Year 2044	Future Cost \$139,353

This is to replace the pool concrete.

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

GL N22852

704 - Equipment: Replacement	Useful Life 5	Remaining Life 4
Dunbarton Pool Equipment (50%)	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$7,800	Qty * \$/LS \$7,800
	% Included 50.00%	Total Cost/Study \$3,900
Summary	Replacement Year 2026	Future Cost \$4,305

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 4
Pool Heater	Quantity 1	Unit of Measure Items
	Cost /Itm \$5,481	
	% Included 100.00%	Total Cost/Study \$5,481
Summary	Replacement Year 2026	Future Cost \$6,050

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 5	
Lounges, Tables & Chairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$3,359	
	% Included	100.00%	Total Cost/Study \$3,359
Summary	Replacement Year	2027	Future Cost \$3,801

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 4	
Signage	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$1,565	
	% Included	100.00%	Total Cost/Study \$1,565
Summary	Replacement Year	2026	Future Cost \$1,728

This is for replacement of required pool signage.

2013- Completed as part of 2013 renovation project.

GL N22852

13000 - Spa

102 - Resurface	Useful Life 6	Remaining Life 3	
Dunbarton Spa	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$6,412	
	% Included	100.00%	Total Cost/Study \$6,412
Summary	Replacement Year	2025	Future Cost \$6,905

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 3	
Dunbarton Spa	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$3,640		
	% Included 100.00%	Total Cost/Study	\$3,640
Summary	Replacement Year 2025	Future Cost	\$3,920

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

704 - Equipment	Useful Life 5	Remaining Life 2	
Dunbarton Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$7,800	Qty * \$/LS	\$7,800
	% Included 50.00%	Total Cost/Study	\$3,900
Summary	Replacement Year 2024	Future Cost	\$4,097

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

782 - Heater	Useful Life 8	Remaining Life 4	
Clubhouse Attached Equipment Rm	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,902		
	% Included 100.00%	Total Cost/Study	\$5,902
Summary	Replacement Year 2026	Future Cost	\$6,515

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

00030 - Dunbarton Clubhouse Areas

19000 - Fencing

202 - Wrought Iron	Useful Life 25	Remaining Life 17
146 lf Pool Perimeter	Quantity 146	Unit of Measure Linear Feet
	Cost /l.f. \$109	
	% Included 100.00%	Total Cost/Study \$15,943
Summary	Replacement Year 2039	Future Cost \$24,259

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

23000 - Mechanical Equipment

300 - HVAC	Useful Life 15	Remaining Life 1
Trane Central Furnace- Dunbarton	Quantity 1	Unit of Measure Items
	Cost /Itm \$10,301	
	% Included 100.00%	Total Cost/Study \$10,301
Summary	Replacement Year 2023	Future Cost \$10,559

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 \$2,018	
	% Included 100.00%	Total Cost/Study \$2,018
Summary	Replacement Year 2023	Future Cost \$2,068

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

2022- Per client 8/11/2022, move remaining life from 2022 to 2023.

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	\$5,600	
	% Included	100.00%	Total Cost/Study \$5,600
Summary	Replacement Year	2023	Future Cost \$5,740

This is to replace the furnishings.

2- wicker sofas
4- tables
16 chairs

2022- Per client 8/11/2022, move remaining life from 2022 to 2023.

GL

24600 - Safety / Access

520 - Card Readers	Useful Life 10	Remaining Life 7	
4 Gates & Clubhouse	Quantity 4	Unit of Measure	Items
	Cost /Itm	\$3,198	
	% Included	100.00%	Total Cost/Study \$12,792
Summary	Replacement Year	2029	Future Cost \$15,206

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

25000 - Flooring

220 - Carpeting	Useful Life 10	Remaining Life 1	
60 Sq. Yds. Clubhouse	Quantity 60	Unit of Measure	Square Yard
	Cost /SqYd	\$43.68	
	% Included	100.00%	Total Cost/Study \$2,621
Summary	Replacement Year	2023	Future Cost \$2,686

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

2022- Per client 8/11/2022, move remaining life from 2022 to 2023.
2021- Remaining life extended from 2021 to 2022 per client.
2015- Light staining was observed.
2011- \$1,300 was expended to complete.

GL N23272

00030 - Dunbarton Clubhouse Areas

27000 - Appliances

202 - Refrigerator	Useful Life 10	Remaining Life 2	
Clubhouse	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$1,342	
	% Included	100.00%	Total Cost/Study \$1,342
Summary	Replacement Year	2024	Future Cost \$1,410

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

2014- This item was replaced using clubhouse rehab funds.

GL N23272

224 - 4-Burner Stove & Oven	Useful Life 20	Remaining Life 9	
Clubhouse- GE Electric Profile Model	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$3,359	
	% Included	100.00%	Total Cost/Study \$3,359
Summary	Replacement Year	2031	Future Cost \$4,195

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	\$1,342	
	% Included	100.00%	Total Cost/Study \$1,342
Summary	Replacement Year	2023	Future Cost \$1,375

This is to replace the GE automatic dishwasher.

2022- Per client 8/11/2022, move remaining life from 2022 to 2023.

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

2011- Installed.

GL N23272

742 - Microwave Oven	Useful Life 15	Remaining Life 4	
Clubhouse	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$676	
	% Included	100.00%	Total Cost/Study \$676
Summary	Replacement Year	2026	Future Cost \$746

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 3	
Cabana- Ongoing Repairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$1,456	
	% Included	100.00%	Total Cost/Study \$1,456
Summary	Replacement Year	2025	Future Cost \$1,568

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

03000 - Painting: Exterior

138 - Surface Restoration	Useful Life 6	Remaining Life 5	
Cabana & Pool Fence	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$2,912	
	% Included	100.00%	Total Cost/Study \$2,912
Summary	Replacement Year	2027	Future Cost \$3,295

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 2	
All Rooms	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$5,148	
	% Included	100.00%	Total Cost/Study \$5,148
Summary	Replacement Year	2024	Future Cost \$5,409

This is to prepare and paint the interior.

GL N23273

05000 - Roofing

462 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 16	
11 Squares- Elmhurst Cabana	Quantity 11	Unit of Measure	Squares
	Cost /Sqrs	\$1,342	
	% Included	100.00%	Total Cost/Study \$14,758
Summary	Replacement Year	2038	Future Cost \$21,908

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

GL N23273

00040 - Elmhurst Cabana Areas

08000 - Rehab

230 - General	Useful Life 20	Remaining Life 1	
2 Restrooms	Quantity 2	Unit of Measure	Items
	Cost /Itm	\$24,638	
	% Included	100.00%	Total Cost/Study \$49,275
Summary	Replacement Year	2023	Future Cost \$50,507

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.

2022- Per client 8/11/2022, move remaining life from 2022 to 2023.

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

2012- Moved to mid life.

2010- Deferred in 2009 by one year.

GL N23273

234 - General	Useful Life 20	Remaining Life 17	
Elmhurst- Gardeners Rstrm & Entry	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$8,086	
	% Included	100.00%	Total Cost/Study \$8,086
Summary	Replacement Year	2039	Future Cost \$12,304

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 11	
159 If Elmhurst Pool	Quantity 159	Unit of Measure	Linear Feet
	Cost /l.f.	\$109	
	% Included	100.00%	Total Cost/Study \$17,363
Summary	Replacement Year	2033	Future Cost \$22,781

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.

GL N23273

00040 - Elmhurst Cabana Areas

12000 - Pool

206 - Edge: Tile, Coping, Mastic	Useful Life 12	Remaining Life 11
159 If Elmhurst Pool	Quantity 159	Unit of Measure Linear Feet
	Cost /l.f. \$33.13	
	% Included 100.00%	Total Cost/Study \$5,268
Summary	Replacement Year 2033	Future Cost \$6,912

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

608 - Deck: Re-Surface	Useful Life 30	Remaining Life 22
2,900 sf Elmhurst Pool Area	Quantity 2,900	Unit of Measure Square Feet
	Cost /SqFt \$23.92	
	% Included 100.00%	Total Cost/Study \$69,368
Summary	Replacement Year 2044	Future Cost \$119,422

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

712 - Equipment: Replacement	Useful Life 5	Remaining Life 4
Elmhurst Pool Equipment (50%)	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$7,800	Qty * \$/LS \$7,800
	% Included 50.00%	Total Cost/Study \$3,900
Summary	Replacement Year 2026	Future Cost \$4,305

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 5	
Lounges, Tables & Chairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$6,297	
	% Included	100.00%	Total Cost/Study \$6,297
Summary	Replacement Year	2027	Future Cost \$7,125

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 1	
Signage- Elmhurst	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$1,295	
	% Included	100.00%	Total Cost/Study \$1,295
Summary	Replacement Year	2023	Future Cost \$1,327

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

GL N23273

17000 - Tennis Court

106 - Reseal	Useful Life 7	Remaining Life 1	
2 Elmhurst	Quantity 2	Unit of Measure	Items
	Cost /Itm	\$6,718	
	% Included	100.00%	Total Cost/Study \$13,437
Summary	Replacement Year	2023	Future Cost \$13,773

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

00040 - Elmhurst Cabana Areas

17000 - Tennis Court

310 - Miscellaneous	Useful Life 16	Remaining Life 1	
3 Tennis Court Awning & Benches	Quantity 3	Unit of Measure	Items
	Cost /Itm \$1,248		
	% Included 100.00%	Total Cost/Study	\$3,744
Summary	Replacement Year 2023	Future Cost	\$3,838

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.

GL

504 - Resurface	Useful Life 21	Remaining Life 18	
2 Elmhurst	Quantity 2	Unit of Measure	Items
	Cost /Itm \$26,879		
	% Included 100.00%	Total Cost/Study	\$53,758
Summary	Replacement Year 2040	Future Cost	\$83,844

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 7	
476 lf Elmhurst Tennis Courts	Quantity 476	Unit of Measure	Linear Feet
	Cost /l.f. \$45.76		
	% Included 100.00%	Total Cost/Study	\$21,782
Summary	Replacement Year 2029	Future Cost	\$25,892

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

2017- Client advised to extend remaining life 10 years.

GL N23273

00040 - Elmhurst Cabana Areas

19000 - Fencing

204 - Wrought Iron	Useful Life 25	Remaining Life 17
260 lf Elmhurst Pool	Quantity 260	Unit of Measure Linear Feet
	Cost /l.f. \$109	
	% Included 100.00%	Total Cost/Study \$28,392
Summary	Replacement Year 2039	Future Cost \$43,202

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

23000 - Mechanical Equipment

606 - Water Heater	Useful Life 12	Remaining Life 2
Elmhurst CH- 50 US Gallon	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,018	
	% Included 100.00%	Total Cost/Study \$2,018
Summary	Replacement Year 2024	Future Cost \$2,120

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 7
2 Gates & Clubhouse	Quantity 2	Unit of Measure Items
	Cost /Itm \$3,944	
	% Included 100.00%	Total Cost/Study \$7,888
Summary	Replacement Year 2029	Future Cost \$9,377

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.

GL

00045 - Commons Tennis Ct Area

17000 - Tennis Court

104 - Reseal	Useful Life 7	Remaining Life 1	
2 Commons	Quantity 2	Unit of Measure	Items
	Cost /Itm	\$6,718	
	% Included	100.00%	Total Cost/Study \$13,437
Summary	Replacement Year	2023	Future Cost \$13,773

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

308 - Miscellaneous	Useful Life 16	Remaining Life 2	
Tennis Court Awning & Bench	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$2,688	
	% Included	100.00%	Total Cost/Study \$2,688
Summary	Replacement Year	2024	Future Cost \$2,825

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 1	
2 Commons	Quantity 2	Unit of Measure	Items
	Cost /Itm	\$26,879	
	% Included	100.00%	Total Cost/Study \$53,758
Summary	Replacement Year	2023	Future Cost \$55,102

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 11
470 lf Commons Tennis Courts	Quantity 470	Unit of Measure Linear Feet
	Cost /l.f. \$45.76	
	% Included 100.00%	Total Cost/Study \$21,507
Summary	Replacement Year 2033	Future Cost \$28,219

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 0
70,541 sf Zone 1 / W/ CH D.Way, Pkng- 2- Coats	Quantity 70,541	Unit of Measure Square Feet
	Cost /SqFt \$0.212	
	% Included 100.00%	Total Cost/Study \$14,949
Summary	Replacement Year 2022	Future Cost \$14,949

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.

2022- \$81,889 (Total) expended for a double seal coat by Breault Asphalt Maintenance. This is \$0.21191654 per sq ft.

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

2016- \$5,643 was expended.

2011- Double seal was applied.

The clubhouse has 16 parking spaces that are striped and included in Z1.

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. 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.

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.

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 \$0.212	
	% Included 100.00%	Total Cost/Study \$12,734
Summary	Replacement Year 2022	Future Cost \$12,734

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

2022- \$81,889 (Total) expended for a double seal coat by Breault Asphalt Maintenance. This is \$0.21191654 per sq ft.

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

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 \$0.212	
	% Included 100.00%	Total Cost/Study \$24,089
Summary	Replacement Year 2022	Future Cost \$24,089

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

2022- \$81,889 (Total) expended for a double seal coat by Breault Asphalt Maintenance. This is \$0.21191654 per sq ft.

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

142 - Asphalt: Sealing	Useful Life 5	Remaining Life 0
109,237 sf Zone 5, 6- 2 Coats	Quantity 109,237	Unit of Measure Square Feet
	Cost /SqFt \$0.212	
	% Included 100.00%	Total Cost/Study \$23,149
Summary	Replacement Year 2022	Future Cost \$23,149

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

2022- \$81,889 (Total) expended for a double seal coat by Breault Asphalt Maintenance. This is \$0.21191654 per sq ft.

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

152 - Asphalt: Sealing	Useful Life 5	Remaining Life 0
32,877 sf Zone 7- 2 Coats	Quantity 32,877	Unit of Measure Square Feet
	Cost /SqFt \$0.212	
	% Included 100.00%	Total Cost/Study \$6,967
Summary	Replacement Year 2022	Future Cost \$6,967

This is to apply two coats of an asphalt emulsion product. Includes preparation of asphaltic surface prior to application (clean & sweep) and appropriate striping.
This item was previous "Zone 4 University Continued"

2022- \$81,889 (Total) expended for a double seal coat by Breault Asphalt Maintenance. This is \$0.21191654 per sq ft.

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.

2009- This location had a repair done.

GL N23275

182 - Asphalt: Sealing	Useful Life 5	Remaining Life 1
64,975 sf PS- Elmhurst- 2 Coats	Quantity 64,975	Unit of Measure Square Feet
	Cost /SqFt \$0.222	
	% Included 100.00%	Total Cost/Study \$14,457
Summary	Replacement Year 2023	Future Cost \$14,818

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

"PS-" Private Streets that previously had been in a separate reserve study until 2015.

2022- This component has taken over, from the previous presentation that included a limited cycle of single coat seals. The 2022 cost has been adjusted to reflect the total cost from Breault Asphalt Maintenance in the June 10, 2022 proposal.

2011- The roadway was Overlayed by JB Bostick in 2011.

GL

186 - Asphalt: Sealing	Useful Life 5	Remaining Life 1
71,000 sf PS- Dunbarton- 2 Coats	Quantity 71,000	Unit of Measure Square Feet
	Cost /SqFt \$0.222	
	% Included 100.00%	Total Cost/Study \$15,797
Summary	Replacement Year 2023	Future Cost \$16,192

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

2022- This component has taken over, from the previous presentation that included a limited cycle of single coat seals. The 2022 cost has been adjusted to reflect the total cost from Breault Asphalt Maintenance in the June 10, 2022 proposal.

2011- The roadway was Overlayed by JB Bostick in 2011.

"PS-" Private Streets that previously had been in a separate reserve study until 2015.

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 \$4.93	Qty * \$/SqFt	\$347,960
	% Included 5.00%	Total Cost/Study	\$17,398
Summary	Replacement Year 2022	Future Cost	\$17,398

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.

2022- \$95,304 (Total) expended for repairs across all Alley Zones. Breault asphalt provided a detailed list of the work needed by street. BRG prorated the total cost across all Alley Zones. This included "Deery 200" hot rubberized crack filler to all cracks 0.25" or greater.

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 \$4.93	Qty * \$/SqFt	\$296,420
	% Included 5.00%	Total Cost/Study	\$14,821
Summary	Replacement Year 2022	Future Cost	\$14,821

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

2022- \$95,304 (Total) expended for repairs across all Alley Zones. Breault asphalt provided a detailed list of the work needed by street. BRG prorated the total cost across all Alley Zones. This included "Deery 200" hot rubberized crack filler to all cracks 0.25" or greater.

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

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

GL N23275

220 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 0	
113,674 sf Zone 3, 4 (5%)	Quantity 113,674	Unit of Measure	Square Feet
	Cost /SqFt \$4.93	Qty * \$/SqFt	\$560,720
	% Included 5.00%	Total Cost/Study	\$28,036
Summary	Replacement Year 2022	Future Cost	\$28,036

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

2022- \$95,304 (Total) expended for repairs across all Alley Zones. Breault asphalt provided a detailed list of the work needed by street. BRG prorated the total cost across all Alley Zones. This included "Deery 200" hot rubberized crack filler to all cracks 0.25" or greater.

GL N23275

00050 - Grounds

01000 - Paving

240 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 0	
109,237 sf Zone 5, 6 (5%)	Quantity 109,237	Unit of Measure	Square Feet
	Cost /SqFt \$4.93	Qty * \$/SqFt	\$538,820
	% Included 5.00%	Total Cost/Study	\$26,941
Summary	Replacement Year 2022	Future Cost	\$26,941

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

2022- \$95,304 (Total) expended for repairs across all Alley Zones. Breault asphalt provided a detailed list of the work needed by street. BRG prorated the total cost across all Alley Zones. This included "Deery 200" hot rubberized crack filler to all cracks 0.25" or greater.

GL N23275

250 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 0	
32,877 sf Zone 7 (5%)	Quantity 32,877	Unit of Measure	Square Feet
	Cost /SqFt \$4.93	Qty * \$/SqFt	\$162,180
	% Included 5.00%	Total Cost/Study	\$8,109
Summary	Replacement Year 2022	Future Cost	\$8,109

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

2022- \$95,304 (Total) expended for repairs across all Alley Zones. Breault asphalt provided a detailed list of the work needed by street. BRG prorated the total cost across all Alley Zones. This included "Deery 200" hot rubberized crack filler to all cracks 0.25" or greater.

GL N23275

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 \$4,000		
	% Included 100.00%	Total Cost/Study	\$4,000
Summary	Replacement Year 2023	Future Cost	\$4,100

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

"PS-" Private Streets that previously had been in a separate reserve study until 2015.

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 1	
64,975 PS- Elmhurst Ongoing (5%)	Quantity 64,975	Unit of Measure	Lump Sum
	Cost /LS \$5.32	Qty * \$/LS	\$345,657
	% Included 5.00%	Total Cost/Study	\$17,283
Summary	Replacement Year 2023	Future Cost	\$17,715

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.

"PS-" Private Streets that previously had been in a separate reserve study until 2015.

00050 - Grounds

01000 - Paving

GL

286 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 1
71,000 PS- Dunbarton Ongoing (5%)	Quantity 71,000	Unit of Measure Lump Sum
	Cost /LS \$5.32	Qty * \$/LS \$377,709
	% Included 5.00%	Total Cost/Study \$18,885
Summary	Replacement Year 2023	Future Cost \$19,358

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.

"PS-" Private Streets that previously had been in a separate reserve study until 2015.

GL

300 - Asphalt: Mill & Inlay	Useful Life 15	Remaining Life 14
70,541 sf Zone 1 / W/ CH Driveway & Pkng	Quantity 70,541	Unit of Measure Square Feet
	Cost /SqFt \$5.00	
	% Included 100.00%	Total Cost/Study \$352,705
Summary	Replacement Year 2036	Future Cost \$498,363

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 7
60,092 sf Zone 2	Quantity 60,092	Unit of Measure Square Feet
	Cost /SqFt \$4.00	
	% Included 100.00%	Total Cost/Study \$240,368
Summary	Replacement Year 2029	Future Cost \$285,722

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

320 - Asphalt: Overlay	Useful Life 15	Remaining Life 7
113,674 sf Zone 3, 4	Quantity 113,674	Unit of Measure Square Feet
	Cost /SqFt \$4.00	
	% Included 100.00%	Total Cost/Study \$454,696
Summary	Replacement Year 2029	Future Cost \$540,491

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 7
109,237 sf Zone 5, 6	Quantity 109,237	Unit of Measure Square Feet
	Cost /SqFt \$4.00	
	% Included 100.00%	Total Cost/Study \$436,948
Summary	Replacement Year 2029	Future Cost \$519,394

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 2
32,877 sf Zone 7	Quantity 32,877	Unit of Measure Square Feet
	Cost /SqFt \$5.00	
	% Included 100.00%	Total Cost/Study \$164,385
Summary	Replacement Year 2024	Future Cost \$172,707

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.

2022- The remaining life should be clarified with the asphalt contractor.

2015- This is being deferred to the second seal cycles.

GL N23275

380 - Asphalt: Overlay	Useful Life 15	Remaining Life 14
64,975 sf PS- Elmhurst Circle- 2010 Last Done	Quantity 64,975	Unit of Measure Square Feet
	Cost /SqFt \$2.91	
	% Included 100.00%	Total Cost/Study \$189,201
Summary	Replacement Year 2036	Future Cost \$267,337

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.

"PS-" Private Streets that previously had been in a separate reserve study until 2015.

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 14
71,000 sf PS- Dunbarton Circle	Quantity 71,000	Unit of Measure Square Feet
	Cost /SqFt \$2.91	
	% Included 100.00%	Total Cost/Study \$206,746
Summary	Replacement Year 2036	Future Cost \$292,126

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.

"PS-" Private Streets that previously had been in a separate reserve study until 2015.

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 1	
307,641 sf Public Streets- On-going (0.46%)	Quantity 307,641	Unit of Measure	Square Feet
	Cost /SqFt \$99.15	Qty * \$/SqFt	\$30,502,696
	% Included .46%	Total Cost/Study	\$140,712
Summary	Replacement Year 2023	Future Cost	\$144,230

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

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 \$3.46	Qty * \$/SqFt	\$1,065,422
	% Included 1.00%	Total Cost/Study	\$10,654
Summary	Replacement Year 2023	Future Cost	\$10,921

This is to repair and replace concrete flat work in the amount of \$10,000 annually, starting in 2022.

2022- \$995 was expended.
2020- Added as a component in conjunction with #200.

GL N23014

209 - Sidewalks, Curbs & Gutters	Useful Life 1	Remaining Life 0	Treatment [nr:1]
2022 Only	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$995		
	% Included 100.00%	Total Cost/Study	\$995
Summary	Replacement Year 2022	Future Cost	\$995

This is for the \$995 expended.

GL N23014

00050 - Grounds

04000 - Structural Repairs

550 - Bridge Maintenance	Useful Life 22	Remaining Life 14	
Zone 1 Common Area	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$2,059		
	% Included 100.00%	Total Cost/Study	\$2,059
Summary	Replacement Year 2036	Future Cost	\$2,910

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

18000 - Landscaping

100 - Irrigation: Misc.	Useful Life 1	Remaining Life 5	
Misc. Irrigation Repairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$29,552		
	% Included 100.00%	Total Cost/Study	\$29,552
Summary	Replacement Year 2027	Future Cost	\$33,435

This is for major irrigation system repair in excess of the operating budget.

2022- \$58,000 was expended. This component is now set to return in 2028 and in the interim, \$100,000 will be expended each year from 2023--2027, per client.

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

101 - Irrigation: Misc.	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Misc. Irrigation Repairs (2022 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$58,000		
	% Included 100.00%	Total Cost/Study	\$58,000
Summary	Replacement Year 2022	Future Cost	\$58,000

This is for \$58,000 expended in 2022.

GL

103 - Irrigation: Misc.	Useful Life 10	Remaining Life 1	Treatment [nr:1]
Misc. Irrigation Repairs (2023 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$100,000		
	% Included 100.00%	Total Cost/Study	\$100,000
Summary	Replacement Year 2023	Future Cost	\$102,500

This is for \$100,000 projected for 2023.

GL

00050 - Grounds
18000 - Landscaping

105 - Irrigation: Misc.	Useful Life 10	Remaining Life 2	Treatment [nr:1]
Misc. Irrigation Repairs (2024 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$100,000	
	% Included	100.00%	Total Cost/Study \$100,000
Summary	Replacement Year	2024	Future Cost \$105,063
This is for \$100,000 projected for 2024.			
GL			

107 - Irrigation: Misc.	Useful Life 10	Remaining Life 3	Treatment [nr:1]
Misc. Irrigation Repairs (2025 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$100,000	
	% Included	100.00%	Total Cost/Study \$100,000
Summary	Replacement Year	2025	Future Cost \$107,689
This is for \$100,000 projected for 2025.			
GL			

109 - Irrigation: Misc.	Useful Life 10	Remaining Life 4	Treatment [nr:1]
Misc. Irrigation Repairs (2026 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$100,000	
	% Included	100.00%	Total Cost/Study \$100,000
Summary	Replacement Year	2026	Future Cost \$110,381
This is for \$100,000 projected for 2026.			
GL			

154 - Irrigation: Controllers	Useful Life 12	Remaining Life 11	
542 Irrigation Controller Station Upgrade	Quantity 542	Unit of Measure	Items
	Cost /Itm	\$138	
	% Included	100.00%	Total Cost/Study \$75,018
Summary	Replacement Year	2033	Future Cost \$98,431

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

2022- This sub component number has been changed from **#104 to #154** because of client insertion of new components.

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

200 - Irrigation: Valves	Useful Life 20	Remaining Life 1	
Valve/Head Repl-Turf/Shrub Split- Zones: 3, 4	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$353,800	
	% Included	100.00%	Total Cost/Study \$353,800
Summary	Replacement Year	2023	Future Cost \$362,645

This is to replace the irrigation valves in various years so that the turf & shrub areas are using heads appropriate for their purpose.

	<u>Zone 3</u>	<u>Zone 4</u>
Mixed Irrigation Separation		
#Valves Mixed Irrigation	29	17
Sq ft	182,700	59,200
Spray Heads		
# Valves	7	5
# Heads	171	97
Totals	\$234,200	\$119,600

2022- Added to study. Plan & costing by Carson Landscape.

GL

210 - Irrigation: Valves	Useful Life 20	Remaining Life 2	
Valve/Head Repl-Turf/Shrub Split- Zones: 5, 6	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$402,400	
	% Included	100.00%	Total Cost/Study \$402,400
Summary	Replacement Year	2024	Future Cost \$422,772

This is to replace the irrigation valves in various years so that the turf & shrub areas are using heads appropriate for their purpose.

	<u>Zone 5</u>	<u>Zone 6</u>
Mixed Irrigation Separation		
#Valves Mixed Irrigation	28	25
Sq ft	117,600	67,100
Spray Heads		
# Valves	21	31
# Heads	437	915
Totals	\$211,600	\$190,800

2022- Added to study. Plan & costing by Carson Landscape.

GL

00050 - Grounds

18000 - Landscaping

220 - Irrigation: Valves	Useful Life 20	Remaining Life 3	
Valve/Head Repl-Turf/Shrub Split- Zones: 1, 2, 7	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$232,600	
	% Included	100.00%	Total Cost/Study \$232,600
Summary	Replacement Year	2025	Future Cost \$250,485

This is to replace the irrigation valves in various years so that the turf & shrub areas are using heads appropriate for their purpose.

	Zone 1	Zone 2	Zone 7
Mixed Irrigation Separation			
# Valves Mixed Irrigation	19	6	4
Sq ft	175,000	29,900	20,000
Spray Heads			
# Valves	14	4	8
# Heads	201	40	167
Totals	\$147,200	\$46,000	\$39,400

2022- Added to study. Plan & costing by Carson Landscape.

GL

364 - Tree Maintenance	Useful Life 1	Remaining Life 0	
Tree Pruning & Forest Health Management	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$155,584	
	% Included	100.00%	Total Cost/Study \$155,584
Summary	Replacement Year	2022	Future Cost \$155,584

This is for tree pruning and forest health management.

2022- This component's sub # has changed from 164 to 364.

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

368 - Tree Maintenance	Useful Life 1	Remaining Life 0	
Tree Removals	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$112,320	
	% Included	100.00%	Total Cost/Study \$112,320
Summary	Replacement Year	2022	Future Cost \$112,320

This is for tree removals.

2022- This component's sub # has changed from 168 to 368.

2021- \$108,000 is anticipated. Cost and schedule provided by Carson Landscape.

00050 - Grounds
18000 - Landscaping

GL

372 - Tree Maintenance	Useful Life 1	Remaining Life 0	
Tree Replacements	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$15,808	
	% Included	100.00%	Total Cost/Study \$15,808
Summary	Replacement Year	2022	Future Cost \$15,808

This is for tree replacements.

2022- This component's sub # has changed from 172 to 372.
2021- \$15,200 is anticipated. Cost and schedule provided by Carson Landscape.

GL

376 - Tree Maintenance	Useful Life 1	Remaining Life 0	
Tree Grade Repairs for Removal Sites	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$24,960	
	% Included	100.00%	Total Cost/Study \$24,960
Summary	Replacement Year	2022	Future Cost \$24,960

This is for tree grade repairs for removal sites.

2022- This component's sub # has changed from 166 to 376.
2021- \$24,000 is anticipated. Cost and schedule provided by Carson Landscape.

GL

380 - Tree Maintenance	Useful Life 1	Remaining Life 0	
Tree Contingency	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$30,576	
	% Included	100.00%	Total Cost/Study \$30,576
Summary	Replacement Year	2022	Future Cost \$30,576

This is for tree contingency.

2022- This component's sub # has changed from 180 to 380.
2021- \$29,400 is anticipated. Cost and schedule provided by Carson Landscape.

GL

430 - Irrigation: Misc.	Useful Life 30	Remaining Life 1	
Water Wise Renovation Zones: 3, 4	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$350,000	
	% Included	100.00%	Total Cost/Study \$350,000
Summary	Replacement Year	2023	Future Cost \$358,750

This is for the Water Wise landscape renovation in various years.

GL

436 - Irrigation: Misc.	Useful Life	30	Remaining Life	2
Water Wise Renovation Zones: 5, 6	Quantity	1	Unit of Measure	Lump Sum
	Cost /LS	\$402,400		
	% Included	100.00%	Total Cost/Study	\$402,400
Summary	Replacement Year	2024	Future Cost	\$422,772
This is for the Water Wise landscape renovation in various years.				

GL

442 - Irrigation: Misc.	Useful Life	30	Remaining Life	3
Water Wise Renovation Zones: 1, 2, 7	Quantity	1	Unit of Measure	Lump Sum
	Cost /LS	\$233,000		
	% Included	100.00%	Total Cost/Study	\$233,000
Summary	Replacement Year	2025	Future Cost	\$250,916
This is for the Water Wise landscape renovation in various years.				

GL

490 - Bark Replacement	Useful Life	1	Remaining Life	0
Bark Replacement	Quantity	1	Unit of Measure	Lump Sum
	Cost /LS	\$31,200		
	% Included	100.00%	Total Cost/Study	\$31,200
Summary	Replacement Year	2022	Future Cost	\$31,200
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	\$26,624	
	% Included	100.00%	Total Cost/Study \$26,624
Summary	Replacement Year	2022	Future Cost \$26,624
This is to replace landscape plant stock as needed.			

2021- \$25,600 is anticipated. 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	\$17,472		
	% Included	100.00%	Total Cost/Study	\$17,472
Summary	Replacement Year	2022	Future Cost	\$17,472
This is for fall overseeding.				

2021- \$16,800 is anticipated. Cost and schedule provided by Carson Landscape.

GL

00050 - Grounds
18000 - Landscaping

924 - Miscellaneous	Useful Life 1	Remaining Life 0	
Contingency- Emergency & Misc	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$12,542	
	% Included	100.00%	Total Cost/Study \$12,542
Summary	Replacement Year	2022	Future Cost \$12,542

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

928 - Miscellaneous	Useful Life 1	Remaining Life 0	
Landscape Drains	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$32,760	
	% Included	100.00%	Total Cost/Study \$32,760
Summary	Replacement Year	2022	Future Cost \$32,760

This is for landscape drains.

2021- \$31,500 is anticipated. Cost and schedule provided by Carson Landscape.

GL

19000 - Fencing

140 - Miscellaneous	Useful Life 25	Remaining Life 14	
Storage Lot Fence	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$15,678	
	% Included	100.00%	Total Cost/Study \$15,678
Summary	Replacement Year	2036	Future Cost \$22,153

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 17	
218 lf 1425 University Dr At Neighboring Complex	Quantity 218	Unit of Measure	Linear Feet
	Cost /l.f.	\$36.40	
	% Included	100.00%	Total Cost/Study \$7,935
Summary	Replacement Year	2039	Future Cost \$12,074

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 8
640 Fixtures Approx. Total- Conversion to LED	Quantity 640	Unit of Measure Items
	Cost /Itm \$70.72	
	% Included 100.00%	Total Cost/Study \$45,261
Summary	Replacement Year 2030	Future Cost \$55,146

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

110 - Exterior: Misc. Fixtures	Useful Life 1	Remaining Life 1
640 Fixtures Approx. Ongoing Maintenance	Quantity 640	Unit of Measure Items
	Cost /Itm \$20.50	
	% Included 100.00%	Total Cost/Study \$13,118
Summary	Replacement Year 2023	Future Cost \$13,445

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.

2022- \$20,000 is anticipated.
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

111 - Exterior: Misc. Fixtures	Useful Life 1	Remaining Life 0	Treatment [nr:1]
2022 Only	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$20,000		
	% Included 100.00%	Total Cost/Study \$20,000	
Summary	Replacement Year 2022	Future Cost \$20,000	

This is for the \$20,000 anticipated.

GL N23270

00050 - Grounds

20000 - Lighting

21000 - Signage

200 - Street Signs	Useful Life 15	Remaining Life 2	
53 Alley Signage /Private Property/Tow	Quantity 53	Unit of Measure	Items
	Cost /Itm \$276		
	% Included 100.00%	Total Cost/Study	\$14,607
Summary	Replacement Year 2024	Future Cost	\$15,346

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 22	
60 Wooden Alley Address Sign Holders	Quantity 60	Unit of Measure	Items
	Cost /Itm \$634		
	% Included 100.00%	Total Cost/Study	\$38,064
Summary	Replacement Year 2044	Future Cost	\$65,530

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

712 - Lollipop	Useful Life 15	Remaining Life 3	
35 Speed Limit Signage Inserts	Quantity 35	Unit of Measure	Items
	Cost /Itm \$125		
	% Included 100.00%	Total Cost/Study	\$4,368
Summary	Replacement Year 2025	Future Cost	\$4,704

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 1	
PS- Neighborhood Clean-up	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$1,716		
	% Included 100.00%	Total Cost/Study	\$1,716
Summary	Replacement Year 2023	Future Cost	\$1,759

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.

00050 - Grounds
30000 - Miscellaneous

GL

992 - Utilities	Useful Life 1	Remaining Life 1	
Underground	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$50,440	
	% Included	100.00%	Total Cost/Study \$50,440
Summary	Replacement Year	2023	Future Cost \$51,701

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.

2022- \$68,000 total is anticipated, \$38,000 for storm drain repairs, \$30,000 to replace sewer pipes.
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

993 - Utilities	Useful Life 1	Remaining Life 0	Treatment [nr:1]
2022 Only	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$68,000	
	% Included	100.00%	Total Cost/Study \$68,000
Summary	Replacement Year	2022	Future Cost \$68,000

This is for the \$68,000 total anticipated, \$38,000 for storm drain repairs, \$30,000 to replace sewer pipes.

GL N22911

00060 - Administrative
31000 - Reserve Study

100 - 3 Year Update with Site Visit	Useful Life 3	Remaining Life 2	
On-going	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$6,240	
	% Included	100.00%	Total Cost/Study \$6,240
Summary	Replacement Year	2024	Future Cost \$6,556

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

00060 - Administrative

31000 - Reserve Study

500 - Annual Update	Useful Life 1	Remaining Life 0	
Updates W/Out Site Visit	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 \$1,000

This is to revise the association's existing reserve study without performing an on-site visual observation.

2022- \$1,000 was expended.

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

32000 - Undesignated

100 - Miscellaneous	Useful Life 1	Remaining Life 0	
Reserve Items	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$8,320	
	% Included	100.00%	Total Cost/Study \$8,320
Summary	Replacement Year	2022	Future Cost \$8,320

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

00050 - Grounds

01000 - Paving

188 - Asphalt: Sealing	Useful Life 3	Remaining Life 3	Treatment [nr:1]
64,975 sf PS- Elmhurst- 1 Coat	Quantity 64,975	Unit of Measure	Square Feet
	Cost /SqFt \$0.179		
	% Included 100.00%	Total Cost/Study	\$11,643
Summary	Replacement Year N/A	Future Cost	N/A

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.

"PS-" Private Streets that previously had been in a separate reserve study until 2015.

2022- BRG excluded this component as component #182 replaces this work.

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.

18000 - Landscaping

400 - Turf Renovation	Useful Life 25	Remaining Life 24	
Turf Renovation (Phase 1 of 5)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$50,960		
	% Included 100.00%	Total Cost/Study	\$50,960
Summary	Replacement Year N/A	Future Cost	N/A

This is to renovate the common area turf. Phase 1 of 5.

2022- Per client, 10/31/22- "Remove turf & shrub renovation from the landscape listing."

2021- \$49,000 is anticipated for 2021. Cost and schedule provided by Carson Landscape.

404 - Turf Renovation	Useful Life 25	Remaining Life 0	
Turf Renovation (Phase 2 of 5)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$50,960		
	% Included 100.00%	Total Cost/Study	\$50,960
Summary	Replacement Year N/A	Future Cost	N/A

This is to renovate the common area turf. Phase 2 of 5.

2022- Per client, 10/31/22- "Remove turf & shrub renovation from the landscape listing."

2021- \$49,000 is anticipated for 2022. Cost and schedule provided by Carson Landscape.

00050 - Grounds

18000 - Landscaping

408 - Turf Renovation	Useful Life 25	Remaining Life 1	
Turf Renovation (Phase 3 of 5)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$50,960	
	% Included	100.00%	Total Cost/Study \$50,960
Summary	Replacement Year	N/A	Future Cost N/A

This is to renovate the common area turf. Phase 3 of 5.

2022- Per client, 10/31/22- "Remove turf & shrub renovation from the landscape listing."

2021- \$49,000 is anticipated for 2023. Cost and schedule provided by Carson Landscape.

412 - Turf Renovation	Useful Life 25	Remaining Life 2	
Turf Renovation (Phase 4 of 5)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$50,960	
	% Included	100.00%	Total Cost/Study \$50,960
Summary	Replacement Year	N/A	Future Cost N/A

This is to renovate the common area turf. Phase 4 of 5.

2022- Per client, 10/31/22- "Remove turf & shrub renovation from the landscape listing."

2021- \$49,000 is anticipated for 2024. Cost and schedule provided by Carson Landscape.

416 - Turf Renovation	Useful Life 25	Remaining Life 3	
Turf Renovation (Phase 5 of 5)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$50,960	
	% Included	100.00%	Total Cost/Study \$50,960
Summary	Replacement Year	N/A	Future Cost N/A

This is to renovate the common area turf. Phase 5 of 5.

2022- Per client, 10/31/22- "Remove turf & shrub renovation from the landscape listing."

2021- \$49,000 is anticipated for 2025. Cost and schedule provided by Carson Landscape.

550 - Shrubs	Useful Life 40	Remaining Life 39	
Shrub Removal (Phase 1 of 3)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$280,800	
	% Included	100.00%	Total Cost/Study \$280,800
Summary	Replacement Year	N/A	Future Cost N/A

This is to for shrub removal. Phase 1 of 3.

2022- Per client, 10/31/22- "Remove turf & shrub renovation from the landscape listing."

2021- \$270,000 is anticipated for 2021. Cost and schedule provided by Carson Landscape.

00050 - Grounds

18000 - Landscaping

554 - Shrubs	Useful Life 40	Remaining Life 0	
Shrub Removal (Phase 2 of 3)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$280,800	
	% Included 100.00%	Total Cost/Study	\$280,800
Summary	Replacement Year N/A	Future Cost	N/A

This is to for shrub removal. Phase 2 of 3.

2022- Per client, 10/31/22- "Remove turf & shrub renovation from the landscape listing."

2021- \$270,000 is anticipated for 2022. Cost and schedule provided by Carson Landscape.

558 - Shrubs	Useful Life 40	Remaining Life 1	
Shrub Removal (Phase 3 of 3)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$280,800	
	% Included 100.00%	Total Cost/Study	\$280,800
Summary	Replacement Year N/A	Future Cost	N/A

This is to for shrub removal. Phase 3 of 3.

2022- Per client, 10/31/22- "Remove turf & shrub renovation from the landscape listing."

2021- \$270,000 is anticipated for 2023. Cost and schedule provided by Carson Landscape.

00070 - Landscape Renovation/Upgrades Options

18000 - Landscaping

600 - Major Renovation	Useful Life 40	Remaining Life 5	Treatment [se:3]
Option 1 (3 Year Project)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$2,608,320	
	% Included 100.00%	Total Cost/Study	\$2,608,320
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 3	Treatment [se:6]
Option 2 (5 Year Project)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$2,608,320	
	% Included 100.00%	Total Cost/Study	\$2,608,320
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 2	Treatment [se:6]
Option 3 (6 Year Project)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$2,608,320	
	% Included 100.00%	Total Cost/Study	\$2,608,320
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
00010 - Unit Exteriors								
03000 - Painting: Exterior								
120 - Surface Restoration	\$350,250	6	0	171	\$2,048/Ut		Homes- Phase 1 of 3	N23001
122 - Surface Restoration	\$510,037	6	1	217	\$2,350/Ut		Homes- Phase 2 of 3	N23001
126 - Surface Restoration	\$474,781	6	2	202	\$2,350/Ut		Homes- Phase 3 of 3- Future	N23001
190 - Miscellaneous	\$3,921	16	1	1	\$3,921/LS		Construction Management: Color Consultant Only	N23001
198 - Supervision	\$5,599	8	0	1	\$5,599/LS		Construction Mgmt- Pre- Cycle Eval.	N23001
200 - Supervision	\$88,031	6	0	171	\$515/Ut		CM- Future Painting, Siding- PH 1	N23270
208 - Supervision	\$111,712	6	1	217	\$515/LS		CM- Future Painting, Siding- PH 2	N23270
210 - Supervision	\$103,990	6	2	202	\$515/Ut		CM- Future Painting, Siding- PH 3	N23270
350 - Touch-Up	\$11,200	1	0	1	\$11,200/LS		Building Touch Up As Needed	N23001
920 - Power Washing	\$24,898	16	1	171	\$146/LS [se:3]		Units- Brick Work Wash & Seal	N23270
924 - Power Washing	\$31,595	16	2	217	\$146/LS		Units- Brick Work Wash & Seal	N23270
926 - Power Washing	\$29,411	16	3	202	\$146/LS		Units- Brick Work Wash & Seal	N23270
04000 - Structural Repairs								
204 - Wood: Siding & Trim	\$132,669	1	0	1	\$132,669/LS		On-going Repairs- Yearly Work Orders, Etc.	N23270
210 - Wood: Siding & Trim	\$1,532,092	30	23	171	\$8,960/Ut		2008 Siding Project- Long Term	N23270
212 - Wood: Siding & Trim	\$1,944,233	30	24	217	\$8,960/Ut		2009 Siding Project- Long Term	N23270
214 - Wood: Siding & Trim	\$1,809,839	30	25	202	\$8,960/LS		2010 Siding Project- Long Term	N23270

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
00010 - Unit Exteriors								
04000 - Structural Repairs								
220 - Wood: Siding & Trim	\$669,639	6	0	171	\$3,916/Ut		Homes- Ongoing Siding Project w Paint 1	N23270
230 - Wood: Siding & Trim	\$607,079	6	1	217	\$2,798/Ut		Homes- Ongoing Siding Project w Paint 2	N23270
232 - Wood: Siding & Trim	\$565,115	6	2	202	\$2,798/Ut		Homes- Ongoing Siding Project w Paint 3	N23270
290 - Miscellaneous	\$67,250	30	0	1	\$67,250/LS		Construction Management-Phase I	N23270
294 - Miscellaneous	\$97,213	30	1	1	\$97,213/LS		Construction Management-Phase II	N23270
298 - Miscellaneous	\$90,494	30	2	1	\$90,494/LS		Construction Management-Phase III	N23270
05000 - Roofing								
200 - Low Slope: BUR	\$46,259	15	2	32	\$1,446/Sqrs		Small Flats- Done 2009	N23270
206 - Low Slope: BUR	\$11,565	15	1	8	\$1,446/Sqrs		Small Flats- Done 2006	N23270
212 - Low Slope: BUR	\$115,648	15	2	80	\$1,446/Sqrs		Large Flats- 2009	N23270
216 - Low Slope: BUR	\$5,782	15	2	4	\$1,446/Sqrs		Small Flats- Done 2009	N23270
220 - Low Slope: BUR	\$11,565	15	1	8	\$1,446/Sqrs		Small Flats- Done 2008	N23270
400 - Pitched: Dimensional Composition	\$6,385,023	30	18	3,257	\$1,960/Sqrs [se:4]		2000 Thru 2003- 199 Homes	N23270
420 - Pitched: Dimensional Composition	\$2,635,238	30	22	1	\$2,635,238/LS		2004 Roofing Project	N23270
440 - Pitched: Dimensional Composition	\$3,632,621	30	23	1,853	\$1,960/Sqrs [se:2]		2005 Roofing Project	N23270
444 - Pitched: Dimensional Composition	\$4,112,919	30	25	2,098	\$1,960/Sqrs [se:2]		2006 Roofing Project	N23270
466 - Pitched: Dimensional Composition	\$3,234,660	30	27	1,650	\$1,960/Sqrs [se:2]		2007 Roofing Project	N23270
690 - Gutters / Downspouts	\$156,796	30	12	1	\$156,796/LS		2004	N23270
692 - Gutters / Downspouts	\$162,396	30	13	1	\$162,396/LS		2005	N23270
694 - Gutters / Downspouts	\$195,993	30	14	1	\$195,993/LS		2006	N23270
696 - Gutters / Downspouts	\$167,995	30	15	1	\$167,995/LS		2007	N23270
700 - Gutters / Downspouts	\$27,780	30	16	1,484	\$18.72/l.f.		2008	N23270
702 - Gutters / Downspouts	\$18,608	30	17	994	\$18.72/l.f.		2009	N23270
704 - Gutters / Downspouts	\$201,072	30	18	10,741	\$18.72/l.f.		2010	N23270
810 - Pitched: Dimensional Composition	\$167,995	30	11	1	\$167,995/LS		2003 Roofing Project: Beams, Crts/Vlys, FP Chs	N23270

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
00010 - Unit Exteriors								
05000 - Roofing								
820 - Beam Replacement	\$72,798	30	12	1	\$72,798/LS		2004 Beam replacement	N23270
822 - Beam Replacement	\$363,990	30	13	1	\$363,990/LS		2005 Roofing w/ 70% increase due to related siding	N23270
824 - Beam Replacement	\$147,836	30	14	1	\$147,836/LS		2006- Roofing w/ 70% inc. due to related siding	N23270
826 - Beam Replacement	\$307,991	30	15	1	\$307,991/LS		2007- Roofing-w/ 70% inc. due to related siding	N23270
838 - Hog Valleys	\$167,995	30	2	1	\$167,995/LS		2000 - 2003 Roofing Project Midcycle	N23270
840 - Hog Valleys	\$167,995	30	2	1	\$167,995/LS		2004 Roofing Project Midcycle	N23270
842 - Hog Valleys	\$167,995	30	3	1	\$167,995/LS		2005 Roofing Project Midcycle	N23270
844 - Hog Valleys	\$167,995	30	4	1	\$167,995/LS		2006 Roofing Project Midcycle	N23270
846 - Hog Valleys	\$167,995	30	5	1	\$167,995/LS		2007 Roofing Project Midcycle	N23270
920 - Roofing: Inspections & Repairs	\$49,088	1	1	590	\$83.20/Ut		All Units Ongoing	N23277
930 - Miscellaneous	\$30,000	2	0	590	\$50.85/Ut [nr:1]		Major Repairs to Extend Life	
19000 - Fencing								
300 - Wood	\$459,654	8	0	22,881	\$60.27/l.f. (33%) [se:3]		Patios	N23270
304 - Wood	\$54,538	8	1	1,900	\$144/l.f. (20%) [se:2]		Interior Patio Party Fence	N23270
350 - Wood: Repair	\$36,400	1	1	1	\$36,400/LS		On-going Repairs Per Year	N23127
351 - Wood: Repair	\$90,000	2	0	1	\$90,000/LS [nr:1]		On-going Repairs Per Year (2022 Only)	N23127
21000 - Signage								
400 - Unit Address Plaques	\$58,292	25	12	590	\$98.80/Ut		Units with 2 at each	N23270
00020 - Main Clubhouse Areas								
02000 - Concrete								
400 - Pool Deck	\$1,446	5	3	1	\$1,446/LS		Main Clubhouse- Ongoing Repairs	
03000 - Painting: Exterior								
130 - Surface Restoration	\$16,801	10	8	1	\$16,801/LS		Main Clubhouse	N23271
400 - Wrought Iron	\$2,889	6	5	258	\$11.20/l.f.		Pool Perimeter Fence	

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
00020 - Main Clubhouse Areas								
03500 - Painting: Interior								
300 - Clubhouse	\$18,417	10	2	11,806	\$1.56/SqFt		Clubhouse Interior	23017
04000 - Structural Repairs								
200 - Wood: Siding & Trim	\$72,599	30	28	1	\$72,599/LS		Clubhouse Siding & Trim Replace	
302 - Awnings	\$5,824	15	7	1	\$5,824/LS		Clubhouse Pool Awning	N23018
900 - Door: Hardware	\$19,094	15	7	17	\$1,123/Itm		Clubhouse- Exit Doors & Pool Pedestrian Gates	
912 - Doors	\$3,091	25	23	1	\$3,091/Itm		Clubhouse Restroom Hall Exterior Door	
914 - Doors	\$37,091	25	16	12	\$3,091/Itm		Exterior Storefront Door Sets	23017
918 - Doors	\$19,006	25	17	17	\$1,118/Itm		Clubhouse- Interior Doors	23017
922 - Steel Doors	\$5,595	25	13	2	\$2,798/Set		Exterior Storage Room Metal Doors	
05000 - Roofing								
208 - Low Slope: BUR	\$20,155	15	1	6	\$3,359/Sqrs		Clubhouse- Vinyl	N23271
460 - Pitched: Dimensional Composition	\$68,640	30	16	44	\$1,560/Sqrs		Clubhouse- 44 Squares	23017
08000 - Rehab								
094 - General	\$55,999	20	12	1	\$55,999/LS		Professional Fees	23017
100 - General	\$31,359	30	1	1	\$31,359/LS		Clubhouse- Lounge: Skylights & Windows	N23271
102 - General	\$29,959	10	2	1	\$59,919/LS (50%)		Clubhouse- Living Rm & Kitchen Furnishings	23017
112 - General	\$8,400	10	2	1	\$16,799/LS (50%)		Clubhouse- Card Room Misc.	23017
116 - General	\$20,159	25	17	1	\$20,159/LS		Clubhouse Card Room- Counter & Cabinets	N23271
138 - General	\$1,680	10	2	1	\$3,359/LS (50%)		Clubhouse- Entry Area- Furnishings- 50%	23017
150 - General	\$7,839	10	2	1	\$15,678/LS (50%)		Lobby Administration Office	23017
156 - General	\$3,920	10	2	1	\$7,840/LS (50%)		Clubhouse- Manager's Office	23017
160 - General	\$8,400	10	2	1	\$16,799/LS (50%)		Clubhouse- Gym	23017
180 - General	\$94,076	30	22	2	\$47,038/Itm		Clubhouse- 2 Restrooms	23017
190 - General	\$2,800	10	6	1	\$5,599/LS (50%)		Clubhouse-Assistant Community Manager Office	23017

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
00020 - Main Clubhouse Areas								
08000 - Rehab								
192 - General	\$1,680	10	6	1	\$3,359/LS	(50%)	Clubhouse- Audio Room	23017
194 - General	\$51,516	25	17	1	\$51,516/LS		Kitchen Rehab	23017
344 - General	\$45,360	20	12	1	\$45,360/LS		2013 Contingency	23017
12000 - Pool								
100 - Resurface	\$12,667	12	11	116	\$109/l.f.		Clubhouse Main Pool	N23271
102 - Resurface	\$24,547	12	9	176	\$139/l.f.		Clubhouse Lap Pool	N23271
200 - Edge: Tile, Coping, Mastic	\$9,448	12	11	116	\$81.45/l.f.		Clubhouse Main Pool	N23271
202 - Edge: Tile, Coping, Mastic	\$9,884	12	9	176	\$56.16/l.f.		Clubhouse Lap Pool	N23271
600 - Miscellaneous	\$240,835	30	22	10,526	\$22.88/SqFt		Replace Concrete Pool Deck	N23018
700 - Equipment: Replacement	\$3,900	5	4	1	\$7,800/LS	(50%)	Main Pool Equipment	N23271
704 - Equipment: Replacement	\$3,900	5	4	1	\$7,800/LS	(50%)	Lap Pool Equipment	N23271
712 - Miscellaneous	\$3,827	1	1	1	\$3,827/LS		On-going Annual Pool Mechanical Repairs	N23271
713 - Miscellaneous	\$3,000	1	0	1	\$3,000/LS	[nr:1]	Annual Pool Mechanical Repairs (2022 Only)	N23271
910 - Furniture: Chairs	\$3,436	10	2	28	\$123/Itm		Clubhouse	N23271
916 - Furniture: Lounges	\$14,040	10	2	18	\$780/Itm		Clubhouse	N23271
920 - Furniture: Tables	\$3,338	10	2	6	\$556/Itm		Clubhouse	N23271
940 - Furniture: Misc	\$686	10	2	4	\$172/Itm		Clubhouse- Umbrellas Stands	N23271
942 - Furniture: Misc	\$1,830	8	1	4	\$458/Itm		Clubhouse- Umbrellas	N23271
990 - Miscellaneous	\$20,160	10	9	1	\$20,160/LS		2012 Misc. Safety, Caps, Water Quality, etc.	N23271
994 - Miscellaneous	\$1,342	12	4	1	\$1,342/LS		Signage- Main CH	N23018
13000 - Spa								
100 - Resurface	\$6,412	6	5	1	\$6,412/LS		Main Clubhouse	N23271
120 - Tile	\$3,640	6	5	1	\$3,640/LS		Main CH Spa	N23271
700 - Equipment	\$3,900	5	4	1	\$7,800/LS	(50%)	Main CH Spa Equipment	N23271
780 - Heater	\$5,902	8	4	1	\$5,902/Itm		Main Clubhouse- Spa Heater	N23271
14000 - Recreation								
200 - Exercise: Treadmill	\$4,118	5	1	1	\$4,118/Itm		Matrix Commercial Series	23017
204 - Exercise: Treadmill	\$4,160	5	1	1	\$4,160/Itm		Matrix Commercial Series	23017
212 - Exercise: Miscellaneous Equip.	\$6,718	10	1	2	\$3,359/Itm		Matrix Recumbent Bike	N23271
218 - Miscellaneous	\$6,718	6	1	1	\$6,718/Itm		Matrix Elliptical Machine	N23271

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
00020 - Main Clubhouse Areas								
14000 - Recreation								
222 - Exercise: Weight Machine	\$6,718	20	6	1	\$6,718/Itm		Matrix Hoist & Press H2200	N23271
224 - Miscellaneous	\$3,359	6	1	1	\$3,359/Itm		Stair Climber	
226 - Miscellaneous	\$2,465	6	1	1	\$2,465/Itm		Upright Cycle	
230 - Exercise: Miscellaneous Equip.	\$894	10	1	1	\$894/Itm		Weight Bench	
860 - Television	\$894	6	1	1	\$894/Itm		Fitness Room- LG 42" TV	N23271
864 - Television	\$676	6	1	1	\$676/Itm		Library- LG 32" TV	
17000 - Tennis Court								
100 - Reseal	\$49,920	10	8	4	\$12,480/Itm		Main Clubhouse	N23271
306 - Miscellaneous	\$2,688	16	2	1	\$2,688/LS		Tennis Court Awning & Bench	
500 - Resurface	\$106,600	21	18	4	\$26,650/Itm		Main Clubhouse	N23271
19000 - Fencing								
130 - Chain Link: 10'	\$35,235	25	8	770	\$45.76/l.f.		Main Clubhouse Tennis Courts	N23271
200 - Wrought Iron	\$28,174	25	17	258	\$109/l.f.		Main Clubhouse	N23018
340 - Wood: 6'	\$1,398	18	10	28	\$49.92/l.f.		Trash & Roof Access Enclosure	
20000 - Lighting								
260 - Bollard Lights	\$6,708	20	11	6	\$1,118/Itm		Clubhouse Front	
22000 - Office Equipment								
200 - Computers, Misc.	\$1,040	4	1	1	\$1,040/LS		Clubhouse Office Laptop	23017
23000 - Mechanical Equipment								
200 - HVAC	\$44,158	15	1	4	\$11,040/Itm		Lennox Units- Clubhouse-A/C	N23271
210 - HVAC	\$49,275	15	1	4	\$12,319/Itm		Units Clubhouse- Heating	N23271
600 - Water Heater	\$2,018	12	2	1	\$2,018/Itm		Clubhouse- State Select Water Heater	N23271
24000 - Furnishings								
610 - Office	\$6,084	12	4	13	\$468/Itm		Office Desk/Guest Chairs	
910 - Window Coverings	\$4,477	15	7	1	\$4,477/LS		Clubhouse	
24500 - Audio / Visual								
142 - Miscellaneous	\$36,743	10	6	1	\$36,743/LS		Clubhouse Audio/Video Upgrades	23017

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
00020 - Main Clubhouse Areas								
24600 - Safety / Access								
140 - Security System	\$46,355	10	2	1	\$46,355/LS		Clubhouse Security System/Entry Access	N23271
25000 - Flooring								
200 - Carpeting	\$37,190	10	2	298	\$125/SqYd		Clubhouse	23017
224 - Carpeting	\$1,872	12	8	15	\$125/SqYd		Assistant Community Manager Office	
400 - Tile	\$3,682	20	12	295	\$12.48/SqFt		Kitchen	
600 - Vinyl	\$988	12	3	19	\$52.00/SqYd		Clubhouse Restrooms	
608 - Vinyl	\$2,205	20	12	53	\$41.60/SqYd		Lobby	
612 - Vinyl	\$749	20	12	6	\$125/SqYd		Audio/Video Room	
26000 - Outdoor Equipment								
900 - Miscellaneous	\$780	10	4	1	\$780/LS		Outdoor Ping Pong Table	
27000 - Appliances								
144 - Drinking Fountain	\$5,824	15	7	2	\$2,912/Itm		Drinking Fountains	23017
200 - Refrigerator	\$2,236	10	2	1	\$2,236/Itm		Clubhouse- GE Profile	23017
204 - Refrigerator	\$2,798	15	7	1	\$2,798/Itm		Clubhouse- Frigidaire Caterer's Refrigerator	23017
220 - 4-Burner Stove & Oven	\$1,565	20	12	1	\$1,565/Itm		Clubhouse- Whirlpool Stove & Oven	23017
240 - Dishwasher	\$1,342	10	2	1	\$1,342/Itm		Clubhouse- Whirlpool Dishwasher	23017
740 - Microwave Oven	\$894	10	2	1	\$894/Itm		Clubhouse	23017
950 - Ice Machine	\$3,583	10	2	1	\$3,583/Itm		Clubhouse- Scotman	N23271
998 - Miscellaneous	\$1,009	10	2	1	\$1,009/Itm		Kitchen Aid Warming Oven	
00030 - Dunbarton Clubhouse Areas								
02000 - Concrete								
404 - Pool Deck	\$1,456	5	3	1	\$1,456/LS		Clubhouse Pool- Ongoing Repairs	
03000 - Painting: Exterior								
136 - Surface Restoration	\$3,359	6	5	1	\$3,359/LS		Clubhouse & Pool Fence	N23272
03500 - Painting: Interior								
900 - Miscellaneous	\$4,074	4	1	1	\$8,148/LS (50%)		Clubhouse- Dunbarton All Rooms	N23272
04000 - Structural Repairs								
908 - Door: Hardware	\$2,236	18	9	2	\$1,118/Itm		Pool Gates & Clubhouse	

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
00030 - Dunbarton Clubhouse Areas								
04000 - Structural Repairs								
05000 - Roofing								
464 - Pitched: Dimensional Composition	\$26,832	30	16	20	\$1,342/Sqrs		Clubhouse	N23272
08000 - Rehab								
200 - Restrooms	\$5,595	20	3	2	\$2,798/LS		Clubhouse- 2 Restrooms	N23272
220 - General	\$7,280	20	9	1	\$7,280/LS		Clubhouse Interior	N23272
222 - General	\$4,477	20	9	1	\$4,477/LS		Cabana- Lighting Project	N23272
224 - General	\$11,201	20	9	1	\$11,201/LS		Clubhouse- Kitchen	N23272
12000 - Pool								
104 - Resurface	\$16,162	12	2	148	\$109/l.f.		Dunbarton Pool	N23272
204 - Edge: Tile, Coping, Mastic	\$8,471	12	2	104	\$81.45/l.f.		Dunbarton Pool	N23272
604 - Deck: Re-Surface	\$80,945	30	22	3,384	\$23.92/SqFt		Clubhouse Pool Area	N22852
704 - Equipment: Replacement	\$3,900	5	4	1	\$7,800/LS (50%)		Dunbarton Pool Equipment	N23272
730 - Heater	\$5,481	8	4	1	\$5,481/Itm		Pool Heater	N23272
960 - Furniture: Misc	\$3,359	10	5	1	\$3,359/LS		Lounges, Tables & Chairs	
995 - Miscellaneous	\$1,565	12	4	1	\$1,565/LS		Signage	N22852
13000 - Spa								
102 - Resurface	\$6,412	6	3	1	\$6,412/LS		Dunbarton Spa	N23272
120 - Tile	\$3,640	6	3	1	\$3,640/LS		Dunbarton Spa	N23272
704 - Equipment	\$3,900	5	2	1	\$7,800/LS (50%)		Dunbarton Spa Equipment	N23272
782 - Heater	\$5,902	8	4	1	\$5,902/Itm		Clubhouse Attached Equipment Rm	N23272
19000 - Fencing								
202 - Wrought Iron	\$15,943	25	17	146	\$109/l.f.		Pool Perimeter	N22852
23000 - Mechanical Equipment								
300 - HVAC	\$10,301	15	1	1	\$10,301/Itm		Trane Central Furnace- Dunbarton	N23272
604 - Water Heater	\$2,018	12	1	1	\$2,018/Itm		Dunbarton CH Kitchen Closet	N23272
24000 - Furnishings								
400 - Miscellaneous	\$5,600	10	1	1	\$5,600/LS		Clubhouse	
24600 - Safety / Access								
520 - Card Readers	\$12,792	10	7	4	\$3,198/Itm		Gates & Clubhouse	

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
00030 - Dunbarton Clubhouse Areas								
25000 - Flooring								
220 - Carpeting	\$2,621	10	1	60	\$43.68/SqYd		Clubhouse	N23272
27000 - Appliances								
202 - Refrigerator	\$1,342	10	2	1	\$1,342/Itm		Clubhouse	N23272
224 - 4-Burner Stove & Oven	\$3,359	20	9	1	\$3,359/Itm		Clubhouse- GE Electric Profile Model	N23272
244 - Dishwasher	\$1,342	10	1	1	\$1,342/Itm		Clubhouse	N23272
742 - Microwave Oven	\$676	15	4	1	\$676/Itm		Clubhouse	N23272
00040 - Elmhurst Cabana Areas								
02000 - Concrete								
408 - Pool Deck	\$1,456	5	3	1	\$1,456/LS		Cabana- Ongoing Repairs	
03000 - Painting: Exterior								
138 - Surface Restoration	\$2,912	6	5	1	\$2,912/LS		Cabana & Pool Fence	N23273
03500 - Painting: Interior								
920 - Miscellaneous	\$5,148	10	2	1	\$5,148/LS		All Rooms	N23273
05000 - Roofing								
462 - Pitched: Dimensional Composition	\$14,758	30	16	11	\$1,342/Sqrs		Elmhurst Cabana	N23273
08000 - Rehab								
230 - General	\$49,275	20	1	2	\$24,638/Itm		Restrooms	N23273
234 - General	\$8,086	20	17	1	\$8,086/LS		Elmhurst- Gardeners Rstrm & Entry	N23273
12000 - Pool								
106 - Resurface	\$17,363	12	11	159	\$109/l.f.		Elmhurst Pool	N23273
206 - Edge: Tile, Coping, Mastic	\$5,268	12	11	159	\$33.13/l.f.		Elmhurst Pool	N23273
608 - Deck: Re-Surface	\$69,368	30	22	2,900	\$23.92/SqFt		Elmhurst Pool Area	N23020
712 - Equipment: Replacement	\$3,900	5	4	1	\$7,800/LS (50%)		Elmhurst Pool Equipment	N23273
960 - Furniture: Misc	\$6,297	10	5	1	\$6,297/LS		Lounges, Tables & Chairs	
996 - Miscellaneous	\$1,295	12	1	1	\$1,295/LS		Signage- Elmhurst	N23273
17000 - Tennis Court								
106 - Reseal	\$13,437	7	1	2	\$6,718/Itm		Elmhurst	N23273
310 - Miscellaneous	\$3,744	16	1	3	\$1,248/Itm		Tennis Court Awning & Benches	
504 - Resurface	\$53,758	21	18	2	\$26,879/Itm		Elmhurst	N23273

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
00040 - Elmhurst Cabana Areas								
19000 - Fencing								
134 - Chain Link: 10'	\$21,782	25	7	476	\$45.76/l.f.		Elmhurst Tennis Courts	N23273
204 - Wrought Iron	\$28,392	25	17	260	\$109/l.f.		Elmhurst Pool	N23020
23000 - Mechanical Equipment								
606 - Water Heater	\$2,018	12	2	1	\$2,018/Itm		Elmhurst CH- 50 US Gallon	N23019
24600 - Safety / Access								
524 - Card Readers	\$7,888	10	7	2	\$3,944/Itm		Gates & Clubhouse	
00045 - Commons Tennis Ct Area								
17000 - Tennis Court								
104 - Reseal	\$13,437	7	1	2	\$6,718/Itm		Commons	N23274
308 - Miscellaneous	\$2,688	16	2	1	\$2,688/LS		Tennis Court Awning & Bench	N23274
502 - Resurface	\$53,758	21	1	2	\$26,879/Itm		Commons	N23274
19000 - Fencing								
132 - Chain Link: 10'	\$21,507	25	11	470	\$45.76/l.f.		Commons Tennis Courts	N23273
00050 - Grounds								
01000 - Paving								
100 - Asphalt: Sealing	\$14,949	5	0	70,541	\$.21/SqFt		Zone 1 / W/ CH D.Way, Pkng- 2-Coats	N23275
114 - Asphalt: Sealing	\$12,734	5	0	60,092	\$.21/SqFt		Zone 2- 2 Coats	N23275
124 - Asphalt: Sealing	\$24,089	5	0	113,674	\$.21/SqFt		Zone 3, 4- 2 Coats	N23275
142 - Asphalt: Sealing	\$23,149	5	0	109,237	\$.21/SqFt		Zone 5, 6- 2 Coats	N23275
152 - Asphalt: Sealing	\$6,967	5	0	32,877	\$.21/SqFt		Zone 7- 2 Coats	N23275
182 - Asphalt: Sealing	\$14,457	5	1	64,975	\$.22/SqFt		PS- Elmhurst- 2 Coats	
186 - Asphalt: Sealing	\$15,797	5	1	71,000	\$.22/SqFt		PS- Dunbarton- 2 Coats	
200 - Asphalt: Ongoing Repairs	\$17,398	5	0	70,541	\$4.93/SqFt (5%)		Zone 1	N23275
210 - Asphalt: Ongoing Repairs	\$14,821	5	0	60,092	\$4.93/SqFt (5%)		Zone 2	N23275
220 - Asphalt: Ongoing Repairs	\$28,036	5	0	113,674	\$4.93/SqFt (5%)		Zone 3, 4	N23275
240 - Asphalt: Ongoing Repairs	\$26,941	5	0	109,237	\$4.93/SqFt (5%)		Zone 5, 6	N23275
250 - Asphalt: Ongoing Repairs	\$8,109	5	0	32,877	\$4.93/SqFt (5%)		Zone 7	N23275
280 - Asphalt: Ongoing Repairs	\$4,000	1	1	1	\$4,000/LS		PS- All Private Streets- Yearly Repairs	
282 - Asphalt: Ongoing Repairs	\$17,283	5	1	64,975	\$5.32/LS (5%)		PS- Elmhurst Ongoing	
286 - Asphalt: Ongoing Repairs	\$18,885	5	1	71,000	\$5.32/LS (5%)		PS- Dunbarton Ongoing	

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
00050 - Grounds								
01000 - Paving								
300 - Asphalt: Mill & Inlay	\$352,705	15	14	70,541	\$5.00/SqFt		Zone 1 / W/ CH Driveway & Pkng	N23275
310 - Asphalt: Overlay	\$240,368	15	7	60,092	\$4.00/SqFt		Zone 2	N23275
320 - Asphalt: Overlay	\$454,696	15	7	113,674	\$4.00/SqFt		Zone 3, 4	N23275
340 - Asphalt: Overlay	\$436,948	15	7	109,237	\$4.00/SqFt		Zone 5, 6	N23275
350 - Asphalt: Overlay	\$164,385	15	2	32,877	\$5.00/SqFt		Zone 7	N23275
380 - Asphalt: Overlay	\$189,201	15	14	64,975	\$2.91/SqFt		PS- Elmhurst Circle- 2010 Last Done	
382 - Asphalt: Overlay	\$206,746	15	14	71,000	\$2.91/SqFt		PS- Dunbarton Circle	
02000 - Concrete								
200 - Sidewalks, Curbs & Gutters	\$140,712	2	1	307,641	\$99.15/SqFt (0.46%)		Public Streets- On-going	N23014
208 - Sidewalks, Curbs & Gutters	\$10,654	1	1	307,641	\$3.46/SqFt (1%)		All Areas- On-going	N23014
209 - Sidewalks, Curbs & Gutters	\$995	1	0	1	\$995/LS [nr:1]		2022 Only	N23014
04000 - Structural Repairs								
550 - Bridge Maintenance	\$2,059	22	14	1	\$2,059/LS		Zone 1 Common Area	N23129
18000 - Landscaping								
100 - Irrigation: Misc.	\$29,552	1	5	1	\$29,552/LS		Misc. Irrigation Repairs	
101 - Irrigation: Misc.	\$58,000	1	0	1	\$58,000/LS [nr:1]		Misc. Irrigation Repairs (2022 Only)	
103 - Irrigation: Misc.	\$100,000	10	1	1	\$100,000/LS [nr:1]		Misc. Irrigation Repairs (2023 Only)	
105 - Irrigation: Misc.	\$100,000	10	2	1	\$100,000/LS [nr:1]		Misc. Irrigation Repairs (2024 Only)	
107 - Irrigation: Misc.	\$100,000	10	3	1	\$100,000/LS [nr:1]		Misc. Irrigation Repairs (2025 Only)	
109 - Irrigation: Misc.	\$100,000	10	4	1	\$100,000/LS [nr:1]		Misc. Irrigation Repairs (2026 Only)	
154 - Irrigation: Controllers	\$75,018	12	11	542	\$138/Itm		Irrigation Controller Station Upgrade	
200 - Irrigation: Valves	\$353,800	20	1	1	\$353,800/LS		Valve/Head Repl- Turf/Shrub Split- Zones: 3, 4	
210 - Irrigation: Valves	\$402,400	20	2	1	\$402,400/LS		Valve/Head Repl- Turf/Shrub Split- Zones: 5, 6	

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
00050 - Grounds								
18000 - Landscaping								
220 - Irrigation: Valves	\$232,600	20	3	1	\$232,600/LS		Valve/Head Repl- Turf/Shrub Split- Zones: 1, 2, 7	
364 - Tree Maintenance	\$155,584	1	0	1	\$155,584/LS		Tree Pruning & Forest Health Management	
368 - Tree Maintenance	\$112,320	1	0	1	\$112,320/LS		Tree Removals	
372 - Tree Maintenance	\$15,808	1	0	1	\$15,808/LS		Tree Replacements	
376 - Tree Maintenance	\$24,960	1	0	1	\$24,960/LS		Tree Grade Repairs for Removal Sites	
380 - Tree Maintenance	\$30,576	1	0	1	\$30,576/LS		Tree Contingency	
430 - Irrigation: Misc.	\$350,000	30	1	1	\$350,000/LS		Water Wise Renovation Zones: 3, 4	
436 - Irrigation: Misc.	\$402,400	30	2	1	\$402,400/LS		Water Wise Renovation Zones: 5, 6	
442 - Irrigation: Misc.	\$233,000	30	3	1	\$233,000/LS		Water Wise Renovation Zones: 1, 2, 7	
490 - Bark Replacement	\$31,200	1	0	1	\$31,200/LS		Bark Replacement	
530 - Plant Replacement	\$26,624	1	0	1	\$26,624/LS		Plant Replacement	
920 - Miscellaneous	\$17,472	1	0	1	\$17,472/LS		Fall Overseeding	
924 - Miscellaneous	\$12,542	1	0	1	\$12,542/LS		Contingency- Emergency & Misc	
928 - Miscellaneous	\$32,760	1	0	1	\$32,760/LS		Landscape Drains	
19000 - Fencing								
140 - Miscellaneous	\$15,678	25	14	1	\$15,678/LS		Storage Lot Fence	N23270
340 - Wood: 6'	\$7,935	18	17	218	\$36.40/l.f.		1425 University Dr At Neighboring Complex	
20000 - Lighting								
100 - Exterior: Misc. Fixtures	\$45,261	12	8	640	\$70.72/Itm		Fixtures Approx. Total- Conversion to LED	N23270
110 - Exterior: Misc. Fixtures	\$13,118	1	1	640	\$20.50/Itm		Fixtures Approx. Ongoing Maintenance	N23270
111 - Exterior: Misc. Fixtures	\$20,000	1	0	1	\$20,000/LS [nr:1]		2022 Only	N23270
21000 - Signage								
200 - Street Signs	\$14,607	15	2	53	\$276/Itm		Alley Signage /Private Property/Tow	N23270
204 - Monument	\$38,064	25	22	60	\$634/Itm		Wooden Alley Address Sign Holders	N23270

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
00050 - Grounds								
21000 - Signage								
712 - Lollipop	\$4,368	15	3	35	\$125/Itm		Speed Limit Signage Inserts	N23270
30000 - Miscellaneous								
990 - Utilities	\$1,716	1	1	1	\$1,716/LS		PS- Neighborhood Clean-up	
992 - Utilities	\$50,440	1	1	1	\$50,440/LS		Underground	N22911
993 - Utilities	\$68,000	1	0	1	\$68,000/LS [nr:1]		2022 Only	N22911
00060 - Administrative								
31000 - Reserve Study								
100 - 3 Year Update with Site Visit	\$6,240	3	2	1	\$6,240/LS		On-going	N23276
500 - Annual Update	\$1,000	1	0	1	\$1,000/LS		Updates W/Out Site Visit	N23138
32000 - Undesignated								
100 - Miscellaneous	\$8,320	1	0	1	\$8,320/LS		Reserve Items	N23130

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
00050 - Grounds								
01000 - Paving								
188 - Asphalt: Sealing	\$11,643	3	3	64,975	\$.18/SqFt [nr:1]		PS- Elmhurst- 1 Coat	
18000 - Landscaping								
400 - Turf Renovation	\$50,960	25	24	1	\$50,960/LS		Turf Renovation (Phase 1 of 5)	
404 - Turf Renovation	\$50,960	25	0	1	\$50,960/LS		Turf Renovation (Phase 2 of 5)	
408 - Turf Renovation	\$50,960	25	1	1	\$50,960/LS		Turf Renovation (Phase 3 of 5)	
412 - Turf Renovation	\$50,960	25	2	1	\$50,960/LS		Turf Renovation (Phase 4 of 5)	
416 - Turf Renovation	\$50,960	25	3	1	\$50,960/LS		Turf Renovation (Phase 5 of 5)	
550 - Shrubs	\$280,800	40	39	1	\$280,800/LS		Shrub Removal (Phase 1 of 3)	
554 - Shrubs	\$280,800	40	0	1	\$280,800/LS		Shrub Removal (Phase 2 of 3)	
558 - Shrubs	\$280,800	40	1	1	\$280,800/LS		Shrub Removal (Phase 3 of 3)	
00070 - Landscape Renovation/Upgrades Options								
18000 - Landscaping								
600 - Major Renovation	\$2,608,320	40	5	1	\$2,608,320/LS [se:3]		Option 1 (3 Year Project)	
604 - Major Renovation	\$2,608,320	40	3	1	\$2,608,320/LS [se:6]		Option 2 (5 Year Project)	
608 - Major Renovation	\$2,608,320	40	2	1	\$2,608,320/LS [se:6]		Option 3 (6 Year Project)	

Expenditures by Year - Next 3 Years

2022 Update- 2

Prepared for the 2023 Fiscal Year

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2022			
00010 - Unit Exteriors			
03000 - Painting: Exterior			
120 - Surface Restoration 171 Homes- Phase 1 of 3	6	350,250	
198 - Supervision Construction Mgmt- Pre-Cycle Eval.	8	5,599	
200 - Supervision 171 CM- Future Painting, Siding- PH 1	6	88,031	
350 - Touch-Up Building Touch Up As Needed	1	11,200	
Total 03000 - Painting: Exterior:		455,080	455,080
04000 - Structural Repairs			
204 - Wood: Siding & Trim On-going Repairs- Yearly Work Orders, Etc.	1	132,669	
220 - Wood: Siding & Trim 171 Homes- Ongoing Siding Project w Paint 1	6	669,639	
290 - Miscellaneous Construction Management- Phase I	30	67,250	
Total 04000 - Structural Repairs:		869,558	869,558
05000 - Roofing			
930 - Miscellaneous 590 Major Repairs to Extend Life[nr:1]	2	30,000	
19000 - Fencing			
300 - Wood 22,881 lf Patios (33%)[se:3]	8	459,654	153,218
351 - Wood: Repair On-going Repairs Per Year (2022 Only)[nr:1]	2	90,000	
Total 19000 - Fencing:		549,654	243,218
Total Unit Exteriors:		1,904,292	1,597,856
00020 - Main Clubhouse Areas			
12000 - Pool			
713 - Miscellaneous Annual Pool Mechanical Repairs (2022 Only)[nr:1]	1	3,000	
Total Main Clubhouse Areas:		3,000	3,000
00050 - Grounds			
01000 - Paving			
100 - Asphalt: Sealing 70,541 sf Zone 1 / W/ CH D.Way, Pkng- 2-Coats	5	14,949	
114 - Asphalt: Sealing 60,092 sf Zone 2- 2 Coats	5	12,734	
124 - Asphalt: Sealing 113,674 sf Zone 3, 4- 2 Coats	5	24,089	
142 - Asphalt: Sealing 109,237 sf Zone 5, 6- 2 Coats	5	23,149	

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2022			
00050 - Grounds			
01000 - Paving			
152 - Asphalt: Sealing 32,877 sf Zone 7- 2 Coats	5	6,967	
200 - Asphalt: Ongoing Repairs 70,541 sf Zone 1 (5%)	5	17,398	
210 - Asphalt: Ongoing Repairs 60,092 sf Zone 2 (5%)	5	14,821	
220 - Asphalt: Ongoing Repairs 113,674 sf Zone 3, 4 (5%)	5	28,036	
240 - Asphalt: Ongoing Repairs 109,237 sf Zone 5, 6 (5%)	5	26,941	
250 - Asphalt: Ongoing Repairs 32,877 sf Zone 7 (5%)	5	8,109	
Total 01000 - Paving:		177,193	177,193
02000 - Concrete			
209 - Sidewalks, Curbs & Gutters 2022 Only[nr:1]	1	995	
18000 - Landscaping			
101 - Irrigation: Misc. Misc. Irrigation Repairs (2022 Only)[nr:1]	1	58,000	
364 - Tree Maintenance Tree Pruning & Forest Health Management	1	155,584	
368 - Tree Maintenance Tree Removals	1	112,320	
372 - Tree Maintenance Tree Replacements	1	15,808	
376 - Tree Maintenance Tree Grade Repairs for Removal Sites	1	24,960	
380 - Tree Maintenance Tree Contingency	1	30,576	
490 - Bark Replacement Bark Replacement	1	31,200	
530 - Plant Replacement Plant Replacement	1	26,624	
920 - Miscellaneous Fall Overseeding	1	17,472	
924 - Miscellaneous Contingency- Emergency & Misc	1	12,542	
928 - Miscellaneous Landscape Drains	1	32,760	
Total 18000 - Landscaping:		517,846	517,846
20000 - Lighting			
111 - Exterior: Misc. Fixtures 2022 Only[nr:1]	1	20,000	
30000 - Miscellaneous			
993 - Utilities 2022 Only[nr:1]	1	68,000	
Total Grounds:		784,034	784,034

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2022			
00060 - Administrative			
31000 - Reserve Study			
500 - Annual Update Updates W/Out Site Visit	1	1,000	
32000 - Undesignated			
100 - Miscellaneous Reserve Items	1	8,320	
Total Administrative:		9,320	9,320
Total 2022:		2,700,646	2,394,210
2023			
00010 - Unit Exteriors			
03000 - Painting: Exterior			
122 - Surface Restoration 217 Homes- Phase 2 of 3	6	510,037	522,788
190 - Miscellaneous Construction Management: Color Consultant Only	16	3,921	4,019
208 - Supervision 217 CM- Future Painting, Siding- PH 2	6	111,712	114,504
350 - Touch-Up Building Touch Up As Needed	1	11,200	11,480
920 - Power Washing 171 Units- Brick Work Wash & Seal[se:3]	16	24,898	8,507
Total 03000 - Painting: Exterior:		661,768	661,298
04000 - Structural Repairs			
204 - Wood: Siding & Trim On-going Repairs- Yearly Work Orders, Etc.	1	132,669	135,985
230 - Wood: Siding & Trim 217 Homes- Ongoing Siding Project w Paint 2	6	607,079	622,256
294 - Miscellaneous Construction Management- Phase II	30	97,213	99,643
Total 04000 - Structural Repairs:		836,961	857,884
05000 - Roofing			
206 - Low Slope: BUR 8 Squares- Small Flats- Done 2006	15	11,565	11,854
220 - Low Slope: BUR 8 Squares- Small Flats- Done 2008	15	11,565	11,854
920 - Roofing: Inspections & Repairs 590 All Units Ongoing	1	49,088	50,315
Total 05000 - Roofing:		72,218	74,023
19000 - Fencing			
300 - Wood 22,881 lf Patios (33%)[se:3]	8	459,654	157,048
304 - Wood 1,900 lf Interior Patio Party Fence (20%)[se:2]	8	54,538	27,951
350 - Wood: Repair On-going Repairs Per Year	1	36,400	37,310
Total 19000 - Fencing:		550,592	222,309
Total Unit Exteriors:		2,121,539	1,815,514

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2023			
00020 - Main Clubhouse Areas			
05000 - Roofing			
208 - Low Slope: BUR 6 Squares- Clubhouse- Vinyl	15	20,155	20,659
08000 - Rehab			
100 - General Clubhouse- Lounge: Skylights & Windows	30	31,359	32,143
12000 - Pool			
712 - Miscellaneous On-going Annual Pool Mechanical Repairs	1	3,827	3,923
942 - Furniture: Misc 4 Clubhouse- Umbrellas	8	1,830	1,876
Total 12000 - Pool:		5,657	5,799
14000 - Recreation			
200 - Exercise: Treadmill Matrix Commercial Series	5	4,118	4,221
204 - Exercise: Treadmill Matrix Commercial Series	5	4,160	4,264
212 - Exercise: Miscellaneous Equip. 2 Matrix Recumbent Bike	10	6,718	6,886
218 - Miscellaneous Matrix Elliptical Machine	6	6,718	6,886
224 - Miscellaneous Stair Climber	6	3,359	3,443
226 - Miscellaneous Upright Cycle	6	2,465	2,526
230 - Exercise: Miscellaneous Equip. Weight Bench	10	894	917
860 - Television Fitness Room- LG 42" TV	6	894	917
864 - Television Library- LG 32" TV	6	676	693
Total 14000 - Recreation:		30,002	30,753
22000 - Office Equipment			
200 - Computers, Misc. Clubhouse Office Laptop	4	1,040	1,066
23000 - Mechanical Equipment			
200 - HVAC 4 Lennox Units- Clubhouse- A/C	15	44,158	45,262
210 - HVAC 4 Units Clubhouse- Heating	15	49,275	50,507
Total 23000 - Mechanical Equipment:		93,433	95,769
Total Main Clubhouse Areas:		181,646	186,189
00030 - Dunbarton Clubhouse Areas			
03500 - Painting: Interior			
900 - Miscellaneous Clubhouse- Dunbarton All Rooms	4	4,074	4,176
23000 - Mechanical Equipment			
300 - HVAC Trane Central Furnace- Dunbarton	15	10,301	10,559

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2023			
00030 - Dunbarton Clubhouse Areas			
23000 - Mechanical Equipment			
604 - Water Heater Dunbarton CH Kitchen Closet	12	2,018	2,068
Total 23000 - Mechanical Equipment:		12,319	12,627
24000 - Furnishings			
400 - Miscellaneous Clubhouse	10	5,600	5,740
25000 - Flooring			
220 - Carpeting 60 Sq. Yds. Clubhouse	10	2,621	2,686
27000 - Appliances			
244 - Dishwasher Clubhouse	10	1,342	1,375
Total Dunbarton Clubhouse Areas:		25,956	26,604
00040 - Elmhurst Cabana Areas			
08000 - Rehab			
230 - General Restrooms	20	49,275	50,507
12000 - Pool			
996 - Miscellaneous Signage- Elmhurst	12	1,295	1,327
17000 - Tennis Court			
106 - Reseal 2 Elmhurst	7	13,437	13,773
310 - Miscellaneous 3 Tennis Court Awning & Benches	16	3,744	3,838
Total 17000 - Tennis Court:		17,181	17,611
Total Elmhurst Cabana Areas:		67,751	69,445
00045 - Commons Tennis Ct Area			
17000 - Tennis Court			
104 - Reseal 2 Commons	7	13,437	13,773
502 - Resurface 2 Commons	21	53,758	55,102
Total 17000 - Tennis Court:		67,195	68,875
Total Commons Tennis Ct Area:		67,195	68,875
00050 - Grounds			
01000 - Paving			
182 - Asphalt: Sealing 64,975 sf PS- Elmhurst- 2 Coats	5	14,457	14,818
186 - Asphalt: Sealing 71,000 sf PS- Dunbarton- 2 Coats	5	15,797	16,192
280 - Asphalt: Ongoing Repairs PS- All Private Streets- Yearly Repairs	1	4,000	4,100
282 - Asphalt: Ongoing Repairs 64,975 PS- Elmhurst Ongoing (5%)	5	17,283	17,715
286 - Asphalt: Ongoing Repairs 71,000 PS- Dunbarton Ongoing (5%)	5	18,885	19,358
Total 01000 - Paving:		70,422	72,183

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2023			
00050 - Grounds			
02000 - Concrete			
200 - Sidewalks, Curbs & Gutters 307,641 sf Public Streets- On-going (0.46%)	2	140,712	144,230
208 - Sidewalks, Curbs & Gutters 307,641 sf All Areas- On-going (1%)	1	10,654	10,921
Total 02000 - Concrete:		151,366	155,151
18000 - Landscaping			
103 - Irrigation: Misc. Misc. Irrigation Repairs (2023 Only)[nr:1]	10	100,000	102,500
200 - Irrigation: Valves Valve/Head Repl-Turf/Shrub Split- Zones: 3, 4	20	353,800	362,645
364 - Tree Maintenance Tree Pruning & Forest Health Management	1	155,584	159,474
368 - Tree Maintenance Tree Removals	1	112,320	115,128
372 - Tree Maintenance Tree Replacements	1	15,808	16,203
376 - Tree Maintenance Tree Grade Repairs for Removal Sites	1	24,960	25,584
380 - Tree Maintenance Tree Contingency	1	30,576	31,340
430 - Irrigation: Misc. Water Wise Renovation Zones: 3, 4	30	350,000	358,750
490 - Bark Replacement Bark Replacement	1	31,200	31,980
530 - Plant Replacement Plant Replacement	1	26,624	27,290
920 - Miscellaneous Fall Overseeding	1	17,472	17,909
924 - Miscellaneous Contingency- Emergency & Misc	1	12,542	12,856
928 - Miscellaneous Landscape Drains	1	32,760	33,579
Total 18000 - Landscaping:		1,263,646	1,295,238
20000 - Lighting			
110 - Exterior: Misc. Fixtures 640 Fixtures Approx. Ongoing Maintenance	1	13,118	13,445
30000 - Miscellaneous			
990 - Utilities PS- Neighborhood Clean-up	1	1,716	1,759
992 - Utilities Underground	1	50,440	51,701
Total 30000 - Miscellaneous:		52,156	53,460
Total Grounds:		1,550,708	1,589,477
00060 - Administrative			
31000 - Reserve Study			
500 - Annual Update Updates W/Out Site Visit	1	1,000	1,025

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2023			
00060 - Administrative			
32000 - Undesignated			
100 - Miscellaneous Reserve Items	1	8,320	8,528
Total Administrative:		9,320	9,553
Total 2023:		4,024,115	3,765,657
2024			
00010 - Unit Exteriors			
03000 - Painting: Exterior			
126 - Surface Restoration 202 Homes- Phase 3 of 3- Future	6	474,781	498,817
210 - Supervision 202 CM- Future Painting, Siding- PH 3	6	103,990	109,254
350 - Touch-Up Building Touch Up As Needed	1	11,200	11,767
920 - Power Washing 171 Units- Brick Work Wash & Seal[se:3]	16	24,898	8,719
924 - Power Washing 217 Units- Brick Work Wash & Seal	16	31,595	33,195
Total 03000 - Painting: Exterior:		646,464	661,752
04000 - Structural Repairs			
204 - Wood: Siding & Trim On-going Repairs- Yearly Work Orders, Etc.	1	132,669	139,385
232 - Wood: Siding & Trim 202 Homes- Ongoing Siding Project w Paint 3	6	565,115	593,724
298 - Miscellaneous Construction Management- Phase III	30	90,494	95,075
Total 04000 - Structural Repairs:		788,278	828,184
05000 - Roofing			
200 - Low Slope: BUR 32 Squares- Small Flats- Done 2009	15	46,259	48,601
212 - Low Slope: BUR 80 Squares- Large Flats- 2009	15	115,648	121,503
216 - Low Slope: BUR 4 Squares- Small Flats- Done 2009	15	5,782	6,075
838 - Hog Valleys 2000 - 2003 Roofing Project Midcycle	30	167,995	176,500
840 - Hog Valleys 2004 Roofing Project Midcycle	30	167,995	176,500
920 - Roofing: Inspections & Repairs 590 All Units Ongoing	1	49,088	51,573
Total 05000 - Roofing:		552,767	580,752
19000 - Fencing			
300 - Wood 22,881 lf Patios (33%)[se:3]	8	459,654	160,975
304 - Wood 1,900 lf Interior Patio Party Fence (20%)[se:2]	8	54,538	28,649
350 - Wood: Repair On-going Repairs Per Year	1	36,400	38,243

Reserve Component

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

2024

00010 - Unit Exteriors

19000 - Fencing

Total 19000 - Fencing:	550,592	227,867
Total Unit Exteriors:	2,538,101	2,298,555

00020 - Main Clubhouse Areas

03500 - Painting: Interior

300 - Clubhouse 11,806 sf Clubhouse Interior	10	18,417	19,350
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08000 - Rehab

102 - General Clubhouse- Living Rm & Kitchen Furnishings (50%)	10	29,959	31,476
112 - General Clubhouse- Card Room Misc. (50%)	10	8,400	8,825
138 - General Clubhouse- Entry Area- Furnishings- 50% (50%)	10	1,680	1,765
150 - General Lobby Administration Office (50%)	10	7,839	8,236
156 - General Clubhouse- Manager's Office (50%)	10	3,920	4,118
160 - General Clubhouse- Gym (50%)	10	8,400	8,825

Total 08000 - Rehab:	60,198	63,245
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12000 - Pool

712 - Miscellaneous On-going Annual Pool Mechanical Repairs	1	3,827	4,021
910 - Furniture: Chairs 28 Clubhouse	10	3,436	3,610
916 - Furniture: Lounges 18 Clubhouse	10	14,040	14,751
920 - Furniture: Tables 6 Clubhouse	10	3,338	3,507
940 - Furniture: Misc 4 Clubhouse- Umbrellas Stands	10	686	721

Total 12000 - Pool:	25,327	26,610
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17000 - Tennis Court

306 - Miscellaneous Tennis Court Awning & Bench	16	2,688	2,825
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23000 - Mechanical Equipment

600 - Water Heater Clubhouse- State Select Water Heater	12	2,018	2,120
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24600 - Safety / Access

140 - Security System Clubhouse Security System/Entry Access	10	46,355	48,702
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25000 - Flooring

200 - Carpeting 298 Sq. Yds. Clubhouse	10	37,190	39,073
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27000 - Appliances

200 - Refrigerator Clubhouse- GE Profile	10	2,236	2,349
240 - Dishwasher Clubhouse- Whirlpool Dishwasher	10	1,342	1,410

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2024			
00020 - Main Clubhouse Areas			
27000 - Appliances			
740 - Microwave Oven Clubhouse	10	894	940
950 - Ice Machine Clubhouse- Scotman	10	3,583	3,764
998 - Miscellaneous Kitchen Aid Warming Oven	10	1,009	1,060
Total 27000 - Appliances:		9,064	9,523
Total Main Clubhouse Areas:		201,257	211,448
00030 - Dunbarton Clubhouse Areas			
12000 - Pool			
104 - Resurface 148 lf Dunbarton Pool	12	16,162	16,980
204 - Edge: Tile, Coping, Mastic 104 lf Dunbarton Pool	12	8,471	8,900
Total 12000 - Pool:		24,633	25,880
13000 - Spa			
704 - Equipment Dunbarton Spa Equipment (50%)	5	3,900	4,097
27000 - Appliances			
202 - Refrigerator Clubhouse	10	1,342	1,410
Total Dunbarton Clubhouse Areas:		29,875	31,387
00040 - Elmhurst Cabana Areas			
03500 - Painting: Interior			
920 - Miscellaneous All Rooms	10	5,148	5,409
23000 - Mechanical Equipment			
606 - Water Heater Elmhurst CH- 50 US Gallon	12	2,018	2,120
Total Elmhurst Cabana Areas:		7,166	7,529
00045 - Commons Tennis Ct Area			
17000 - Tennis Court			
308 - Miscellaneous Tennis Court Awning & Bench	16	2,688	2,825
Total Commons Tennis Ct Area:		2,688	2,825
00050 - Grounds			
01000 - Paving			
280 - Asphalt: Ongoing Repairs PS- All Private Streets- Yearly Repairs	1	4,000	4,203
350 - Asphalt: Overlay 32,877 sf Zone 7	15	164,385	172,707
Total 01000 - Paving:		168,385	176,910
02000 - Concrete			
208 - Sidewalks, Curbs & Gutters 307,641 sf All Areas- On-going (1%)	1	10,654	11,194
18000 - Landscaping			
105 - Irrigation: Misc. Misc. Irrigation Repairs (2024 Only)[nr:1]	10	100,000	105,063

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2024			
00050 - Grounds			
18000 - Landscaping			
210 - Irrigation: Valves Valve/Head Repl-Turf/Shrub Split- Zones: 5, 6	20	402,400	422,772
364 - Tree Maintenance Tree Pruning & Forest Health Management	1	155,584	163,460
368 - Tree Maintenance Tree Removals	1	112,320	118,006
372 - Tree Maintenance Tree Replacements	1	15,808	16,608
376 - Tree Maintenance Tree Grade Repairs for Removal Sites	1	24,960	26,224
380 - Tree Maintenance Tree Contingency	1	30,576	32,124
436 - Irrigation: Misc. Water Wise Renovation Zones: 5, 6	30	402,400	422,772
490 - Bark Replacement Bark Replacement	1	31,200	32,779
530 - Plant Replacement Plant Replacement	1	26,624	27,972
920 - Miscellaneous Fall Overseeding	1	17,472	18,357
924 - Miscellaneous Contingency- Emergency & Misc	1	12,542	13,177
928 - Miscellaneous Landscape Drains	1	32,760	34,418
Total 18000 - Landscaping:		1,364,646	1,433,732
20000 - Lighting			
110 - Exterior: Misc. Fixtures 640 Fixtures Approx. Ongoing Maintenance	1	13,118	13,782
21000 - Signage			
200 - Street Signs 53 Alley Signage /Private Property/Tow	15	14,607	15,346
30000 - Miscellaneous			
990 - Utilities PS- Neighborhood Clean-up	1	1,716	1,803
992 - Utilities Underground	1	50,440	52,994
Total 30000 - Miscellaneous:		52,156	54,797
Total Grounds:		1,623,566	1,705,761
00060 - Administrative			
31000 - Reserve Study			
100 - 3 Year Update with Site Visit On-going	3	6,240	6,556
500 - Annual Update Updates W/Out Site Visit	1	1,000	1,051
Total 31000 - Reserve Study:		7,240	7,607
32000 - Undesignated			
100 - Miscellaneous Reserve Items	1	8,320	8,741
Total Administrative:		15,560	16,348

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2024			
	Total 2024:	4,418,213	4,273,853

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, LLC ("BRG") prepared a reserve study for the Association during the 2022 fiscal year. This was done to help determine the Association's reserve contribution for the next fiscal year (2023) and future fiscal years. In addition, BRG prepared the proper statutory disclosures for distribution to the Association members.

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

- life and valuation estimates;
- fund status;
- and a funding plan. Please note, as this study update did not require a site visit, and relied completely on the information provided, it is possible BRG has never visited 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 2022 and is the Association's first year in the study. This enables BRG to use a starting point which ties to the last audited financial statement, December 31, 2021. You will notice in Section III, Reserve Fund Balance Forecast, a Beginning Reserve Balance of \$10,449,041 is being used which ties to the last completed audit or review of the Association's financial statements. BRG then re-builds the first year of the study, in this case 2022, and estimates an ending reserve fund balance. Again, see Section III and the 2022 ending reserve balance estimate of \$10,415,235.

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

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

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

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

Please see Section V - Reserve Fund Balance Forecast.

Browning Reserve Group, LLC

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00010 - Unit Exteriors						
03000 - Painting: Exterior						
120 - Surface Restoration 171 Homes- Phase 1 of 3	350,250	6	0	350,250	59,834	36,550
122 - Surface Restoration 217 Homes- Phase 2 of 3	510,037	6	1	425,031	522,788	27,278
126 - Surface Restoration 202 Homes- Phase 3 of 3- Future	474,781	6	2	316,521	405,542	52,054
190 - Miscellaneous Construction Management: Color Consultant Only	3,921	16	1	3,676	4,019	157
198 - Supervision Construction Mgmt- Pre-Cycle Eval.	5,599	8	0	5,599	717	438
200 - Supervision 171 CM- Future Painting, Siding- PH 1	88,031	6	0	88,031	15,039	9,186
208 - Supervision 217 CM- Future Painting, Siding- PH 2	111,712	6	1	93,093	114,504	11,949
210 - Supervision 202 CM- Future Painting, Siding- PH 3	103,990	6	2	69,326	88,824	11,401
350 - Touch-Up Building Touch Up As Needed	11,200	1	0	11,200	11,480	7,012
920 - Power Washing 171 Units- Brick Work Wash & Seal[se:3]	8,299	16	1	7,781	8,507	341
920 - Power Washing 171 Units- Brick Work Wash & Seal[se:3]	8,299	16	2	7,262	7,975	341
920 - Power Washing 171 Units- Brick Work Wash & Seal[se:3]	8,299	16	3	6,743	7,443	341
924 - Power Washing 217 Units- Brick Work Wash & Seal	31,595	16	2	27,646	30,361	1,299
926 - Power Washing 202 Units- Brick Work Wash & Seal	29,411	16	3	23,897	26,378	1,239
04000 - Structural Repairs						
204 - Wood: Siding & Trim On-going Repairs- Yearly Work Orders, Etc.	132,669	1	0	132,669	135,985	83,067
210 - Wood: Siding & Trim 171 2008 Siding Project- Long Term	1,532,092	30	23	357,488	418,772	56,425
212 - Wood: Siding & Trim 217 2009 Siding Project- Long Term	1,944,233	30	24	388,847	464,996	73,394
214 - Wood: Siding & Trim 202 2010 Siding Project- Long Term	1,809,839	30	25	301,640	371,017	70,029
220 - Wood: Siding & Trim 171 Homes- Ongoing Siding Project w Paint 1	669,639	6	0	669,639	114,397	69,880
230 - Wood: Siding & Trim 217 Homes- Ongoing Siding Project w Paint 2	607,079	6	1	505,899	622,256	64,935
232 - Wood: Siding & Trim 202 Homes- Ongoing Siding Project w Paint 3	565,115	6	2	376,743	482,703	61,958
290 - Miscellaneous Construction Management- Phase I	67,250	30	0	67,250	2,298	1,404
294 - Miscellaneous Construction Management- Phase II	97,213	30	1	93,973	99,643	2,080
298 - Miscellaneous Construction Management- Phase III	90,494	30	2	84,461	89,664	1,984
05000 - Roofing						
200 - Low Slope: BUR 32 Squares- Small Flats- Done 2009	46,259	15	2	40,091	44,255	2,029

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00010 - Unit Exteriors						
05000 - Roofing						
206 - Low Slope: BUR 8 Squares- Small Flats- Done 2006	11,565	15	1	10,794	11,854	495
212 - Low Slope: BUR 80 Squares- Large Flats- 2009	115,648	15	2	100,228	110,637	5,072
216 - Low Slope: BUR 4 Squares- Small Flats- Done 2009	5,782	15	2	5,011	5,532	254
220 - Low Slope: BUR 8 Squares- Small Flats- Done 2008	11,565	15	1	10,794	11,854	495
400 - Pitched: Dimensional Composition 3,257 Squares- 2000 Thru 2003- 199 Homes[se:4]	1,596,256	30	18	638,502	709,004	53,942
400 - Pitched: Dimensional Composition 3,257 Squares- 2000 Thru 2003- 199 Homes[se:4]	1,596,256	30	19	585,294	654,465	53,942
400 - Pitched: Dimensional Composition 3,257 Squares- 2000 Thru 2003- 199 Homes[se:4]	1,596,256	30	20	532,085	599,926	53,942
400 - Pitched: Dimensional Composition 3,257 Squares- 2000 Thru 2003- 199 Homes[se:4]	1,596,256	30	21	478,877	545,387	53,942
420 - Pitched: Dimensional Composition 2004 Roofing Project	2,635,238	30	22	702,730	810,336	94,686
440 - Pitched: Dimensional Composition 1,853 Squares- 2005 Roofing Project[se:2]	1,816,311	30	23	423,806	496,458	67,729
440 - Pitched: Dimensional Composition 1,853 Squares- 2005 Roofing Project[se:2]	1,816,311	30	24	363,262	434,401	67,729
444 - Pitched: Dimensional Composition 2,098 Squares- 2006 Roofing Project[se:2]	2,056,460	30	25	342,743	421,574	80,566
444 - Pitched: Dimensional Composition 2,098 Squares- 2006 Roofing Project[se:2]	2,056,460	30	26	274,195	351,312	80,566
466 - Pitched: Dimensional Composition 1,650 Squares- 2007 Roofing Project[se:2]	1,617,330	30	27	161,733	221,035	66,570
466 - Pitched: Dimensional Composition 1,650 Squares- 2007 Roofing Project[se:2]	1,617,330	30	28	107,822	165,776	66,570
690 - Gutters / Downspouts 2004	156,796	30	12	94,077	101,786	4,401
692 - Gutters / Downspouts 2005	162,396	30	13	92,024	99,874	4,672
694 - Gutters / Downspouts 2006	195,993	30	14	104,530	113,839	5,780
696 - Gutters / Downspouts 2007	167,995	30	15	83,998	91,837	5,078
700 - Gutters / Downspouts 1,484 lf 2008	27,780	30	16	12,964	14,237	861
702 - Gutters / Downspouts 994 lf 2009	18,608	30	17	8,063	8,901	591
704 - Gutters / Downspouts 10,741 lf 2010	201,072	30	18	80,429	89,309	6,545
810 - Pitched: Dimensional Composition 2003 Roofing Project: Beams, Crts/Vlys, FP Chs	167,995	30	11	106,397	114,797	4,600
820 - Beam Replacement 2004 Beam replacement	72,798	30	12	43,679	47,258	2,043
822 - Beam Replacement 2005 Roofing w/ 70% increase due to related siding	363,990	30	13	206,261	223,854	10,472
824 - Beam Replacement 2006- Roofing w/ 70% inc. due to related siding	147,836	30	14	78,846	85,868	4,360
826 - Beam Replacement 2007- Roofing-w/ 70% inc. due to related siding	307,991	30	15	153,995	168,368	9,310
838 - Hog Valleys 2000 - 2003 Roofing Project Midcycle	167,995	30	2	156,796	166,455	3,684
840 - Hog Valleys 2004 Roofing Project Midcycle	167,995	30	2	156,796	166,455	3,684
842 - Hog Valleys 2005 Roofing Project Midcycle	167,995	30	3	151,196	160,716	3,776
844 - Hog Valleys 2006 Roofing Project Midcycle	167,995	30	4	145,596	154,976	3,870

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00010 - Unit Exteriors						
05000 - Roofing						
846 - Hog Valleys 2007 Roofing Project Midcycle	167,995	30	5	139,996	149,236	3,967
920 - Roofing: Inspections & Repairs 590 All Units Ongoing	49,088	1	1	24,544	50,315	15,752
930 - Miscellaneous 590 Major Repairs to Extend Life[nr:1]	30,000	2	0	30,000	0	0
19000 - Fencing						
300 - Wood 22,881 If Patios (33%)[se:3]	153,218	8	0	153,218	19,631	12,294
300 - Wood 22,881 If Patios (33%)[se:3]	153,218	8	1	134,066	157,048	12,294
300 - Wood 22,881 If Patios (33%)[se:3]	153,218	8	2	114,914	137,417	12,294
304 - Wood 1,900 If Interior Patio Party Fence (20%)[se:2]	27,269	8	1	23,860	27,951	2,215
304 - Wood 1,900 If Interior Patio Party Fence (20%)[se:2]	27,269	8	2	20,452	24,457	2,215
350 - Wood: Repair On-going Repairs Per Year	36,400	1	1	18,200	37,310	11,680
351 - Wood: Repair On-going Repairs Per Year (2022 Only)[nr:1]	90,000	2	0	90,000	0	0
21000 - Signage						
400 - Unit Address Plaques 590 Units with 2 at each	58,292	25	12	30,312	33,460	1,963
Sub-total Unit Exteriors	#####			#####	#####	1,541,669
00020 - Main Clubhouse Areas						
02000 - Concrete						
400 - Pool Deck Main Clubhouse- Ongoing Repairs	1,446	5	3	578	889	195
03000 - Painting: Exterior						
130 - Surface Restoration Main Clubhouse	16,801	10	8	3,360	5,166	1,282
400 - Wrought Iron 258 If Pool Perimeter Fence	2,889	6	5	482	987	341
03500 - Painting: Interior						
300 - Clubhouse 11,806 sf Clubhouse Interior	18,417	10	2	14,734	16,990	1,212
04000 - Structural Repairs						
200 - Wood: Siding & Trim Clubhouse Siding & Trim Replace	72,599	30	28	4,840	7,441	3,025
302 - Awnings Clubhouse Pool Awning	5,824	15	7	3,106	3,582	289
900 - Door: Hardware 17 Clubhouse- Exit Doors & Pool Pedestrian Gates	19,094	15	7	10,184	11,743	947
912 - Doors Clubhouse Restroom Hall Exterior Door	3,091	25	23	247	380	137
914 - Doors 12 Exterior Storefront Door Sets	37,091	25	16	13,353	15,207	1,379
918 - Doors 17 Clubhouse- Interior Doors	19,006	25	17	6,082	7,013	724
922 - Steel Doors 2 Exterior Storage Room Metal Doors	5,595	25	13	2,686	2,982	193
05000 - Roofing						
208 - Low Slope: BUR 6 Squares- Clubhouse- Vinyl	20,155	15	1	18,812	20,659	862
460 - Pitched: Dimensional Composition 44 Squares- Clubhouse- 44 Squares	68,640	30	16	32,032	35,178	2,127
08000 - Rehab						
094 - General Professional Fees	55,999	20	12	22,400	25,829	2,358

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00020 - Main Clubhouse Areas						
08000 - Rehab						
100 - General Clubhouse- Lounge: Skylights & Windows	31,359	30	1	30,314	32,143	671
102 - General Clubhouse- Living Rm & Kitchen Furnishings (50%)	29,959	10	2	23,967	27,637	1,971
112 - General Clubhouse- Card Room Misc. (50%)	8,400	10	2	6,720	7,749	553
116 - General Clubhouse Card Room- Counter & Cabinets	20,159	25	17	6,451	7,439	768
138 - General Clubhouse- Entry Area- Furnishings- 50% (50%)	1,680	10	2	1,344	1,549	110
150 - General Lobby Administration Office (50%)	7,839	10	2	6,271	7,231	516
156 - General Clubhouse- Manager's Office (50%)	3,920	10	2	3,136	3,616	258
160 - General Clubhouse- Gym (50%)	8,400	10	2	6,720	7,749	553
180 - General 2 Clubhouse- 2 Restrooms	94,076	30	22	25,087	28,928	3,380
190 - General Clubhouse-Assistant Community Manager Office (50%)	2,800	10	6	1,120	1,435	203
192 - General Clubhouse- Audio Room (50%)	1,680	10	6	672	861	122
194 - General Kitchen Rehab	51,516	25	17	16,485	19,010	1,963
344 - General 2013 Contingency	45,360	20	12	18,144	20,922	1,910
12000 - Pool						
100 - Resurface 116 lf Clubhouse Main Pool	12,667	12	11	1,056	2,164	867
102 - Resurface 176 lf Clubhouse Lap Pool	24,547	12	9	6,137	8,387	1,600
200 - Edge: Tile, Coping, Mastic 116 lf Clubhouse Main Pool	9,448	12	11	787	1,614	647
202 - Edge: Tile, Coping, Mastic 176 lf Clubhouse Lap Pool	9,884	12	9	2,471	3,377	644
600 - Miscellaneous 10,526 sf Replace Concrete Pool Deck	240,835	30	22	64,223	74,057	8,653
700 - Equipment: Replacement Main Pool Equipment (50%)	3,900	5	4	780	1,599	539
704 - Equipment: Replacement Lap Pool Equipment (50%)	3,900	5	4	780	1,599	539
712 - Miscellaneous On-going Annual Pool Mechanical Repairs	3,827	1	1	1,914	3,923	1,228
713 - Miscellaneous Annual Pool Mechanical Repairs (2022 Only)[nr:1]	3,000	1	0	3,000	0	0
910 - Furniture: Chairs 28 Clubhouse	3,436	10	2	2,749	3,170	226
916 - Furniture: Lounges 18 Clubhouse	14,040	10	2	11,232	12,952	924
920 - Furniture: Tables 6 Clubhouse	3,338	10	2	2,671	3,080	220
940 - Furniture: Misc 4 Clubhouse- Umbrellas Stands	686	10	2	549	633	45
942 - Furniture: Misc 4 Clubhouse- Umbrellas	1,830	8	1	1,602	1,876	147
990 - Miscellaneous 2012 Misc. Safety, Caps, Water Quality, etc.	20,160	10	9	2,016	4,133	1,576
994 - Miscellaneous Signage- Main CH	1,342	12	4	894	1,031	77

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00020 - Main Clubhouse Areas						
13000 - Spa						
100 - Resurface Main Clubhouse	6,412	6	5	1,069	2,191	757
120 - Tile Main CH Spa	3,640	6	5	607	1,244	430
700 - Equipment Main CH Spa Equipment (50%)	3,900	5	4	780	1,599	539
780 - Heater Main Clubhouse- Spa Heater	5,902	8	4	2,951	3,781	510
14000 - Recreation						
200 - Exercise: Treadmill Matrix Commercial Series	4,118	5	1	3,295	4,221	529
204 - Exercise: Treadmill Matrix Commercial Series	4,160	5	1	3,328	4,264	534
212 - Exercise: Miscellaneous Equip. 2 Matrix Recumbent Bike	6,718	10	1	6,047	6,886	431
218 - Miscellaneous Matrix Elliptical Machine	6,718	6	1	5,599	6,886	719
222 - Exercise: Weight Machine Matrix Hoist & Press H2200	6,718	20	6	4,703	5,165	244
224 - Miscellaneous Stair Climber	3,359	6	1	2,799	3,443	359
226 - Miscellaneous Upright Cycle	2,465	6	1	2,054	2,526	264
230 - Exercise: Miscellaneous Equip. Weight Bench	894	10	1	805	917	57
860 - Television Fitness Room- LG 42" TV	894	6	1	745	917	96
864 - Television Library- LG 32" TV	676	6	1	563	693	72
17000 - Tennis Court						
100 - Reseal 4 Main Clubhouse	49,920	10	8	9,984	15,350	3,808
306 - Miscellaneous Tennis Court Awning & Bench	2,688	16	2	2,352	2,583	111
500 - Resurface 4 Main Clubhouse	106,600	21	18	15,229	20,812	4,957
19000 - Fencing						
130 - Chain Link: 10' 770 If Main Clubhouse Tennis Courts	35,235	25	8	23,960	26,004	1,075
200 - Wrought Iron 258 If Main Clubhouse	28,174	25	17	9,016	10,396	1,074
340 - Wood: 6' 28 If Trash & Roof Access Enclosure	1,398	18	10	621	716	62
20000 - Lighting						
260 - Bollard Lights 6 Clubhouse Front	6,708	20	11	3,019	3,438	276
22000 - Office Equipment						
200 - Computers, Misc. Clubhouse Office Laptop	1,040	4	1	780	1,066	167
23000 - Mechanical Equipment						
200 - HVAC 4 Lennox Units- Clubhouse- A/C	44,158	15	1	41,215	45,262	1,889
210 - HVAC 4 Units Clubhouse- Heating	49,275	15	1	45,990	50,507	2,108
600 - Water Heater Clubhouse- State Select Water Heater	2,018	12	2	1,681	1,896	111
24000 - Furnishings						
610 - Office 13 Office Desk/Guest Chairs	6,084	12	4	4,056	4,677	350
910 - Window Coverings Clubhouse	4,477	15	7	2,388	2,753	222

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00020 - Main Clubhouse Areas						
24500 - Audio / Visual						
142 - Miscellaneous Clubhouse Audio/Video Upgrades	36,743	10	6	14,697	18,831	2,668
24600 - Safety / Access						
140 - Security System Clubhouse Security System/Entry Access	46,355	10	2	37,084	42,762	3,049
25000 - Flooring						
200 - Carpeting 298 Sq. Yds. Clubhouse	37,190	10	2	29,752	34,308	2,446
224 - Carpeting 15 Sq. Yds. Assistant Community Manager Office	1,872	12	8	624	800	119
400 - Tile 295 sf Kitchen	3,682	20	12	1,473	1,698	155
600 - Vinyl 19 Sq. Yds. Clubhouse Restrooms	988	12	3	741	844	56
608 - Vinyl 53 Sq. Yds. Lobby	2,205	20	12	882	1,017	93
612 - Vinyl 6 Sq. Yds. Audio/Video Room	749	20	12	300	345	32
26000 - Outdoor Equipment						
900 - Miscellaneous Outdoor Ping Pong Table	780	10	4	468	560	54
27000 - Appliances						
144 - Drinking Fountain 2 Drinking Fountains	5,824	15	7	3,106	3,582	289
200 - Refrigerator Clubhouse- GE Profile	2,236	10	2	1,789	2,063	147
204 - Refrigerator Clubhouse- Frigidaire Caterer's Refrigerator	2,798	15	7	1,492	1,721	139
220 - 4-Burner Stove & Oven Clubhouse- Whirlpool Stove & Oven	1,565	20	12	626	722	66
240 - Dishwasher Clubhouse- Whirlpool Dishwasher	1,342	10	2	1,073	1,238	88
740 - Microwave Oven Clubhouse	894	10	2	716	825	59
950 - Ice Machine Clubhouse- Scotman	3,583	10	2	2,866	3,305	236
998 - Miscellaneous Kitchen Aid Warming Oven	1,009	10	2	807	931	66
Sub-total Main Clubhouse Areas	1,554,802			676,314	789,657	77,492
00030 - Dunbarton Clubhouse Areas						
02000 - Concrete						
404 - Pool Deck Clubhouse Pool- Ongoing Repairs	1,456	5	3	582	895	196
03000 - Painting: Exterior						
136 - Surface Restoration Clubhouse & Pool Fence	3,359	6	5	560	1,148	397
03500 - Painting: Interior						
900 - Miscellaneous Clubhouse- Dunbarton All Rooms	4,074	4	1	3,056	4,176	654
04000 - Structural Repairs						
908 - Door: Hardware 2 Pool Gates & Clubhouse	2,236	18	9	1,118	1,273	97
05000 - Roofing						
464 - Pitched: Dimensional Composition 20 Squares- Clubhouse	26,832	30	16	12,522	13,751	831
08000 - Rehab						
200 - Restrooms Clubhouse- 2 Restrooms	5,595	20	3	4,756	5,162	189
220 - General Clubhouse Interior	7,280	20	9	4,004	4,477	285

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00030 - Dunbarton Clubhouse Areas						
08000 - Rehab						
222 - General Cabana- Lighting Project	4,477	20	9	2,462	2,753	175
224 - General Clubhouse- Kitchen	11,201	20	9	6,160	6,888	438
12000 - Pool						
104 - Resurface 148 lf Dunbarton Pool	16,162	12	2	13,468	15,185	886
204 - Edge: Tile, Coping, Mastic 104 lf Dunbarton Pool	8,471	12	2	7,059	7,959	464
604 - Deck: Re-Surface 3,384 sf Clubhouse Pool Area	80,945	30	22	21,585	24,891	2,908
704 - Equipment: Replacement Dunbarton Pool Equipment (50%)	3,900	5	4	780	1,599	539
730 - Heater Pool Heater	5,481	8	4	2,740	3,511	473
960 - Furniture: Misc Lounges, Tables & Chairs	3,359	10	5	1,680	2,066	238
995 - Miscellaneous Signage	1,565	12	4	1,043	1,203	90
13000 - Spa						
102 - Resurface Dunbarton Spa	6,412	6	3	3,206	4,381	721
120 - Tile Dunbarton Spa	3,640	6	3	1,820	2,487	409
704 - Equipment Dunbarton Spa Equipment (50%)	3,900	5	2	2,340	3,198	513
782 - Heater Clubhouse Attached Equipment Rm	5,902	8	4	2,951	3,781	510
19000 - Fencing						
202 - Wrought Iron 146 lf Pool Perimeter	15,943	25	17	5,102	5,883	608
23000 - Mechanical Equipment						
300 - HVAC Trane Central Furnace- Dunbarton	10,301	15	1	9,614	10,559	441
604 - Water Heater Dunbarton CH Kitchen Closet	2,018	12	1	1,849	2,068	108
24000 - Furnishings						
400 - Miscellaneous Clubhouse	5,600	10	1	5,040	5,740	359
24600 - Safety / Access						
520 - Card Readers 4 Gates & Clubhouse	12,792	10	7	3,838	5,245	952
25000 - Flooring						
220 - Carpeting 60 Sq. Yds. Clubhouse	2,621	10	1	2,359	2,686	168
27000 - Appliances						
202 - Refrigerator Clubhouse	1,342	10	2	1,073	1,238	88
224 - 4-Burner Stove & Oven Clubhouse- GE Electric Profile Model	3,359	20	9	1,848	2,066	131
244 - Dishwasher Clubhouse	1,342	10	1	1,207	1,375	86
742 - Microwave Oven Clubhouse	676	15	4	496	554	31
Sub-total Dunbarton Clubhouse Areas	262,241			126,320	148,201	13,986
00040 - Elmhurst Cabana Areas						
02000 - Concrete						
408 - Pool Deck Cabana- Ongoing Repairs	1,456	5	3	582	895	196

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00040 - Elmhurst Cabana Areas						
03000 - Painting: Exterior						
138 - Surface Restoration Cabana & Pool Fence	2,912	6	5	485	995	344
03500 - Painting: Interior						
920 - Miscellaneous All Rooms	5,148	10	2	4,118	4,749	339
05000 - Roofing						
462 - Pitched: Dimensional Composition 11 Squares- Elmhurst Cabana	14,758	30	16	6,887	7,563	457
08000 - Rehab						
230 - General Restrooms	49,275	20	1	46,811	50,507	1,581
234 - General Elmhurst- Gardeners Rstrm & Entry	8,086	20	17	1,213	1,658	385
12000 - Pool						
106 - Resurface 159 lf Elmhurst Pool	17,363	12	11	1,447	2,966	1,189
206 - Edge: Tile, Coping, Mastic 159 lf Elmhurst Pool	5,268	12	11	439	900	361
608 - Deck: Re-Surface 2,900 sf Elmhurst Pool Area	69,368	30	22	18,498	21,331	2,492
712 - Equipment: Replacement Elmhurst Pool Equipment (50%)	3,900	5	4	780	1,599	539
960 - Furniture: Misc Lounges, Tables & Chairs	6,297	10	5	3,149	3,873	446
996 - Miscellaneous Signage- Elmhurst	1,295	12	1	1,187	1,327	69
17000 - Tennis Court						
106 - Reseal 2 Elmhurst	13,437	7	1	11,517	13,773	1,232
310 - Miscellaneous 3 Tennis Court Awning & Benches	3,744	16	1	3,510	3,838	150
504 - Resurface 2 Elmhurst	53,758	21	18	7,680	10,496	2,500
19000 - Fencing						
134 - Chain Link: 10' 476 lf Elmhurst Tennis Courts	21,782	25	7	15,683	16,968	648
204 - Wrought Iron 260 lf Elmhurst Pool	28,392	25	17	9,085	10,477	1,082
23000 - Mechanical Equipment						
606 - Water Heater Elmhurst CH- 50 US Gallon	2,018	12	2	1,681	1,896	111
24600 - Safety / Access						
524 - Card Readers 2 Gates & Clubhouse	7,888	10	7	2,367	3,234	587
Sub-total Elmhurst Cabana Areas	316,143			137,120	159,043	14,709
00045 - Commons Tennis Ct Area						
17000 - Tennis Court						
104 - Reseal 2 Commons	13,437	7	1	11,517	13,773	1,232
308 - Miscellaneous Tennis Court Awning & Bench	2,688	16	2	2,352	2,583	111
502 - Resurface 2 Commons	53,758	21	1	51,198	55,102	1,643
19000 - Fencing						
132 - Chain Link: 10' 470 lf Commons Tennis Courts	21,507	25	11	12,044	13,227	707
Sub-total Commons Tennis Ct Area	91,390			77,111	84,685	3,692

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00050 - Grounds						
01000 - Paving						
100 - Asphalt: Sealing 70,541 sf Zone 1 / W/ CH D.Way, Pkng- 2-Coats	14,949	5	0	14,949	3,065	1,872
114 - Asphalt: Sealing 60,092 sf Zone 2- 2 Coats	12,734	5	0	12,734	2,611	1,595
124 - Asphalt: Sealing 113,674 sf Zone 3, 4- 2 Coats	24,089	5	0	24,089	4,938	3,017
142 - Asphalt: Sealing 109,237 sf Zone 5, 6- 2 Coats	23,149	5	0	23,149	4,746	2,899
152 - Asphalt: Sealing 32,877 sf Zone 7- 2 Coats	6,967	5	0	6,967	1,428	872
182 - Asphalt: Sealing 64,975 sf PS- Elmhurst- 2 Coats	14,457	5	1	11,565	14,818	1,856
186 - Asphalt: Sealing 71,000 sf PS- Dunbarton- 2 Coats	15,797	5	1	12,638	16,192	2,028
200 - Asphalt: Ongoing Repairs 70,541 sf Zone 1 (5%)	17,398	5	0	17,398	3,567	2,179
210 - Asphalt: Ongoing Repairs 60,092 sf Zone 2 (5%)	14,821	5	0	14,821	3,038	1,856
220 - Asphalt: Ongoing Repairs 113,674 sf Zone 3, 4 (5%)	28,036	5	0	28,036	5,747	3,511
240 - Asphalt: Ongoing Repairs 109,237 sf Zone 5, 6 (5%)	26,941	5	0	26,941	5,523	3,374
250 - Asphalt: Ongoing Repairs 32,877 sf Zone 7 (5%)	8,109	5	0	8,109	1,662	1,015
280 - Asphalt: Ongoing Repairs PS- All Private Streets- Yearly Repairs	4,000	1	1	2,000	4,100	1,284
282 - Asphalt: Ongoing Repairs 64,975 PS- Elmhurst Ongoing (5%)	17,283	5	1	13,826	17,715	2,218
286 - Asphalt: Ongoing Repairs 71,000 PS- Dunbarton Ongoing (5%)	18,885	5	1	15,108	19,358	2,424
300 - Asphalt: Mill & Inlay 70,541 sf Zone 1 / W/ CH Driveway & Pkng	352,705	15	14	23,514	48,203	20,803
310 - Asphalt: Overlay 60,092 sf Zone 2	240,368	15	7	128,196	147,826	11,927
320 - Asphalt: Overlay 113,674 sf Zone 3, 4	454,696	15	7	242,505	279,638	22,561
340 - Asphalt: Overlay 109,237 sf Zone 5, 6	436,948	15	7	233,039	268,723	21,680
350 - Asphalt: Overlay 32,877 sf Zone 7	164,385	15	2	142,467	157,262	7,209
380 - Asphalt: Overlay 64,975 sf PS- Elmhurst Circle- 2010 Last Done	189,201	15	14	12,613	25,858	11,159
382 - Asphalt: Overlay 71,000 sf PS- Dunbarton Circle	206,746	15	14	13,783	28,255	12,194
02000 - Concrete						
200 - Sidewalks, Curbs & Gutters 307,641 sf Public Streets- On-going (0.46%)	140,712	2	1	70,356	144,230	45,153
208 - Sidewalks, Curbs & Gutters 307,641 sf All Areas- On-going (1%)	10,654	1	1	5,327	10,921	3,419
209 - Sidewalks, Curbs & Gutters 2022 Only[nr:1]	995	1	0	995	0	0
04000 - Structural Repairs						
550 - Bridge Maintenance Zone 1 Common Area	2,059	22	14	749	863	83
18000 - Landscaping						
100 - Irrigation: Misc. Misc. Irrigation Repairs	29,552	1	5	4,925	6,058	3,489
101 - Irrigation: Misc. Misc. Irrigation Repairs (2022 Only)[nr:1]	58,000	1	0	58,000	0	0
103 - Irrigation: Misc. Misc. Irrigation Repairs (2023 Only)[nr:1]	100,000	10	1	90,000	102,500	6,418

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00050 - Grounds						
18000 - Landscaping						
105 - Irrigation: Misc. Misc. Irrigation Repairs (2024 Only)[nr:1]	100,000	10	2	80,000	92,250	6,578
107 - Irrigation: Misc. Misc. Irrigation Repairs (2025 Only)[nr:1]	100,000	10	3	70,000	82,000	6,743
109 - Irrigation: Misc. Misc. Irrigation Repairs (2026 Only)[nr:1]	100,000	10	4	60,000	71,750	6,911
154 - Irrigation: Controllers 542 Irrigation Controller Station Upgrade	75,018	12	11	6,252	12,816	5,136
200 - Irrigation: Valves Valve/Head Repl-Turf/Shrub Split- Zones: 3, 4	353,800	20	1	336,110	362,645	11,353
210 - Irrigation: Valves Valve/Head Repl-Turf/Shrub Split- Zones: 5, 6	402,400	20	2	362,160	391,837	13,235
220 - Irrigation: Valves Valve/Head Repl-Turf/Shrub Split- Zones: 1, 2, 7	232,600	20	3	197,710	214,574	7,842
364 - Tree Maintenance Tree Pruning & Forest Health Management	155,584	1	0	155,584	159,474	97,415
368 - Tree Maintenance Tree Removals	112,320	1	0	112,320	115,128	70,326
372 - Tree Maintenance Tree Replacements	15,808	1	0	15,808	16,203	9,898
376 - Tree Maintenance Tree Grade Repairs for Removal Sites	24,960	1	0	24,960	25,584	15,628
380 - Tree Maintenance Tree Contingency	30,576	1	0	30,576	31,340	19,144
430 - Irrigation: Misc. Water Wise Renovation Zones: 3, 4	350,000	30	1	338,333	358,750	7,487
436 - Irrigation: Misc. Water Wise Renovation Zones: 5, 6	402,400	30	2	375,573	398,711	8,824
442 - Irrigation: Misc. Water Wise Renovation Zones: 1, 2, 7	233,000	30	3	209,700	222,903	5,237
490 - Bark Replacement Bark Replacement	31,200	1	0	31,200	31,980	19,535
530 - Plant Replacement Plant Replacement	26,624	1	0	26,624	27,290	16,670
920 - Miscellaneous Fall Overseeding	17,472	1	0	17,472	17,909	10,940
924 - Miscellaneous Contingency- Emergency & Misc	12,542	1	0	12,542	12,856	7,853
928 - Miscellaneous Landscape Drains	32,760	1	0	32,760	33,579	20,512
19000 - Fencing						
140 - Miscellaneous Storage Lot Fence	15,678	25	14	6,898	7,714	555
340 - Wood: 6' 218 lf 1425 University Dr At Neighboring Complex	7,935	18	17	441	904	420
20000 - Lighting						
100 - Exterior: Misc. Fixtures 640 Fixtures Approx. Total- Conversion to LED	45,261	12	8	15,087	19,330	2,877
110 - Exterior: Misc. Fixtures 640 Fixtures Approx. Ongoing Maintenance	13,118	1	1	6,559	13,445	4,262
111 - Exterior: Misc. Fixtures 2022 Only[nr:1]	20,000	1	0	20,000	0	0
21000 - Signage						
200 - Street Signs 53 Alley Signage /Private Property/Tow	14,607	15	2	12,659	13,974	641
204 - Monument 60 Wooden Alley Address Sign Holders	38,064	25	22	4,568	6,242	1,641
712 - Lollipop 35 Speed Limit Signage Inserts	4,368	15	3	3,494	3,880	196

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
00050 - Grounds						
30000 - Miscellaneous						
990 - Utilities PS- Neighborhood Clean-up	1,716	1	1	858	1,759	551
992 - Utilities Underground	50,440	1	1	25,220	51,701	16,186
993 - Utilities 2022 Only[nr:1]	68,000	1	0	68,000	0	0
Sub-total Grounds	5,722,889			3,918,270	4,127,372	592,688
00060 - Administrative						
31000 - Reserve Study						
100 - 3 Year Update with Site Visit On-going	6,240	3	2	2,080	4,264	1,368
500 - Annual Update Updates W/Out Site Visit	1,000	1	0	1,000	1,025	626
32000 - Undesignated						
100 - Miscellaneous Reserve Items	8,320	1	0	8,320	8,528	5,209
Sub-total Administrative	15,560			11,400	13,817	7,204
				[A]	[B]	
Totals	41,024,548			16,594,371	17,467,078	2,251,440
				[EndBal] [A]	[EndBal] [B]	
Percent Funded				62.76%	51.54%	

Terms & Definitions CAI

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

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

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

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

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

CURRENT REPLACEMENT COST: See "Replacement Cost."

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

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

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

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

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

or

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

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

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

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

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

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

FUNDING PRINCIPLES:

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

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

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

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

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

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

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

RESERVE PROVIDER: An individual that prepares Reserve Studies.

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

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

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

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

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

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

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

Terms & Definitions BRG

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

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

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

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

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

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

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



RESERVE STUDY

Member Distribution Materials

Nepenthe Association

Update w/o Site Visit Review

2022 Update- 2

Published - October 31, 2022

Prepared for the 2023 Fiscal Year

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

October 31, 2022

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, LLC prepared this Update w/o Site Visit Review for the January 1, 2023 - December 31, 2023 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
2022 Update- 2
Prepared for the 2023 Fiscal Year

Reserve Component	Current Replacement Cost	Useful Life	Remaining Life	2022 Fully Funded Balance	2023 Fully Funded Balance	2023 Line Item Contribution based on Cash Flow Method
01000 - Paving	2,292,666	1-15	0-14	1,028,449	1,064,272	139,531
02000 - Concrete	156,719	1-5	0-3	78,421	157,830	49,159
03000 - Painting: Exterior	1,771,385	1-16	0-8	1,440,941	1,311,708	161,951
03500 - Painting: Interior	27,640	4-10	1-2	21,908	25,915	2,204
04000 - Structural Repairs	7,682,218	1-30	0-28	3,020,972	2,852,216	492,030
05000 - Roofing	23,231,979	1-30	0-27	6,718,406	7,679,039	846,248
08000 - Rehab	449,060	10-30	1-22	234,237	263,544	18,388
12000 - Pool	580,216	1-30	0-22	176,715	212,005	28,628
13000 - Spa	39,707	5-8	2-5	15,723	22,662	4,388
14000 - Recreation	36,722	5-20	1-6	29,938	35,919	3,305
17000 - Tennis Court	300,030	7-21	1-18	115,339	138,310	15,743
18000 - Landscaping	2,996,616	1-30	0-11	2,648,610	2,788,136	377,174
19000 - Fencing	816,636	1-25	0-17	637,559	496,102	59,223
20000 - Lighting	85,086	1-20	0-11	44,664	36,213	7,415
21000 - Signage	115,331	15-25	2-22	51,033	57,556	4,442
22000 - Office Equipment	1,040	4-4	1-1	780	1,066	167
23000 - Mechanical Equipment	109,788	12-15	1-2	102,031	112,188	4,767
24000 - Furnishings	16,162	10-15	1-7	11,484	13,171	932
24500 - Audio / Visual	36,743	10-10	6-6	14,697	18,831	2,668
24600 - Safety / Access	67,035	10-10	2-7	43,288	51,241	4,589
25000 - Flooring	49,306	10-20	1-12	36,130	41,698	3,069
26000 - Outdoor Equipment	780	10-10	4-4	468	560	54
27000 - Appliances	25,969	10-20	1-12	17,099	19,618	1,427
30000 - Miscellaneous	120,156	1-1	0-1	94,078	53,460	16,736
31000 - Reserve Study	7,240	1-3	0-2	3,080	5,289	1,994
32000 - Undesignated	8,320	1-1	0-0	8,320	8,528	5,209
Totals	\$41,024,548			\$16,594,371	\$17,467,078	\$2,251,440
Estimated Ending Balance				\$10,415,235	\$9,002,428	\$318.00
Percent Funded				62.8%	51.5%	/Lot/month @ 590

October 31, 2022

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

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

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

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

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

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

Yes ☒ No ☐

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

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

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

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

- (6) Based on the method of calculation in paragraph (4) of the subdivision (b) of section 5570, the estimated amount required in the reserve fund at the end of the current fiscal year is \$16,594,371, based in whole or in part on the last reserve study or update prepared by Browning Reserve Group, LLC as of October, 2022. The projected reserve fund cash balance at the end of the current fiscal year is \$10,415,235 resulting in reserves being 62.8% percent funded at this date. Civil code section 5570 does not require the board to fund reserves in accordance with this calculation.

An alternate and generally accepted method of calculation has been utilized to determine future reserve contribution amounts. The reserve contribution for the next fiscal year has been determined using the Cash Flow method of calculation (see section III, Reserve Fund Balance Forecast). This is a method of developing a reserve funding plan where the contributions to the reserve fund are designated to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

(7) Based on the method of calculation in paragraph (4) of subdivision (b) of section 5570 of the Civil Code, the estimated amount required in the reserve fund at the end of each of the next five budget years is presented in column (b) 'Fully Funded Balance' in the table immediately below; and the projected reserve fund cash balance in each of those years, taking into account only assessments already approved and other known revenues, is presented in column (c) 'Reserve Ending Balance'; leaving the reserve at percent funding as presented in column (d) 'Percent Funded' in each of the respective years.

Fiscal Year (a)	Fully Funded Balance (b)	Reserve Ending Balance (c)	Percent Funded (d)
2023	\$17,467,078	\$9,002,428	51.5%
2024	\$17,107,584	\$7,170,304	41.9%
2025	\$16,285,092	\$7,864,994	48.3%
2026	\$17,994,494	\$9,327,390	51.8%
2027	\$20,482,927	\$10,623,310	51.9%

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, 2023 is \$14,347 per ownership interest (average).

This is calculated as the current estimate of the amount of cash reserves necessary as of the end of the fiscal year for which the study is prepared, less, the amount of accumulated cash reserves actually (Projected to be) set aside to repair, replace, restore, or maintain the major components.

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

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

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

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

30 Year Reserve Funding Plan Cash Flow Method

2022 Update- 2

Prepared for the 2023 Fiscal Year

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Beginning Balance	10,449,041	10,415,235	9,002,428	7,170,304	7,864,994	9,327,390	10,623,310	11,201,399	10,223,438	10,633,891
Inflated Expenditures @ 2.5%	2,394,211	3,765,658	4,273,846	1,851,881	1,211,440	1,513,771	2,368,547	4,055,645	2,803,658	1,564,412
Reserve Contribution	2,251,440	2,251,440	2,357,258	2,468,049	2,584,047	2,705,497	2,832,655	2,965,790	3,105,182	3,251,126
<i>Lots/month @ 590</i>	318.00	318.00	332.95	348.59	364.98	382.13	400.09	418.90	438.59	459.20
<i>Percentage Increase</i>		0.0%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest After Tax @ 1.05% ¹	108,965	101,410	84,463	78,523	89,789	104,194	113,981	111,893	108,929	120,511
Ending Balance	10,415,235	9,002,428	7,170,304	7,864,994	9,327,390	10,623,310	11,201,399	10,223,438	10,633,891	12,441,116

1) The 2023 reserve contribution is from association, and not BRG's recommendation. This is the second 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.

	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Beginning Balance	12,441,116	14,486,817	16,393,659	16,886,104	17,193,422	17,052,626	19,129,796	21,722,544	23,992,441	22,634,047
Inflated Expenditures @ 2.5%	1,498,861	1,818,348	3,412,779	3,777,460	4,410,063	2,394,458	2,104,555	2,663,547	6,517,250	6,186,431
Reserve Contribution	3,403,929	3,563,914	3,731,418	3,906,795	4,090,414	4,282,663	4,483,948	4,694,694	4,915,345	5,146,366
<i>Lots/month @ 590</i>	480.78	503.38	527.04	551.81	577.74	604.90	633.33	663.09	694.26	726.89
<i>Percentage Increase</i>	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest After Tax @ 1.05%	140,633	161,276	173,806	177,983	178,853	188,966	213,355	238,750	243,511	232,197
Ending Balance	14,486,817	16,393,659	16,886,104	17,193,422	17,052,626	19,129,796	21,722,544	23,992,441	22,634,047	21,826,179

	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Beginning Balance	21,826,179	21,212,747	21,883,788	17,967,772	16,050,484	12,074,251	7,014,942	5,913,649	8,340,219	11,030,213
Inflated Expenditures @ 2.5%	6,226,451	5,195,527	10,030,787	8,279,206	10,598,031	11,938,240	8,266,673	5,079,331	5,191,907	3,733,897
Reserve Contribution	5,388,245	5,641,493	5,906,643	6,184,255	6,474,915	6,779,236	7,097,860	7,431,459	7,780,738	8,146,433
<i>Lots/month @ 590</i>	761.05	796.82	834.27	873.48	914.54	957.52	1,002.52	1,049.64	1,098.97	1,150.63
<i>Percentage Increase</i>	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%	4.7%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest After Tax @ 1.05%	224,774	225,075	208,128	177,663	146,884	99,695	67,521	74,442	101,164	138,983
Ending Balance	21,212,747	21,883,788	17,967,772	16,050,484	12,074,251	7,014,942	5,913,649	8,340,219	11,030,213	15,581,732