

## Reserve Study Transmittal Letter

Date: October 06, 2020  
To: Bettsi Ledesma, First Service Residential (Folsom)  
From: Browning Reserve Group (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 2021 budget?

This is found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* **\$2,179,476** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **\$307.84 /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, 2021, the Association is **91.7%** funded.

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

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

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

While this information is in various places in the study, it can always be found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* For this study the assumption is **2.50%** 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, (2020) 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**

2020 Update- 4

Published - October 06, 2020

Prepared for the 2021 Fiscal Year

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## Nepenthe Association

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## **Nepenthe Association**

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### **Member Distribution Materials**

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

<i>Section</i>	<i>Report</i>	
<i>California:</i>	<b>Member Summary</b>	168
	<b>Assessment and Reserve Funding Disclosure Summary</b>	<i>[Civil Code §5570]</i> 170
<i>Section III:</i>	<b>30 Year Reserve Funding Plan</b>	<i>Cash Flow Method {c}</i> 172

## Nepenthe Association

2020 Update- 4

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Prepared for the 2021 Fiscal Year

### 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 fiscal year in which the Reserve Study was prepared in, 2020, the reserve contribution was per the existing 2020 budget unless otherwise noted in "*Section III, Reserve Funding Plan.*" In addition BRG relied on the Association to provide an accurate 2020 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 \$12,382,310.**
  - [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, 2021 is estimated to be \$11,356,120, constituting 91.7% of the total expenditures anticipated for all such major components through their first end of useful life replacement.**

4. Based upon the schedule of annual reserve contributions necessary to defray the cost of repairing, replacing, restoring or maintaining such major components in the years such expenditures are estimated to be required, it is estimated that annual reserve contributions in the initial amount of \$2,179,476 [*\$307.84 per Lot per month (average)*] for the fiscal year ending December 31, 2021 (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 91.7% funded in the fiscal year for which the study is prepared for, 2021. The following scale can be used as a measure to determine the Association's 2021 financial picture whereas the lower the percentage, the higher the likelihood of the Association requiring future special assessments and/or large reserve contribution increases.



### 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 2020 beginning reserve fund balance in this Reserve Study is based upon information provided and was not audited (by BRG).

**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*

Reserve Component	Current Replacement Cost	Life Useful / Remaining	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
<b>00010 - Unit Exteriors</b>																	
<b>03000 - Painting: Exterior</b>																	
120 - Surface Restoration 171 Homes- Phase 1 of 3[se:2]	377,279	8 3				203,144	208,223						247,512	253,699			
122 - Surface Restoration 217 Homes- Phase 2 of 3[se:2]	478,770	8 4					264,236	270,842							321,946	329,995	
126 - Surface Restoration 202 Homes- Phase 3 of 3- Future[se:2]	445,675	8 5						252,120	258,423							307,184	314,864
190 - Miscellaneous Construction Management: Color Consultant Only	3,677	16 3				3,960											
198 - Supervision Construction Mgmt- Pre-Cycle Eval.	5,253	8 2			5,519								6,724				
200 - Supervision 171 CM- Future Painting, Siding- PH 1	82,642	8 3				88,997								108,434			
208 - Supervision 217 CM- Future Painting, Siding- PH 2	104,873	8 4					115,761								141,043		
210 - Supervision 202 CM- Future Painting, Siding- PH 3	97,624	8 5						110,453								134,576	
350 - Touch-Up On-going	10,506	1 1		10,769	11,038	11,314	11,597	11,887	12,184	12,489	12,801	13,121	13,449	13,785	14,130	14,483	14,845
920 - Power Washing 171 Unit Brickwork (sealing added)	23,355	16 3				25,151											
924 - Power Washing 217 Unit Brickwork (sealing added)	29,462	16 4					32,520										
926 - Power Washing 202 Unit Brickwork (sealing added)	22,151	16 5						25,061									
Total 03000 - Painting: Exterior	1,681,268			10,769	16,557	332,566	632,337	670,363	270,607	12,489	12,801	13,121	20,173	369,730	730,818	786,238	329,709
<b>04000 - Structural Repairs</b>																	
204 - Wood: Siding & Trim On-going Repairs- Yearly, Work Orders, Etc.	124,455	1 1		127,566	130,755	134,024	137,375	140,809	144,330	147,938	151,636	155,427	159,313	163,296	167,378	171,562	175,852
205 - Wood: Siding & Trim On-going Repairs- 2020 Only[nr:1]	55,000	1 0	55,000														
210 - Wood: Siding & Trim 171 2008 Siding Project- Long Term	1,437,255	30 25															
212 - Wood: Siding & Trim 217 2009 Siding Project- Long Term	1,823,885	30 26															
214 - Wood: Siding & Trim 202 2010 Siding Project- Long Term	1,697,810	30 27															
220 - Wood: Siding & Trim 171 Homes- Ongoing Siding Project w Paint 1	449,142	8 3				483,677								589,313			
230 - Wood: Siding & Trim 217 Homes- Ongoing Siding Project w Paint 2	569,964	8 4					629,134								766,538		

<i>Reserve Component</i>	<i>Current Replacement</i>	<i>Life Useful /</i>	<i>2020</i>	<i>2021</i>	<i>2022</i>	<i>2023</i>	<i>2024</i>	<i>2025</i>	<i>2026</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2032</i>	<i>2033</i>	<i>2034</i>
232 - Wood: Siding & Trim 202 Homes- Ongoing Siding Project w Paint 3	530,566	8 5						600,286								731,391	
290 - Miscellaneous Construction Management On-going	71,863	30 19															
291 - Miscellaneous Construction Management On-going	91,194	30 20															
292 - Miscellaneous Construction Management On-going	84,890	30 21															
Total 04000 - Structural Repairs	6,936,024		55,000	127,566	130,755	617,701	766,509	741,096	144,330	147,938	151,636	155,427	159,313	752,609	933,916	902,953	175,852
<b>05000 - Roofing</b>																	
200 - Low Slope: BUR 32 Squares- Small Flats- Done 2009	43,446	15 4					47,956										
206 - Low Slope: BUR 8 Squares- Small Flats- Done 2006	10,862	15 1		11,133													
212 - Low Slope: BUR 80 Squares- Large Flats- 2009	108,615	15 4					119,891										
216 - Low Slope: BUR 4 Squares- Small Flats- Done 2009	5,431	15 4					5,995										
220 - Low Slope: BUR 8 Squares- Small Flats- Done 2008	10,862	15 3				11,697											
400 - Pitched: Dimensional Composition 3,257 Squares- 2000 - 2003 Roofing: 199 Homes[se:4]	5,988,300	30 20															
420 - Pitched: Dimensional Composition 2004 Roofing Project	2,472,081	30 24															
440 - Pitched: Dimensional Composition 1,853 Squares- 2005 Roofing Project[se:2]	3,406,914	30 25															
444 - Pitched: Dimensional Composition 2,098 Squares- 2006 Roofing Project[se:2]	3,857,370	30 27															
466 - Pitched: Dimensional Composition 2007 Roofing Project[se:2]	3,033,680	30 29															
690 - Gutters / Downspouts 2004	147,087	30 14															207,831
692 - Gutters / Downspouts 2005	152,341	30 15															
694 - Gutters / Downspouts 2006	183,859	30 16															
696 - Gutters / Downspouts 2007	157,594	30 17															
701 - Gutters / Downspouts 1,484 lf 2008	28,234	30 18															
702 - Gutters / Downspouts 994 lf 2009	18,911	30 19															
703 - Gutters / Downspouts 10,741 lf 2010	209,915	30 20															
810 - Pitched: Dimensional Composition 2003 Roofing Project: Beams, Crts/Vlys, FP Chs	157,594	30 13														217,245	
820 - Beam Replacement 2004	68,291	30 14															96,493

Reserve Component	Current Replacement Cost	Life Useful / Remaining	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
822 - Beam Replacement 2005 Roofing w/ 70% increase due to related siding	341,453	30 15															
824 - Beam Replacement 2006- Roofing w/ 70% inc. due to related siding	138,682	30 16															
826 - Beam Replacement 2007- Roofing-w/ 70% inc. due to related siding	288,922	30 17															
840 - Hog Valleys 2000 - 2003 Roofing Project Midcycle	157,594	30 4					173,954										
841 - Hog Valleys 2004 Roofing Project Midcycle	157,594	30 4					173,954										
842 - Hog Valleys 2005 Roofing Project Midcycle	157,594	30 5						178,303									
843 - Hog Valleys 2006 Roofing Project Midcycle	157,594	30 6							182,760								
844 - Hog Valleys 2007 Roofing Project Midcycle	157,594	30 7								187,329							
920 - Roofing: Inspections & Repairs 590 All Units & Bldgs Ongoing	45,356	1 0	45,356	46,490	47,652	48,843	50,065	51,316	52,599	53,914	55,262	56,643	58,060	59,511	60,999	62,524	64,087
930 - Miscellaneous 590 Major Repairs to Extend Life[nr:1]	16,079	2 0	16,079														
Total 05000 - Roofing	21,679,845		61,435	57,623	47,652	60,540	571,814	229,619	235,359	241,243	55,262	56,643	58,060	59,511	60,999	279,768	368,410
<b>19000 - Fencing</b>																	
300 - Wood 22,881 If Patios (33%)[se:3]	431,462	8 3				154,879	158,751	162,720						188,705	193,423	198,258	
304 - Wood 1,900 If Interior Patio Party Fence (20%)	51,250	8 3				55,191								67,244			
350 - Wood: Repair On-going Repairs Per Year	26,723	1 1		27,391	28,076	28,778	29,497	30,234	30,990	31,765	32,559	33,373	34,207	35,063	35,939	36,838	37,759
351 - Wood: Repair 2020 Only[nr:1]	39,301	1 0	39,301														
Total 19000 - Fencing	548,736		39,301	27,391	28,076	238,847	188,248	192,954	30,990	31,765	32,559	33,373	34,207	291,012	229,362	235,096	37,759
<b>21000 - Signage</b>																	
400 - Unit Address Plaques 590 Units with 2 at each	56,073	25 14															79,229
Total 21000 - Signage	56,073																79,229
Total [Unit Exteriors] Expenditures Inflated @ 2.50%			155,736	223,349	223,040	1,249,655	2,158,908	1,834,032	681,286	433,435	252,258	258,564	271,753	1,472,863	1,955,095	2,204,055	990,958
<b>00020 - Main Clubhouse Areas</b>																	
<b>02000 - Concrete</b>																	
400 - Pool Deck Main Clubhouse- Ongoing Repairs	1,358	5 5						1,536						1,738			
Total 02000 - Concrete	1,358							1,536						1,738			
<b>03000 - Painting: Exterior</b>																	
130 - Surface Restoration Main Clubhouse	15,759	10 10											20,173				
400 - Wrought Iron 258 If Pool Perimeter Fence	2,711	6 1		2,778						3,222						3,737	
Total 03000 - Painting: Exterior	18,470			2,778						3,222			20,173			3,737	

Reserve Component	Current Replacement Cost	Life Useful / Remaining	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
<b>03500 - Painting: Interior</b>																	
300 - Clubhouse	17,365	10	4				19,168										24,537
11,806 sf Clubhouse																	
Total 03500 - Painting: Interior	17,365						19,168										24,537
<b>04000 - Structural Repairs</b>																	
200 - Wood: Siding & Trim	68,105	30	0	68,105													
Ongoing Prior to Paint																	
302 - Awnings	5,463	15	9									6,823					
Clubhouse Pool Awning																	
900 - Door: Hardware	16,810	15	9									20,993					
16 Clubhouse- Exit Doors & Pool																	
Pedestrian Gates																	
901 - Door: Hardware	2,900	1	0	2,900													
Pool Deck Door (2020 Only)[nr:1]																	
906 - Steel Doors	10,506	25	15														
4 Exterior Storage Room Metal Doors																	
Total 04000 - Structural Repairs	103,784			71,005								27,816					
<b>05000 - Roofing</b>																	
208 - Low Slope: BUR	18,911	15	3				20,365										
6 Squares- Clubhouse- Vinyl																	
460 - Pitched: Dimensional Composition	64,718	30	18														
Clubhouse- 44 Squares																	
Total 05000 - Roofing	83,630						20,365										
<b>08000 - Rehab</b>																	
094 - General	52,531	20	14														74,225
Professional Fees																	
100 - General	29,417	30	1		30,153												
Clubhouse- Lounge: Skylights &																	
Windows																	
102 - General	28,104	10	4				31,022										39,711
Clubhouse- Living Rm & Kitchen																	
Furnishings (50%)																	
112 - General	7,880	10	4				8,698										11,134
Clubhouse- Card Room Misc. (50%)																	
113 - General	18,911	25	19														
Clubhouse Card Room- Counter &																	
Cabinets																	
114 - General	37,822	25	18														
6 -Exterior Store-Front Door Sets																	
136 - General	16,810	25	19														
Clubhouse- Interior Doors																	
138 - General	1,576	10	4				1,740										2,227
Clubhouse- Entry Area- Furnishings-																	
50%																	
140 - General	43,486	10	4				48,000										61,444
Clubhouse Security System / Entry																	
Access																	
141 - General	4,265	1	0	4,265													
Clubhouse Security (2020 Only)[nr:1]																	
142 - General	34,469	10	8								41,997						
Clubhouse Audio/Video Upgrades																	
144 - Clubhouse	2,732	15	9									3,411					
2 Drinking Fountain																	

Nepenthe Association  
30 Year Expense Forecast - Detailed

2020 Update- 4

Prepared for the 2021 Fiscal Year

Reserve Component	Current Replacement	Life Useful /	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
150 - General Lobby Admin. Office- 50%	7,354	10 4					8,118										10,392
156 - General Clubhouse- Manager's Office 50%	3,677	10 4					4,059										5,196
160 - General Clubhouse- Gym 50%	7,880	10 4					8,698										11,134
180 - General Clubhouse- 2 Restrooms	88,252	30 24															
190 - General Clubhouse- Maintenance Office	2,627	10 4					2,899										3,711
192 - General Clubhouse- Audio Room (50%)	1,576	10 7								1,873							
194 - General Kitchen	48,329	25 19															
344 - General 2013 Contingency	42,550	20 14															60,122
Total 08000 - Rehab	480,249		4,265	30,153			113,233			1,873	41,997	3,411					279,295
<b>12000 - Pool</b>																	
100 - Re-plaster 116 lf Clubhouse Main Pool	14,625	12 2			15,365												20,664
102 - Re-plaster 176 lf Clubhouse Lap Pool	23,027	12 11											30,213				
200 - Edge: Tile, Coping, Mastic 116 lf Clubhouse Main Pool	6,094	24 18															
202 - Edge: Tile, Coping, Mastic 176 lf Clubhouse Lap Pool	9,245	24 18															
600 - Deck: Re-Surface 10,526 sf Main Pool Area	238,184	30 24															
700 - Equipment: Replacement 3 Main & Lap Pool Filters Only	5,558	8 1		5,697								6,941					
701 - Equipment: Replacement 3 Main & Lap Pool Pumps Only	8,773	4 2			9,217				10,174				11,230				12,396
702 - Equipment: Replacement Main Pool Chlorinator	1,261	4 1		1,292				1,426				1,575				1,738	
703 - Equipment: Replacement Lap Pool Chemical Feeder	1,097	4 1		1,124				1,241				1,370				1,512	
704 - Equipment: Replacement Speed pump motor (2020 Only)[nr:1]	1,525	1 0	1,525														
790 - Miscellaneous On-going (Yearly) Pool Mechanical Repairs	3,587	1 1		3,677	3,769	3,863	3,960	4,059	4,160	4,264	4,371	4,480	4,592	4,707	4,825	4,945	5,069
910 - Furniture: Chairs 16 Clubhouse	1,849	10 4					2,041										2,613
915 - Furniture: Lounges 18 Clubhouse	13,238	10 4					14,612										18,705
920 - Furniture: Tables 6 Clubhouse	3,152	10 4					3,479										4,454
940 - Furniture: Misc 4 Clubhouse- Umbrellas Stands	651	10 4					719										920
942 - Furniture: Misc 4 Clubhouse- Umbrellas	1,723	8 2			1,810								2,206				
990 - Miscellaneous 2012 Misc. Safety, Caps, Water Quality, etc.	18,911	10 1		19,384										24,813			

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Reserve Component	Current Replacement		Life Useful /		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Prepared for the 2021 Fiscal Year			
	Cost	Remaining														2031	2032	2033	2034
994 - Miscellaneous Signage- Main CH		1,261	12	6							1,462								
Total	12000 - Pool	353,761			1,525	31,175	30,161	3,863	24,811	6,726	15,796	4,264	4,371	14,366	18,028	59,734	4,825	8,195	64,820
13000 - Spa																			
100 - Re-Plaster Main Clubhouse		4,203	6	1		4,308						4,996						5,794	
120 - Tile Main CH Spa		2,101	24	18															
700 - Equipment Main Spa		3,887	10	2			4,084										5,228		
710 - Pumps Vari Speed Pentair Pump		2,942	6	1		3,015						3,497						4,055	
780 - Heater Main Clubhouse- Spa Heater		5,537	8	6							6,421								7,823
Total	13000 - Spa	18,670				7,323	4,084				6,421	8,493					5,228	9,849	7,823
14000 - Recreation																			
201 - Exercise: Treadmill Matrix Commercial Series		3,862	5	3				4,159					4,706					5,324	
205 - Exercise: Treadmill Matrix Commercial Series		3,903	5	2			4,101					4,640					5,250		
212 - Exercise: Miscellaneous Equip. 2 Matrix Recumbent Bike		6,304	10	2			6,623										8,478		
218 - Miscellaneous Matrix Elliptical Machine		6,304	6	2			6,623						7,681						8,907
222 - Exercise: Weight Machine Matrix Hoist & Press H2200		6,304	20	8									7,681						
224 - Miscellaneous Stair Climber		3,152	6	2			3,311						3,840						4,454
226 - Miscellaneous Upright Cycle		2,311	6	2			2,428						2,816						3,266
230 - Exercise: Miscellaneous Equip. Weight Bench		840	10	2			883										1,130		
860 - Television Fitness Room- LG 42" TV		840	6	2			883						1,024						1,188
864 - Television Library- LG 32" TV		630	6	2			662						768						891
Total	14000 - Recreation	34,451					25,515	4,159				4,640	28,515				14,858	5,324	18,705
17000 - Tennis Court																			
100 - Reseal 4 Main Clubhouse		48,000	10	0	48,000										61,444				
306 - Miscellaneous 2 Tennis Court Awning & Bench		5,043	16	4				5,567											
500 - Resurface 4 Main Clubhouse		100,000	40	29															
Total	17000 - Tennis Court	153,043			48,000			5,567							61,444				
19000 - Fencing																			
130 - Chain Link: 10' 770 lf Main Clubhouse Tennis Courts		32,359	25	10											41,423				
200 - Wrought Iron 258 lf Main Clubhouse		29,275	25	19															

<i>Reserve Component</i>	<i>Current Replacement</i>	<i>Life Useful /</i>	<i>Cost</i>	<i>2020</i>	<i>2021</i>	<i>2022</i>	<i>2023</i>	<i>2024</i>	<i>2025</i>	<i>2026</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2032</i>	<i>2033</i>	<i>2034</i>
340 - Wood: 6' 28 If Trash & Roof Access Enclosure	1,324	18 12															1,780	
Total 19000 - Fencing	62,958													41,423		1,780		
<b>20000 - Lighting</b>																		
260 - Bollard Lights 6 Clubhouse Front	6,304	20 13															8,690	
Total 20000 - Lighting	6,304																8,690	
<b>22000 - Office Equipment</b>																		
200 - Computers, Misc. Clubhouse Offices	4,200	3 1		4,305				4,636			4,992			5,376			5,790	
Total 22000 - Office Equipment	4,200			4,305				4,636			4,992			5,376			5,790	
<b>23000 - Mechanical Equipment</b>																		
200 - HVAC 4 Lennox Units- Clubhouse- A/C	41,426	15 1		42,461														
210 - HVAC 4 Units Clubhouse- Heating	46,227	15 1		47,383														
600 - Water Heater Clubhouse- State Select Water Heater	1,891	10 4						2,087										2,672
Total 23000 - Mechanical Equipment	89,544			89,845				2,087										2,672
<b>24000 - Furnishings</b>																		
910 - Window Coverings Clubhouse	4,202	15 9											5,248					
Total 24000 - Furnishings	4,202												5,248					
<b>25000 - Flooring</b>																		
200 - Carpeting 298 Sq. Yds. Clubhouse	29,047	10 4						32,062										41,042
400 - Tile 295 sf Kitchen	3,099	20 14																4,379
600 - Vinyl 19 Sq. Yds. Clubhouse Restrooms	779	12 5							881									
608 - Vinyl 53 Sq. Yds. Lobby	2,172	20 14																3,068
612 - Vinyl 6 Sq. Yds. Storage/Janitorial Room	246	20 14																347
620 - Vinyl 15 Sq. Yds. Storage/Security Room- Incl other work	630	20 18																
Total 25000 - Flooring	35,972							32,062	881									48,837
<b>26000 - Outdoor Equipment</b>																		
900 - Miscellaneous Outdoor Ping Pong Table	735	10 6								853								
Total 26000 - Outdoor Equipment	735									853								
<b>27000 - Appliances</b>																		
200 - Refrigerator Clubhouse- GE Profile	2,101	10 4						2,319										2,969
204 - Refrigerator Clubhouse- Frigidaire Caterer's Refrigerator	2,627	15 9											3,280					



Reserve Component	Current Replacement	Life Useful /	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
220 - 4-Burner Stove & Oven Clubhouse- Whirlpool Stove & Oven	1,471	20 14															2,078
240 - Dishwasher Clubhouse- Whirlpool Dishwasher	1,261	10 4					1,392										1,781
740 - Microwave Oven Clubhouse	840	10 4					928										1,188
950 - Ice Machine Clubhouse- Scotman	3,362	10 4					3,711										4,750
998 - Miscellaneous Kitchen Aid Warming Oven	946	10 4					1,044										1,336
Total 27000 - Appliances	12,607						9,394					3,280					14,103
Total [Main Clubhouse Areas] Expenditures Inflated @ 2.50%			124,795	165,579	59,760	28,388	210,958	9,143	23,070	27,485	74,883	54,122	148,182	59,734	26,691	41,585	460,793
<b>00030 - Dunbarton Clubhouse Areas</b>																	
<b>02000 - Concrete</b>																	
404 - Pool Deck Clubhouse Pool- Ongoing Repairs	1,366	5 5						1,545					1,748				
Total 02000 - Concrete	1,366							1,545					1,748				
<b>03000 - Painting: Exterior</b>																	
136 - Surface Restoration Clubhouse & Pool Fence	3,152	6 1		3,231						3,747						4,345	
Total 03000 - Painting: Exterior	3,152			3,231						3,747						4,345	
<b>03500 - Painting: Interior</b>																	
900 - Miscellaneous Clubhouse- Dunbarton All Rooms	3,822	4 1		3,917				4,324				4,773				5,269	
Total 03500 - Painting: Interior	3,822			3,917				4,324				4,773				5,269	
<b>04000 - Structural Repairs</b>																	
900 - Door: Hardware 2 Pool Gates & Clubhouse	2,101	18 11												2,757			
Total 04000 - Structural Repairs	2,101													2,757			
<b>05000 - Roofing</b>																	
464 - Pitched: Dimensional Composition 20 Squares- Clubhouse	25,215	30 18															
Total 05000 - Roofing	25,215																
<b>08000 - Rehab</b>																	
200 - Restrooms Clubhouse- 2 Restrooms	5,253	20 5						5,943									
220 - General Clubhouse Interior	6,829	20 11												8,960			
221 - General Cabana- Lighting Project	4,202	20 11												5,514			
224 - General Clubhouse- Kitchen	10,506	20 11												13,785			
Total 08000 - Rehab	26,791							5,943						28,259			
<b>12000 - Pool</b>																	
104 - Resurface 148 If Pool	17,104	12 4					18,880										
204 - Edge: Tile, Coping, Mastic 104 If Pool	7,430	24 18															

Reserve Component	Current Replacement	Life Useful /	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
601 - Deck: Re-Surface 3,384 sf Clubhouse Pool Area	74,662	30 24															
704 - Equipment: Replacement Filtration Only (50%)	2,627	5 1		2,692					3,046					3,446			
730 - Heater Pool Heater	5,143	8 6							5,964								7,267
960 - Furniture: Misc Lounges, Tables & Chairs	3,152	10 7								3,747							
995 - Miscellaneous Signage	1,471	12 6							1,706								
Total 12000 - Pool	111,588			2,692			18,880		10,716	3,747				3,446			7,267
<b>13000 - Spa</b>																	
102 - Re-Plaster Spa	9,225	6 5						10,437						12,104			
120 - Tile Spa	1,576	24 17															
700 - Equipment Spa (50%)	3,152	5 4					3,479					3,936					4,454
782 - Heater Clubhouse Attached Equipment Rm	5,143	8 6							5,964								7,267
Total 13000 - Spa	19,096						3,479	10,437	5,964			3,936		12,104			11,720
<b>19000 - Fencing</b>																	
202 - Wrought Iron 146 lf Pool Perimeter	14,867	25 19															
Total 19000 - Fencing	14,867																
<b>23000 - Mechanical Equipment</b>																	
300 - HVAC Trane Central Furnace- Dunbarton	9,666	15 3				10,409											
604 - Water Heater Clubhouse Kitchen Closet	1,891	12 1		1,938												2,607	
Total 23000 - Mechanical Equipment	11,557			1,938		10,409										2,607	
<b>24000 - Furnishings</b>																	
400 - Miscellaneous Clubhouse	5,253	10 2			5,519										7,065		
Total 24000 - Furnishings	5,253				5,519										7,065		
<b>24600 - Safety / Access</b>																	
520 - Card Readers 4 Gates & Clubhouse	24,650	10 9										30,784					
Total 24600 - Safety / Access	24,650											30,784					
<b>25000 - Flooring</b>																	
220 - Carpeting 60 Sq. Yds. Clubhouse	2,458	10 1		2,520										3,226			
Total 25000 - Flooring	2,458			2,520										3,226			
<b>27000 - Appliances</b>																	
202 - Refrigerator Clubhouse	1,261	10 4					1,392										1,781
221 - 4-Burner Stove & Oven Clubhouse- GE Electric Profile Model	3,152	20 11												4,136			

Reserve Component	Current Replacement	Life Useful /	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
241 - Dishwasher Clubhouse	1,261	10	1	1,292										1,654			
742 - Microwave Oven Clubhouse	630	15	6						731								
Total 27000 - Appliances	6,304			1,292			1,392		731					5,790			1,781
Total [Dunbarton Clubhouse Areas] Expenditures Inflated @ 2.50%				15,591	5,519	10,409	23,751	22,250	17,411	7,493		39,494	1,748	55,582	7,065	12,220	20,768
<b>00040 - Elmhurst Cabana Areas</b>																	
<b>02000 - Concrete</b>																	
408 - Pool Deck Cabana- Ongoing Repairs	1,366	5	5					1,545					1,748				
Total 02000 - Concrete	1,366							1,545					1,748				
<b>03000 - Painting: Exterior</b>																	
138 - Surface Restoration Cabana & Pool Fence	2,732	6	1	2,800						3,247						3,766	
Total 03000 - Painting: Exterior	2,732			2,800						3,247						3,766	
<b>03500 - Painting: Interior</b>																	
920 - Miscellaneous All Rooms	4,833	10	4				5,335										6,829
Total 03500 - Painting: Interior	4,833						5,335										6,829
<b>05000 - Roofing</b>																	
462 - Pitched: Dimensional Composition 11 Squares- Elmhurst Cabana	13,868	30	18														
Total 05000 - Roofing	13,868																
<b>08000 - Rehab</b>																	
230 - General Restrooms	46,227	20	1	47,383													
234 - General Elmhurst- Gardeners Rstrm & Entry	7,585	20	19														
Total 08000 - Rehab	53,812			47,383													
<b>12000 - Pool</b>																	
106 - Re-plaster 159 lf Elmhurst Pool	18,375	12	1	18,835												25,331	
206 - Edge: Tile, Coping, Mastic 159 lf Elmhurst Pool	11,693	24	18														
602 - Deck: Re-Surface 2,900 sf Elmhurst Pool Area	67,030	30	24														
712 - Equipment: Replacement Elmhurst Pool Filter Only	1,891	8	4				2,087								2,543		
713 - Equipment: Replacement Pressure Gauges (2020 Only)[nr:1]	520	1	0	520													
714 - Equipment: Replacement Elmhurst Pool Pump Only	2,942	8	1	3,015								3,674					
716 - Equipment: Replacement Elmhurst Pool Chlorinator Only	605	4	1	620				685				756				834	
960 - Furniture: Misc Lounges, Tables & Chairs	5,907	10	7							7,021							
996 - Miscellaneous Signage- Elmhurst	1,216	12	3			1,310											

Reserve Component		Current Replacement	Life Useful /	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
		Cost	Remaining															
Total	12000 - Pool	110,180		520	22,471		1,310	2,087	685		7,021		4,430			2,543	26,165	
<b>17000 - Tennis Court</b>																		
106 - Reseal	2 Elmhurst	12,607	7 3				13,577							16,139				
310 - Miscellaneous	Tennis Court Awning & Bench	2,101	16 3				2,263											
504 - Resurface	2 Elmhurst	50,430	21 10											64,555				
Total	17000 - Tennis Court	65,139					15,840							80,693				
<b>19000 - Fencing</b>																		
134 - Chain Link: 10'	476 If Elmhurst Tennis Courts	20,004	25 9										24,982					
204 - Wrought Iron	260 If Elmhurst Pool	27,316	25 19															
Total	19000 - Fencing	47,320											24,982					
<b>23000 - Mechanical Equipment</b>																		
606 - Water Heater	Elmhurst CH- 50 US Gallon	1,891	10 4					2,087										2,672
Total	23000 - Mechanical Equipment	1,891						2,087										2,672
<b>24600 - Safety / Access</b>																		
524 - Card Readers	2 Gates & Clubhouse	3,677	10 4					4,059										5,196
Total	24600 - Safety / Access	3,677						4,059										5,196
Total [Elmhurst Cabana Areas] Expenditures Inflated @ 2.50%				520	72,654		17,149	13,568	2,230		10,268		29,412	82,442		2,543	29,931	14,697
<b>00045 - Commons Tennis Ct Area</b>																		
<b>04000 - Structural Repairs</b>																		
302 - Awnings	Tennis Court Awning & Bench	2,101	16 4					2,319										
Total	04000 - Structural Repairs	2,101						2,319										
<b>17000 - Tennis Court</b>																		
104 - Reseal	2 Commons	10,506	7 3				11,314							13,449				
502 - Resurface	2 Commons	50,430	21 3				54,308											
Total	17000 - Tennis Court	60,936					65,622							13,449				
<b>19000 - Fencing</b>																		
132 - Chain Link: 10'	470 If Commons Tennis Courts	19,752	25 13														27,228	
Total	19000 - Fencing	19,752															27,228	
Total [Commons Tennis Ct Area] Expenditures Inflated @ 2.50%							65,622	2,319					13,449				27,228	
<b>00050 - Grounds</b>																		
<b>01000 - Paving</b>																		
100 - Asphalt: Sealing	70,541 sf Zone 1- 1 Coat	8,893	5 3				9,577					10,836					12,260	

Reserve Component	Current Replacement	Life Useful /	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
114 - Asphalt: Sealing 60,092 sf Zone 2- 2 Coats	12,627	5 1		12,943					14,643					16,567			
124 - Asphalt: Sealing 113,674 sf Zone 3, 4- 2 Coats	23,886	5 1		24,483					27,700					31,340			
142 - Asphalt: Sealing 109,237 sf Zone 5, 6- 2 Coats	22,953	5 2			24,115					27,284					30,870		
152 - Asphalt: Sealing 32,877 sf Zone 7- 2 Coats	6,908	5 2			7,258					8,212					9,291		
182 - Asphalt: Sealing 64,975 sf PS- Elmhurst- 2 Coats	13,653	5 3				14,703					16,635					18,821	
184 - Asphalt: Sealing 71,000 sf PS- Dunbarton- 1 Coat[nr:1]	11,935	3 1		12,233													
186 - Asphalt: Sealing 71,000 sf PS- Dunbarton- 2 Coats	14,919	5 3				16,066					18,177					20,566	
188 - Asphalt: Sealing 64,975 sf PS- Elmhurst- 1 Coat[nr:1]	10,922	3 1		11,195													
200 - Asphalt: Ongoing Repairs 70,541 sf Zone 1 (5%)	16,675	5 1		17,092					19,338					21,879			
210 - Asphalt: Ongoing Repairs 60,092 sf Zone 2 (5%)	14,205	5 1		14,560					16,474					18,638			
220 - Asphalt: Ongoing Repairs 113,674 sf Zone 3, 4 (5%)	26,871	5 2			28,232					31,942					36,139		
240 - Asphalt: Ongoing Repairs 109,237 sf Zone 5, 6 (5%)	25,823	5 2			27,130					30,695					34,729		
250 - Asphalt: Ongoing Repairs 32,877 sf Zone 7 (5%)	7,772	5 2			8,165					9,238					10,452		
277 - Asphalt: Ongoing Repairs PS- All Private Streets- 2021 Only[nr:1]	10,250	2 1		10,506													
279 - Asphalt: Ongoing Repairs PS- All Private Streets- 2021 Only[nr:1]	10,250	1 1		10,506													
280 - Asphalt: Ongoing Repairs PS- All Private Streets- Yearly Repairs	3,587	1 2			3,769	3,863	3,960	4,059	4,160	4,264	4,371	4,480	4,592	4,707	4,825	4,945	5,069
282 - Asphalt: Ongoing Repairs 64,975 PS- Elmhurst Ongoing (5%)	16,213	5 3				17,459					19,754					22,350	
286 - Asphalt: Ongoing Repairs 71,000 PS- Dunbarton Ongoing (5%)	17,716	5 3				19,078					21,585					24,422	
300 - Asphalt: Mill & Inlay 70,541 sf Zone 1 / W/ CH Driveway & Pkng	296,449	15 4					327,224										
310 - Asphalt: Overlay 60,092 sf Zone 2	189,402	15 9										236,538					
320 - Asphalt: Overlay 113,674 sf Zone 3, 4	358,286	15 9										447,450					
340 - Asphalt: Overlay 109,237 sf Zone 5, 6	344,301	15 9										429,985					
350 - Asphalt: Overlay 32,877 sf Zone 7- Continued University	138,166	15 4				152,509											
380 - Asphalt: Overlay 64,975 sf PS- Elmhurst Circle- 2010 Last Done	177,487	15 6							205,831								
382 - Asphalt: Overlay 71,000 sf PS- Dunbarton Circle	193,945	15 6							224,917								
Total 01000 - Paving	1,974,096			113,519	98,670	80,747	483,693	4,059	513,064	111,636	91,358	1,118,454	4,592	93,133	126,305	103,363	5,069

**02000 - Concrete**

<i>Reserve Component</i>	<i>Current Replacement</i>	<i>Life Useful /</i>	<i>2020</i>	<i>2021</i>	<i>2022</i>	<i>2023</i>	<i>2024</i>	<i>2025</i>	<i>2026</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2032</i>	<i>2033</i>	<i>2034</i>
200 - Sidewalks, Curbs & Gutters 307,641 sf Public Streets- On-going (0.46%)	132,000	2 1		135,300		142,150		149,346		156,907		164,850		173,195		181,963	
201 - Sidewalks, Curbs & Gutters All Areas- 2020 Only[nr:1]	5,000	1 0	5,000														
208 - Sidewalks, Curbs & Gutters 307,641 sf All Areas- On-going (1%)	10,000	1 2			10,506	10,769	11,038	11,314	11,597	11,887	12,184	12,489	12,801	13,121	13,449	13,785	14,130
Total 02000 - Concrete	147,000		5,000	135,300	10,506	152,918	11,038	160,660	11,597	168,793	12,184	177,339	12,801	186,316	13,449	195,749	14,130
<b>04000 - Structural Repairs</b>																	
550 - Bridge Maintenance Zone 1 Common Area	1,935	22 16															
Total 04000 - Structural Repairs	1,935																
<b>18000 - Landscaping</b>																	
100 - Irrigation: Misc. Misc. Irrigation Repairs	27,723	1 1		28,416	29,127	29,855	30,601	31,366	32,150	32,954	33,778	34,622	35,488	36,375	37,285	38,217	39,172
101 - Irrigation: Misc. Irrigation Repairs (2020 Only)[nr:1]	16,500	1 0	16,500														
106 - Irrigation: Misc. Automation	565,704	15 8									689,255						
115 - Irrigation: Misc. Distribution Upgrade[nr:1]	102,500	2 1		105,062													
120 - Shrubs Shrubs, Trees, Ground Cover Remediation- Ongoing	150,000	1 1		153,750	157,594	161,534	165,572	169,711	173,954	178,303	182,760	187,329	192,013	196,813	201,733	206,777	211,946
121 - Shrubs Shrubs, 2020 Only[nr:1]	174,250	1 0	174,250														
160 - Tree Maintenance Tree Pruning & Forest Health Management	181,391	1 0	181,391	185,926	190,574	195,338	200,222	205,227	210,358	215,617	221,007	226,533	232,196	238,001	243,951	250,049	256,301
Total 18000 - Landscaping	1,218,068		372,141	473,155	377,294	386,727	396,395	406,305	416,462	426,874	1,126,801	448,484	459,697	471,189	482,969	495,043	507,419
<b>19000 - Fencing</b>																	
140 - Miscellaneous Storage Lot Fence	14,709	25 16															
Total 19000 - Fencing	14,709																
<b>20000 - Lighting</b>																	
100 - Exterior: Misc. Fixtures 640 Fixtures Approx. Total- Conversion to LED	42,447	12 10											54,336				
110 - Exterior: Misc. Fixtures 640 Fixtures Approx. Ongoing Maintenance	12,305	1 0	12,305	12,613	12,928	13,251	13,582	13,922	14,270	14,627	14,992	15,367	15,751	16,145	16,549	16,963	17,387
Total 20000 - Lighting	54,752		12,305	12,613	12,928	13,251	13,582	13,922	14,270	14,627	14,992	15,367	70,088	16,145	16,549	16,963	17,387
<b>21000 - Signage</b>																	
200 - Street Signs 53 Alley Signage /Private Property/Tow	13,658	15 4					15,076										
204 - Monument 60 Wooden Alley Address Sign Holders	35,833	25 24															
712 - Lollipop 35 Speed Limit Signage Inserts	4,158	15 5						4,704									
713 - Lollipop Add'l Sign (2020 Only)[nr:1]	200	1 0	200														

																2020 Update- 4			
		Current Replacement	Life Useful /		Prepared for the 2021 Fiscal Year														
Reserve Component		Cost	Remaining		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Total 21000 - Signage		53,849			200				15,076	4,704									
30000 - Miscellaneous																			
990 - Utilities PS- Neighborhood Clean-up		1,654	1	1		1,695	1,737	1,781	1,825	1,871	1,918	1,966	2,015	2,065	2,117	2,170	2,224	2,280	2,337
992 - Utilities Underground		47,329	1	0	47,329	48,513	49,725	50,969	52,243	53,549	54,888	56,260	57,666	59,108	60,586	62,100	63,653	65,244	66,875
997 - Utilities Paint (2020 Only)[nr:1]		5,000	1	0	5,000														
Total 30000 - Miscellaneous		53,983			52,329	50,208	51,463	52,749	54,068	55,420	56,805	58,225	59,681	61,173	62,702	64,270	65,877	67,524	69,212
Total [Grounds] Expenditures Inflated @ 2.50%					441,975	784,794	550,861	686,393	973,852	645,070	1,012,198	780,155	1,305,017	1,820,817	609,880	831,053	705,149	878,641	613,216
00060 - Administrative																			
31000 - Reserve Study																			
100 - 3 Year Update with Site Visit On-going		6,150	3	1		6,304			6,788			7,310			7,873			8,478	
500 - Annual Update Yearly consulting		600	1	0	600	615	630	646	662	679	696	713	731	749	768	787	807	827	848
Total 31000 - Reserve Study		6,750			600	6,919	630	646	7,451	679	696	8,024	731	749	8,641	787	807	9,305	848
32000 - Undesignated																			
100 - Miscellaneous Reserve Items		7,880	1	1		8,077	8,279	8,486	8,698	8,915	9,138	9,366	9,601	9,841	10,087	10,339	10,597	10,862	11,134
Total 32000 - Undesignated		7,880				8,077	8,279	8,486	8,698	8,915	9,138	9,366	9,601	9,841	10,087	10,339	10,597	10,862	11,134
Total [Administrative] Expenditures Inflated @ 2.50%					600	14,995	8,909	9,132	16,148	9,594	9,834	17,390	10,332	10,590	18,727	11,126	11,404	20,167	11,982
Total Expenditures Inflated @ 2.50%					723,626	1,276,962	848,090	2,066,747	3,399,504	2,522,319	1,743,800	1,276,226	1,642,490	2,212,999	1,146,181	2,430,358	2,707,947	3,213,827	2,112,414
Total Current Replacement Cost		36,562,099																	

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Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
<b>00010 - Unit Exteriors</b>															
<b>03000 - Painting: Exterior</b>															
120 - Surface Restoration 171 Homes- Phase 1 of 3[se:2]					301,569	309,108						367,432	376,618		
122 - Surface Restoration 217 Homes- Phase 2 of 3[se:2]						392,260	402,067						477,931	489,879	
126 - Surface Restoration 202 Homes- Phase 3 of 3- Future[se:2]							374,274	383,631							456,016
190 - Miscellaneous Construction Management: Color Consultant Only					5,879										
198 - Supervision Construction Mgmt- Pre-Cycle Eval.				8,193								9,982			
200 - Supervision 171 CM- Future Painting, Siding- PH 1					132,116								160,970		
208 - Supervision 217 CM- Future Painting, Siding- PH 2						171,847								209,379	
210 - Supervision 202 CM- Future Painting, Siding- PH 3							163,968								199,779
350 - Touch-Up On-going	15,216	15,597	15,987	16,386	16,796	17,216	17,646	18,087	18,539	19,003	19,478	19,965	20,464	20,976	21,500
920 - Power Washing 171 Unit Brickwork (sealing added)					37,337										
924 - Power Washing 217 Unit Brickwork (sealing added)						48,277									
926 - Power Washing 202 Unit Brickwork (sealing added)							37,204								
Total 03000 - Painting: Exterior	15,216	15,597	15,987	24,579	493,696	938,708	995,158	401,718	18,539	19,003	19,478	29,947	548,867	1,084,904	1,167,174
<b>04000 - Structural Repairs</b>															
204 - Wood: Siding & Trim On-going Repairs- Yearly, Work Orders, Etc.	180,248	184,754	189,373	194,107	198,960	203,934	209,032	214,258	219,614	225,105	230,732	236,501	242,413	248,474	254,685
205 - Wood: Siding & Trim On-going Repairs- 2020 Only[nr:1]															
210 - Wood: Siding & Trim 171 2008 Siding Project- Long Term										2,664,590					
212 - Wood: Siding & Trim 217 2009 Siding Project- Long Term											3,465,915				
214 - Wood: Siding & Trim 202 2010 Siding Project- Long Term												3,306,994			
220 - Wood: Siding & Trim 171 Homes- Ongoing Siding Project w Paint 1					718,021								874,839		
230 - Wood: Siding & Trim 217 Homes- Ongoing Siding Project w Paint 2						933,952								1,137,930	
232 - Wood: Siding & Trim 202 Homes- Ongoing Siding Project w Paint 3							891,128								1,085,753
290 - Miscellaneous Construction Management On-going					114,883										
291 - Miscellaneous Construction Management On-going						149,432									
292 - Miscellaneous Construction Management On-going							142,581								



Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Total 04000 - Structural Repairs	180,248	184,754	189,373	194,107	1,031,864	1,287,319	1,242,741	214,258	219,614	225,105	2,895,323	3,702,416	4,424,247	1,386,404	1,340,439
<b>05000 - Roofing</b>															
200 - Low Slope: BUR 32 Squares- Small Flats- Done 2009					69,455										
206 - Low Slope: BUR 8 Squares- Small Flats- Done 2006		16,124													
212 - Low Slope: BUR 80 Squares- Large Flats- 2009					173,638										
216 - Low Slope: BUR 4 Squares- Small Flats- Done 2009					8,682										
220 - Low Slope: BUR 8 Squares- Small Flats- Done 2008				16,940											
400 - Pitched: Dimensional Composition 3,257 Squares- 2000 - 2003 Roofing: 199 Homes[se:4]					2,453,132	2,514,460	2,577,321	2,641,754							
420 - Pitched: Dimensional Composition 2004 Roofing Project									4,471,316						
440 - Pitched: Dimensional Composition 1,853 Squares- 2005 Roofing Project[se:2]										3,158,114	3,237,067				
444 - Pitched: Dimensional Composition 2,098 Squares- 2006 Roofing Project[se:2]													3,756,692	3,850,610	
466 - Pitched: Dimensional Composition 2007 Roofing Project[se:2]															3,104,072
690 - Gutters / Downspouts 2004															
692 - Gutters / Downspouts 2005	220,635														
694 - Gutters / Downspouts 2006		272,940													
696 - Gutters / Downspouts 2007			239,798												
701 - Gutters / Downspouts 1,484 lf 2008				44,036											
702 - Gutters / Downspouts 994 lf 2009					30,232										
703 - Gutters / Downspouts 10,741 lf 2010						343,970									
810 - Pitched: Dimensional Composition 2003 Roofing Project: Beams, Crts/Vlys, FP Chs															
820 - Beam Replacement 2004															
822 - Beam Replacement 2005 Roofing w/ 70% increase due to related siding	494,526														
824 - Beam Replacement 2006- Roofing w/ 70% inc. due to related siding		205,875													
826 - Beam Replacement 2007- Roofing-w/ 70% inc. due to related siding			439,629												
840 - Hog Valleys 2000 - 2003 Roofing Project Midcycle															

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
841 - Hog Valleys 2004 Roofing Project Midcycle															
842 - Hog Valleys 2005 Roofing Project Midcycle															
843 - Hog Valleys 2006 Roofing Project Midcycle															
844 - Hog Valleys 2007 Roofing Project Midcycle															
920 - Roofing: Inspections & Repairs 590 All Units & Bldgs Ongoing	65,689	67,331	69,015	70,740	72,508	74,321	76,179	78,084	80,036	82,037	84,087	86,190	88,344	90,553	92,817
930 - Miscellaneous 590 Major Repairs to Extend Life[nr:1]															
Total 05000 - Roofing	780,850	562,270	748,441	131,716	354,515	2,871,423	2,590,639	2,655,405	2,721,790	4,553,353	3,242,202	3,323,257	3,845,037	3,941,163	3,196,889
<b>19000 - Fencing</b>															
300 - Wood 22,881 lf Patios (33%)[se:3]					229,919	235,667	241,559						280,134	287,137	294,316
304 - Wood 1,900 lf Interior Patio Party Fence (20%)					81,931								99,825		
350 - Wood: Repair On-going Repairs Per Year	38,703	39,670	40,662	41,678	42,720	43,788	44,883	46,005	47,155	48,334	49,543	50,781	52,051	53,352	54,686
351 - Wood: Repair 2020 Only[nr:1]															
Total 19000 - Fencing	38,703	39,670	40,662	41,678	354,570	279,455	286,442	46,005	47,155	48,334	49,543	50,781	432,009	340,489	349,001
<b>21000 - Signage</b>															
400 - Unit Address Plaques 590 Units with 2 at each															
Total 21000 - Signage															
Total [Unit Exteriors] Expenditures Inflated @ 2.50%	1,015,016	802,291	994,462	392,081	2,234,646	5,376,904	5,114,980	3,317,386	3,007,099	4,845,795	6,206,545	7,106,401	9,250,159	6,752,960	6,053,503
<b>00020 - Main Clubhouse Areas</b>															
<b>02000 - Concrete</b>															
400 - Pool Deck Main Clubhouse- Ongoing Repairs	1,966					2,225					2,517				
Total 02000 - Concrete	1,966					2,225					2,517				
<b>03000 - Painting: Exterior</b>															
130 - Surface Restoration Main Clubhouse						25,824									
400 - Wrought Iron 258 lf Pool Perimeter Fence					4,333						5,025				
Total 03000 - Painting: Exterior					4,333	25,824					5,025				
<b>03500 - Painting: Interior</b>															
300 - Clubhouse 11,806 sf Clubhouse										31,409					
Total 03500 - Painting: Interior										31,409					
<b>04000 - Structural Repairs</b>															
200 - Wood: Siding & Trim Ongoing Prior to Paint															
302 - Awnings Clubhouse Pool Awning										9,882					

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
900 - Door: Hardware 16 Clubhouse- Exit Doors & Pool Pedestrian Gates										30,405					
901 - Door: Hardware Pool Deck Door (2020 Only)[nr:1]															
906 - Steel Doors 4 Exterior Storage Room Metal Doors	15,216														
Total 04000 - Structural Repairs	15,216									40,286					
<b>05000 - Roofing</b>															
208 - Low Slope: BUR 6 Squares- Clubhouse- Vinyl				29,495											
460 - Pitched: Dimensional Composition Clubhouse- 44 Squares				100,939											
Total 05000 - Roofing				130,434											
<b>08000 - Rehab</b>															
094 - General Professional Fees															
100 - General Clubhouse- Lounge: Skylights & Windows															
102 - General Clubhouse- Living Rm & Kitchen Furnishings (50%)										50,833					
112 - General Clubhouse- Card Room Misc. (50%)										14,252					
113 - General Clubhouse Card Room- Counter & Cabinets					30,232										
114 - General 6 -Exterior Store-Front Door Sets				58,990											
136 - General Clubhouse- Interior Doors					26,873										
138 - General Clubhouse- Entry Area- Furnishings- 50%										2,850					
140 - General Clubhouse Security System / Entry Access										78,654					
141 - General Clubhouse Security (2020 Only)[nr:1]															
142 - General Clubhouse Audio/Video Upgrades				53,760										68,817	
144 - Clubhouse 2 Drinking Fountain										4,941					
150 - General Lobby Admin. Office- 50%										13,302					
156 - General Clubhouse- Manager's Office 50%										6,651					
160 - General Clubhouse- Gym 50%										14,252					
180 - General Clubhouse- 2 Restrooms										159,625					
190 - General Clubhouse- Maintenance Office										4,751					

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Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
192 - General Clubhouse- Audio Room (50%)			2,398										3,070		
194 - General Kitchen					77,261										
344 - General 2013 Contingency															
Total 08000 - Rehab			2,398	112,750	134,367					350,110			3,070	68,817	
<b>12000 - Pool</b>															
100 - Re-plaster 116 lf Clubhouse Main Pool												27,791			
102 - Re-plaster 176 lf Clubhouse Lap Pool								40,634							
200 - Edge: Tile, Coping, Mastic 116 lf Clubhouse Main Pool				9,504											
202 - Edge: Tile, Coping, Mastic 176 lf Clubhouse Lap Pool				14,420											
600 - Deck: Re-Surface 10,526 sf Main Pool Area										430,810					
700 - Equipment: Replacement 3 Main & Lap Pool Filters Only			8,457								10,304				
701 - Equipment: Replacement 3 Main & Lap Pool Pumps Only				13,682				15,103				16,671			
702 - Equipment: Replacement Main Pool Chlorinator			1,918				2,118				2,337				2,580
703 - Equipment: Replacement Lap Pool Chemical Feeder			1,669				1,842				2,034				2,245
704 - Equipment: Replacement Speed pump motor (2020 Only)[nr:1]															
790 - Miscellaneous On-going (Yearly) Pool Mechanical Repairs	5,196	5,326	5,459	5,595	5,735	5,879	6,025	6,176	6,331	6,489	6,651	6,817	6,988	7,162	7,341
910 - Furniture: Chairs 16 Clubhouse										3,345					
915 - Furniture: Lounges 18 Clubhouse										23,944					
920 - Furniture: Tables 6 Clubhouse										5,701					
940 - Furniture: Misc 4 Clubhouse- Umbrellas Stands										1,178					
942 - Furniture: Misc 4 Clubhouse- Umbrellas				2,687								3,274			
990 - Miscellaneous 2012 Misc. Safety, Caps, Water Quality, etc.							31,763								
994 - Miscellaneous Signage- Main CH				1,966											
Total 12000 - Pool	5,196	5,326	17,503	47,855	5,735	5,879	41,748	21,279	46,964	471,466	21,326	54,553	6,988	7,162	12,166
<b>13000 - Spa</b>															
100 - Re-Plaster Main Clubhouse					6,719						7,792				
120 - Tile Main CH Spa				3,277											
700 - Equipment Main Spa								6,692							

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Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
710 - Pumps Vari Speed Pentair Pump					4,703						5,454				
780 - Heater Main Clubhouse- Spa Heater								9,532							
Total 13000 - Spa				3,277	11,422			16,224			13,246				
<b>14000 - Recreation</b>															
201 - Exercise: Treadmill Matrix Commercial Series				6,024					6,815					7,711	
205 - Exercise: Treadmill Matrix Commercial Series			5,939					6,720					7,603		
212 - Exercise: Miscellaneous Equip. 2 Matrix Recumbent Bike								10,852							
218 - Miscellaneous Matrix Elliptical Machine						10,329					11,979				
222 - Exercise: Weight Machine Matrix Hoist & Press H2200														12,585	
224 - Miscellaneous Stair Climber						5,165					5,989				
226 - Miscellaneous Upright Cycle						3,787					4,392				
230 - Exercise: Miscellaneous Equip. Weight Bench								1,447							
860 - Television Fitness Room- LG 42" TV						1,377					1,597				
864 - Television Library- LG 32" TV						1,033					1,198				
Total 14000 - Recreation			5,939	6,024		21,692		19,019	6,815			25,156	7,603	20,296	
<b>17000 - Tennis Court</b>															
100 - Reseal 4 Main Clubhouse						78,654									
306 - Miscellaneous 2 Tennis Court Awning & Bench						8,264									
500 - Resurface 4 Main Clubhouse															204,641
Total 17000 - Tennis Court						86,917									204,641
<b>19000 - Fencing</b>															
130 - Chain Link: 10' 770 If Main Clubhouse Tennis Courts															
200 - Wrought Iron 258 If Main Clubhouse					46,800										
340 - Wood: 6' 28 If Trash & Roof Access Enclosure															
Total 19000 - Fencing					46,800										
<b>20000 - Lighting</b>															
260 - Bollard Lights 6 Clubhouse Front															
Total 20000 - Lighting															
<b>22000 - Office Equipment</b>															
200 - Computers, Misc. Clubhouse Offices		6,235			6,714			7,231			7,787			8,385	

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Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Total 22000 - Office Equipment		6,235			6,714			7,231			7,787			8,385	
<b>23000 - Mechanical Equipment</b>															
200 - HVAC 4 Lennox Units- Clubhouse- A/C		61,497													
210 - HVAC 4 Units Clubhouse- Heating		68,625													
600 - Water Heater Clubhouse- State Select Water Heater										3,421					
Total 23000 - Mechanical Equipment		130,122								3,421					
<b>24000 - Furnishings</b>															
910 - Window Coverings Clubhouse										7,601					
Total 24000 - Furnishings										7,601					
<b>25000 - Flooring</b>															
200 - Carpeting 298 Sq. Yds. Clubhouse										52,538					
400 - Tile 295 sf Kitchen															
600 - Vinyl 19 Sq. Yds. Clubhouse Restrooms				1,185											1,593
608 - Vinyl 53 Sq. Yds. Lobby															
612 - Vinyl 6 Sq. Yds. Storage/Janitorial Room															
620 - Vinyl 15 Sq. Yds. Storage/Security Room- Incl other work				983											
Total 25000 - Flooring			1,185	983						52,538					1,593
<b>26000 - Outdoor Equipment</b>															
900 - Miscellaneous Outdoor Ping Pong Table		1,092										1,398			
Total 26000 - Outdoor Equipment		1,092										1,398			
<b>27000 - Appliances</b>															
200 - Refrigerator Clubhouse- GE Profile										3,801					
204 - Refrigerator Clubhouse- Frigidaire Caterer's Refrigerator										4,751					
220 - 4-Burner Stove & Oven Clubhouse- Whirlpool Stove & Oven															
240 - Dishwasher Clubhouse- Whirlpool Dishwasher										2,280					
740 - Microwave Oven Clubhouse										1,520					
950 - Ice Machine Clubhouse- Scotman										6,081					
998 - Miscellaneous Kitchen Aid Warming Oven										1,710					
Total 27000 - Appliances										20,143					

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Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Total [Main Clubhouse Areas] Expenditures Inflated @ 2.50%	22,378	142,774	27,025	301,323	209,371	142,536	41,748	63,753	53,779	976,974	49,901	81,107	17,660	104,661	218,400
<b>00030 - Dunbarton Clubhouse Areas</b>															
<b>02000 - Concrete</b>															
404 - Pool Deck	1,978					2,238					2,532				
Clubhouse Pool- Ongoing Repairs															
Total 02000 - Concrete	1,978					2,238					2,532				
<b>03000 - Painting: Exterior</b>															
136 - Surface Restoration					5,039						5,843				
Clubhouse & Pool Fence															
Total 03000 - Painting: Exterior					5,039						5,843				
<b>03500 - Painting: Interior</b>															
900 - Miscellaneous			5,815				6,419				7,086				7,821
Clubhouse- Dunbarton All Rooms															
Total 03500 - Painting: Interior			5,815				6,419				7,086				7,821
<b>04000 - Structural Repairs</b>															
900 - Door: Hardware															4,300
2 Pool Gates & Clubhouse															
Total 04000 - Structural Repairs															4,300
<b>05000 - Roofing</b>															
464 - Pitched: Dimensional Composition				39,327											
20 Squares- Clubhouse															
Total 05000 - Roofing				39,327											
<b>08000 - Rehab</b>															
200 - Restrooms											9,739				
Clubhouse- 2 Restrooms															
220 - General															
Clubhouse Interior															
221 - General															
Cabana- Lighting Project															
224 - General															
Clubhouse- Kitchen															
Total 08000 - Rehab											9,739				
<b>12000 - Pool</b>															
104 - Resurface		25,391													34,148
148 If Pool															
204 - Edge: Tile, Coping, Mastic				11,588											
104 If Pool															
601 - Deck: Re-Surface										135,042					
3,384 sf Clubhouse Pool Area															
704 - Equipment: Replacement		3,899					4,412					4,991			
Filtration Only (50%)															
730 - Heater								8,854							
Pool Heater															
960 - Furniture: Misc			4,796										6,139		
Lounges, Tables & Chairs															
995 - Miscellaneous				2,294											
Signage															
Total 12000 - Pool		29,290	4,796	13,882			4,412	8,854		135,042		4,991	6,139	34,148	

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<b>13000 - Spa</b>															
102 - Re-Plaster Spa			14,037						16,279						18,878
120 - Tile Spa			2,398												
700 - Equipment Spa (50%)					5,039					5,701					6,450
782 - Heater Clubhouse Attached Equipment Rm								8,854							
Total 13000 - Spa			16,435		5,039			8,854	16,279	5,701					25,328
<b>19000 - Fencing</b>															
202 - Wrought Iron 146 lf Pool Perimeter					23,767										
Total 19000 - Fencing					23,767										
<b>23000 - Mechanical Equipment</b>															
300 - HVAC Trane Central Furnace- Dunbarton				15,075											
604 - Water Heater Clubhouse Kitchen Closet										3,506					
Total 23000 - Mechanical Equipment				15,075						3,506					
<b>24000 - Furnishings</b>															
400 - Miscellaneous Clubhouse								9,044							
Total 24000 - Furnishings								9,044							
<b>24600 - Safety / Access</b>															
520 - Card Readers 4 Gates & Clubhouse					39,407										50,444
Total 24600 - Safety / Access					39,407										50,444
<b>25000 - Flooring</b>															
220 - Carpeting 60 Sq. Yds. Clubhouse							4,129								
Total 25000 - Flooring							4,129								
<b>27000 - Appliances</b>															
202 - Refrigerator Clubhouse										2,280					
221 - 4-Burner Stove & Oven Clubhouse- GE Electric Profile Model															
241 - Dishwasher Clubhouse							2,118								
742 - Microwave Oven Clubhouse							1,059								
Total 27000 - Appliances							3,176			2,280					
Total [Dunbarton Clubhouse Areas] Expenditures Inflated @ 2.50%	1,978	29,290	27,046	68,284	73,251	2,238	18,136	26,751	16,279	143,024	28,706	4,991	6,139	34,148	87,893
<b>00040 - Elmhurst Cabana Areas</b>															
<b>02000 - Concrete</b>															
408 - Pool Deck Cabana- Ongoing Repairs	1,978					2,238				2,532					



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Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Total 02000 - Concrete	1,978					2,238					2,532				
<b>03000 - Painting: Exterior</b>															
138 - Surface Restoration Cabana & Pool Fence					4,367						5,064				
Total 03000 - Painting: Exterior					4,367						5,064				
<b>03500 - Painting: Interior</b>															
920 - Miscellaneous All Rooms										8,741					
Total 03500 - Painting: Interior										8,741					
<b>05000 - Roofing</b>															
462 - Pitched: Dimensional Composition 11 Squares- Elmhurst Cabana				21,630											
Total 05000 - Roofing				21,630											
<b>08000 - Rehab</b>															
230 - General Restrooms							77,643								
234 - General Elmhurst- Gardeners Rstrm & Entry				12,126											
Total 08000 - Rehab				12,126			77,643								
<b>12000 - Pool</b>															
106 - Re-plaster 159 If Elmhurst Pool											34,067				
206 - Edge: Tile, Coping, Mastic 159 If Elmhurst Pool				18,238											
602 - Deck: Re-Surface 2,900 sf Elmhurst Pool Area										121,239					
712 - Equipment: Replacement Elmhurst Pool Filter Only					3,099								3,776		
713 - Equipment: Replacement Pressure Gauges (2020 Only)[nr:1]															
714 - Equipment: Replacement Elmhurst Pool Pump Only			4,476								5,454				
716 - Equipment: Replacement Elmhurst Pool Chlorinator Only			921				1,017				1,122				1,239
960 - Furniture: Misc Lounges, Tables & Chairs			8,988										11,505		
996 - Miscellaneous Signage- Elmhurst	1,762												2,369		
Total 12000 - Pool	1,762		14,385	18,238		3,099	1,017			121,239	40,643		13,874	3,776	1,239
<b>17000 - Tennis Court</b>															
106 - Reseal 2 Elmhurst			19,184							22,804					
310 - Miscellaneous Tennis Court Awning & Bench					3,359										
504 - Resurface 2 Elmhurst															
Total 17000 - Tennis Court			19,184		3,359					22,804					
<b>19000 - Fencing</b>															

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
134 - Chain Link: 10' 476 If Elmhurst Tennis Courts															
204 - Wrought Iron 260 If Elmhurst Pool					43,669										
Total 19000 - Fencing					43,669										
<b>23000 - Mechanical Equipment</b>															
606 - Water Heater Elmhurst CH- 50 US Gallon										3,421					
Total 23000 - Mechanical Equipment										3,421					
<b>24600 - Safety / Access</b>															
524 - Card Readers 2 Gates & Clubhouse										6,651					
Total 24600 - Safety / Access										6,651					
Total [Elmhurst Cabana Areas] Expenditures Inflated @ 2.50%	3,740		33,569	39,868	63,521	5,337	78,660			162,855	48,239		13,874	3,776	1,239
<b>00045 - Commons Tennis Ct Area</b>															
<b>04000 - Structural Repairs</b>															
302 - Awnings Tennis Court Awning & Bench						3,443									
Total 04000 - Structural Repairs						3,443									
<b>17000 - Tennis Court</b>															
104 - Reseal 2 Commons			15,987							19,003					
502 - Resurface 2 Commons										91,214					
Total 17000 - Tennis Court			15,987							110,217					
<b>19000 - Fencing</b>															
132 - Chain Link: 10' 470 If Commons Tennis Courts															
Total 19000 - Fencing															
Total [Commons Tennis Ct Area] Expenditures Inflated @ 2.50%			15,987			3,443				110,217					
<b>00050 - Grounds</b>															
<b>01000 - Paving</b>															
100 - Asphalt: Sealing 70,541 sf Zone 1- 1 Coat				13,871					15,693					17,756	
114 - Asphalt: Sealing 60,092 sf Zone 2- 2 Coats		18,745					21,208				23,995				
124 - Asphalt: Sealing 113,674 sf Zone 3, 4- 2 Coats		35,459					40,118				45,390				
142 - Asphalt: Sealing 109,237 sf Zone 5, 6- 2 Coats			34,926					39,516					44,709		
152 - Asphalt: Sealing 32,877 sf Zone 7- 2 Coats			10,512					11,893					13,456		
182 - Asphalt: Sealing 64,975 sf PS- Elmhurst- 2 Coats				21,294					24,092					27,258	
184 - Asphalt: Sealing 71,000 sf PS- Dunbarton- 1 Coat[nr:1]															

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Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
186 - Asphalt: Sealing 71,000 sf PS- Dunbarton- 2 Coats				23,268					26,326					29,785	
188 - Asphalt: Sealing 64,975 sf PS- Elmhurst- 1 Coat[nr:1]															
200 - Asphalt: Ongoing Repairs 70,541 sf Zone 1 (5%)		24,754					28,007					31,688			
210 - Asphalt: Ongoing Repairs 60,092 sf Zone 2 (5%)		21,088					23,859					26,994			
220 - Asphalt: Ongoing Repairs 113,674 sf Zone 3, 4 (5%)			40,888					46,261					52,340		
240 - Asphalt: Ongoing Repairs 109,237 sf Zone 5, 6 (5%)			39,292					44,455					50,297		
250 - Asphalt: Ongoing Repairs 32,877 sf Zone 7 (5%)			11,826					13,380					15,138		
277 - Asphalt: Ongoing Repairs PS- All Private Streets- 2021 Only[nr:1]															
279 - Asphalt: Ongoing Repairs PS- All Private Streets- 2021 Only[nr:1]															
280 - Asphalt: Ongoing Repairs PS- All Private Streets- Yearly Repairs	5,196	5,326	5,459	5,595	5,735	5,879	6,025	6,176	6,331	6,489	6,651	6,817	6,988	7,162	7,341
282 - Asphalt: Ongoing Repairs 64,975 PS- Elmhurst Ongoing (5%)				25,286					28,609					32,369	
286 - Asphalt: Ongoing Repairs 71,000 PS- Dunbarton Ongoing (5%)				27,631					31,262					35,370	
300 - Asphalt: Mill & Inlay 70,541 sf Zone 1 / W/ CH Driveway & Pkg				473,918											
310 - Asphalt: Overlay 60,092 sf Zone 2									342,577						
320 - Asphalt: Overlay 113,674 sf Zone 3, 4									648,042						
340 - Asphalt: Overlay 109,237 sf Zone 5, 6									622,747						
350 - Asphalt: Overlay 32,877 sf Zone 7- Continued University				220,878											
380 - Asphalt: Overlay 64,975 sf PS- Elmhurst Circle- 2010 Last Done							298,104								
382 - Asphalt: Overlay 71,000 sf PS- Dunbarton Circle							325,747								
Total 01000 - Paving	5,196	105,371	142,903	116,946	700,531	5,879	743,069	161,682	132,313	1,619,854	6,651	134,884	182,928	149,700	7,341
<b>02000 - Concrete</b>															
200 - Sidewalks, Curbs & Gutters 307,641 sf Public Streets- On-going (0.46%)	191,175		200,854		211,022		221,705		232,929		244,721		257,110		270,126
201 - Sidewalks, Curbs & Gutters All Areas- 2020 Only[nr:1]															
208 - Sidewalks, Curbs & Gutters 307,641 sf All Areas- On-going (1%)	14,483	14,845	15,216	15,597	15,987	16,386	16,796	17,216	17,646	18,087	18,539	19,003	19,478	19,965	20,464
Total 02000 - Concrete	205,658	14,845	216,070	15,597	227,008	16,386	238,501	17,216	250,575	18,087	263,260	19,003	276,588	19,965	290,590
<b>04000 - Structural Repairs</b>															
550 - Bridge Maintenance Zone 1 Common Area		2,872													

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Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
Total 04000 - Structural Repairs	2,872														
18000 - Landscaping															
100 - Irrigation: Misc. Misc. Irrigation Repairs	40,151	41,155	42,184	43,239	44,320	45,428	46,563	47,727	48,921	50,144	51,397	52,682	53,999	55,349	56,733
101 - Irrigation: Misc. Irrigation Repairs (2020 Only)[nr:1]															
106 - Irrigation: Misc. Automation	998,247														
115 - Irrigation: Misc. Distribution Upgrade[nr:1]															
120 - Shrubs Shrubs, Trees, Ground Cover Remediation- Ongoing	217,245	222,676	228,243	233,949	239,798	245,792	251,937	258,236	264,692	271,309	278,092	285,044	292,170	299,474	306,961
121 - Shrubs Shrubs, 2020 Only[nr:1]															
160 - Tree Maintenance Tree Pruning & Forest Health Management	262,708	269,276	276,008	282,908	289,981	297,230	304,661	312,278	320,084	328,087	336,289	344,696	353,313	362,146	371,200
Total 18000 - Landscaping	520,104	533,107	546,435	560,096	574,098	588,450	603,162	618,241	1,631,944	649,539	665,778	682,422	699,483	716,970	734,894
19000 - Fencing															
140 - Miscellaneous Storage Lot Fence	21,835														
Total 19000 - Fencing	21,835														
20000 - Lighting															
100 - Exterior: Misc. Fixtures 640 Fixtures Approx. Total- Conversion to LED	73,076														
110 - Exterior: Misc. Fixtures 640 Fixtures Approx. Ongoing Maintenance	17,821	18,267	18,724	19,192	19,671	20,163	20,667	21,184	21,714	22,256	22,813	23,383	23,968	24,567	25,181
Total 20000 - Lighting	17,821	18,267	18,724	19,192	19,671	20,163	20,667	94,260	21,714	22,256	22,813	23,383	23,968	24,567	25,181
21000 - Signage															
200 - Street Signs 53 Alley Signage /Private Property/Tow	21,834														
204 - Monument 60 Wooden Alley Address Sign Holders	64,812														
712 - Lollipop 35 Speed Limit Signage Inserts	6,813														
713 - Lollipop Add'l Sign (2020 Only)[nr:1]															
Total 21000 - Signage	21,834 6,813 64,812														
30000 - Miscellaneous															
990 - Utilities PS- Neighborhood Clean-up	2,395	2,455	2,516	2,579	2,644	2,710	2,777	2,847	2,918	2,991	3,066	3,142	3,221	3,302	3,384
992 - Utilities Underground	68,547	70,261	72,017	73,818	75,663	77,555	79,494	81,481	83,518	85,606	87,746	89,940	92,188	94,493	96,855
997 - Utilities Paint (2020 Only)[nr:1]															
Total 30000 - Miscellaneous	70,942	72,716	74,534	76,397	78,307	80,264	82,271	84,328	86,436	88,597	90,812	93,082	95,409	97,794	100,239
Total [Grounds] Expenditures Inflated @ 2.50%	819,722	769,013	998,664	788,226	1,621,450	717,956	1,687,670	975,726	2,122,982	2,463,146	1,049,313	952,774	1,278,375	1,008,996	1,158,246

Reserve Component	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
<b>00060 - Administrative</b>															
<b>31000 - Reserve Study</b>															
100 - 3 Year Update with Site Visit On-going		9,130			9,832			10,588			11,402			12,278	
500 - Annual Update Yearly consulting	869	891	913	936	959	983	1,008	1,033	1,059	1,085	1,112	1,140	1,169	1,198	1,228
Total 31000 - Reserve Study	869	10,020	913	936	10,791	983	1,008	11,621	1,059	1,085	12,514	1,140	1,169	13,476	1,228
<b>32000 - Undesignated</b>															
100 - Miscellaneous Reserve Items	11,412	11,697	11,990	12,290	12,597	12,912	13,235	13,565	13,905	14,252	14,608	14,974	15,348	15,732	16,125
Total 32000 - Undesignated	11,412	11,697	11,990	12,290	12,597	12,912	13,235	13,565	13,905	14,252	14,608	14,974	15,348	15,732	16,125
Total [Administrative] Expenditures Inflated @ 2.50%	12,281	21,718	12,903	13,225	23,388	13,895	14,242	25,186	14,963	15,337	27,123	16,114	16,517	29,208	17,353
Total Expenditures Inflated @ 2.50%	1,875,115	1,765,086	2,109,656	1,603,007	4,225,627	6,262,309	6,955,436	4,408,802	5,215,102	8,717,348	7,409,827	8,161,387	10,582,725	7,933,749	7,536,634

## 30 Year Reserve Funding Plan Cash Flow Method

2020 Update- 4

Prepared for the 2021 Fiscal Year

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
<b>Beginning Balance</b>	8,501,059	10,187,633	11,356,120	13,043,220	13,595,153	12,878,704	13,101,677	14,189,667	15,851,529	17,259,477
<b>Inflated Expenditures @ 2.5%</b>	723,626	1,276,962	848,090	2,066,747	3,399,504	2,522,319	1,743,800	1,276,226	1,642,490	2,212,999
<b>Reserve Contribution <sup>1</sup></b>	2,179,476	2,179,476	2,233,963	2,289,812	2,356,217	2,424,547	2,494,859	2,567,210	2,641,659	2,718,267
<i>Lots/month @ 590</i>	307.84	307.84	315.53	323.42	332.80	342.45	352.38	362.60	373.12	383.94
<i>Percentage Increase</i>		0.0%	2.5%	2.5%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 2.50%</b>	230,725	265,972	301,226	328,869	326,838	320,745	336,930	370,879	408,778	437,803
<b>Ending Balance</b>	10,187,633	11,356,120	13,043,220	13,595,153	12,878,704	13,101,677	14,189,667	15,851,529	17,259,477	18,202,548

1) The funding plan does not have a traditional "low year" or "threshold year" in terms of a dollar amount. The percent funded calculation is driving the increases to keep the Percent Funded above 60% in the long term, per the association.

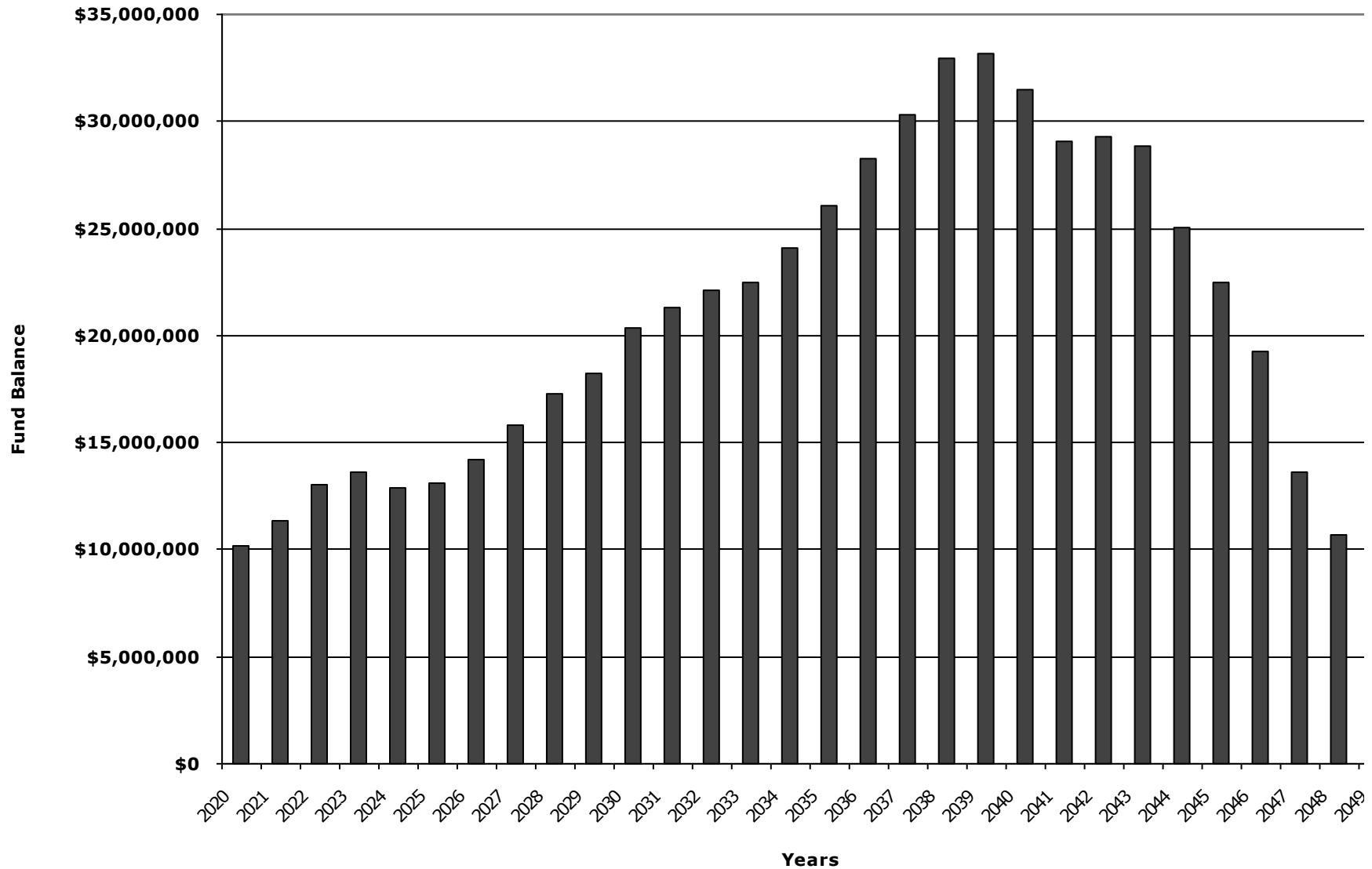
	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
<b>Beginning Balance</b>	18,202,548	20,329,164	21,290,846	22,080,023	22,463,689	24,061,612	26,031,827	28,257,452	30,287,338	32,981,278
<b>Inflated Expenditures @ 2.5%</b>	1,146,181	2,430,358	2,707,947	3,213,827	2,112,414	1,875,115	1,765,086	2,109,656	1,603,007	4,225,627
<b>Reserve Contribution</b>	2,797,097	2,878,213	2,961,681	3,047,570	3,135,950	3,226,893	3,320,473	3,416,767	3,515,853	3,617,813
<i>Lots/month @ 590</i>	395.07	406.53	418.32	430.45	442.93	455.78	468.99	482.59	496.59	510.99
<i>Percentage Increase</i>	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 2.50%</b>	475,700	513,827	535,443	549,922	574,386	618,438	670,238	722,775	781,094	816,934
<b>Ending Balance</b>	20,329,164	21,290,846	22,080,023	22,463,689	24,061,612	26,031,827	28,257,452	30,287,338	32,981,278	33,190,398

	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
<b>Beginning Balance</b>	33,190,398	31,448,834	29,071,249	29,325,170	28,884,800	25,006,495	22,477,648	19,250,730	13,621,297	10,666,740
<b>Inflated Expenditures @ 2.5%</b>	6,262,309	6,955,436	4,408,802	5,215,102	8,717,348	7,409,827	8,161,387	10,582,725	7,933,749	7,536,634
<b>Reserve Contribution</b>	3,722,730	3,830,689	3,941,779	4,056,091	4,173,718	4,294,756	4,419,304	4,547,464	4,679,340	4,815,041
<i>Lots/month @ 590</i>	525.81	541.06	556.75	572.89	589.51	606.60	624.20	642.30	660.92	680.09
<i>Percentage Increase</i>	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 2.50%</b>	798,015	747,162	720,943	718,642	665,325	586,224	515,165	405,828	299,852	232,649
<b>Ending Balance</b>	31,448,834	29,071,249	29,325,170	28,884,800	25,006,495	22,477,648	19,250,730	13,621,297	10,666,740	8,177,796

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

2020 Update- 4

Prepared for the 2021 Fiscal Year



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

2020 Update- 4

Prepared for the 2021 Fiscal Year

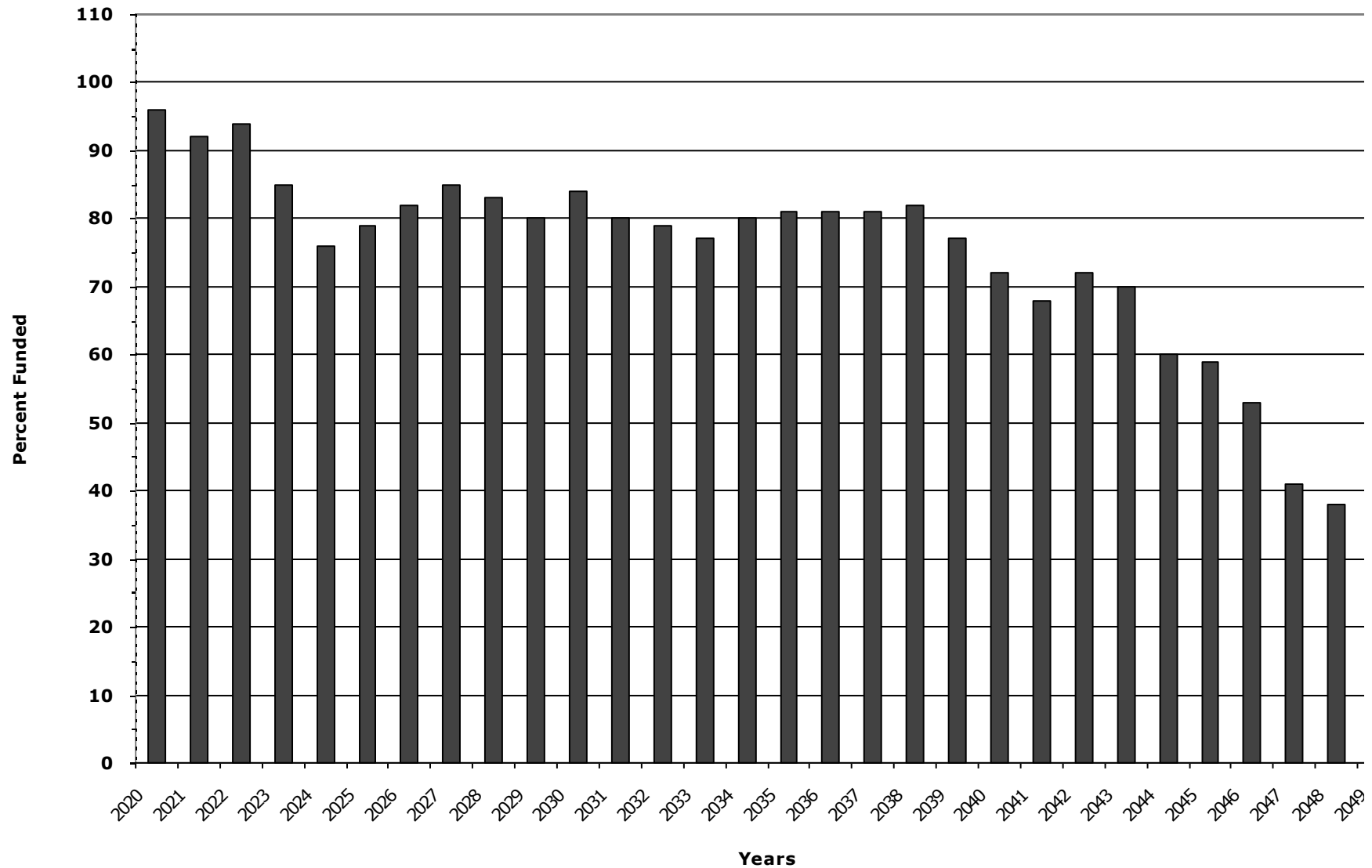
Year	Beginning Balance	Fully Funded Balance	Percent Funded	Inflated Expenditures @ 2.50%	Reserve Contribution	Special Assessments & Other Contributions	Interest	Ending Balance
2020	8,501,059	10,570,786	96.4%	723,626	2,179,476	0	230,725	10,187,633
2021	10,187,633	12,382,310	91.7%	1,276,962	2,179,476	0	265,972	11,356,120
2022	11,356,120	13,921,672	93.7%	848,090	2,233,963	0	301,226	13,043,220
2023	13,043,220	15,998,857	85.0%	2,066,747	2,289,812	0	328,869	13,595,153
2024	13,595,153	16,943,809	76.0%	3,399,504	2,356,217	0	326,838	12,878,704
2025	12,878,704	16,612,893	78.9%	2,522,319	2,424,547	0	320,745	13,101,677
2026	13,101,677	17,241,068	82.3%	1,743,800	2,494,859	0	336,930	14,189,667
2027	14,189,667	18,752,887	84.5%	1,276,226	2,567,210	0	370,879	15,851,529
2028	15,851,529	20,853,468	82.8%	1,642,490	2,641,659	0	408,778	17,259,477
2029	17,259,477	22,704,641	80.2%	2,212,999	2,718,267	0	437,803	18,202,548
2030	18,202,548	24,092,656	84.4%	1,146,181	2,797,097	0	475,700	20,329,164
2031	20,329,164	26,686,077	79.8%	2,430,358	2,878,213	0	513,827	21,290,846
2032	21,290,846	28,107,202	78.6%	2,707,947	2,961,681	0	535,443	22,080,023
2033	22,080,023	29,360,453	76.5%	3,213,827	3,047,570	0	549,922	22,463,689
2034	22,463,689	30,209,664	79.6%	2,112,414	3,135,950	0	574,386	24,061,612
2035	24,061,612	32,294,288	80.6%	1,875,115	3,226,893	0	618,438	26,031,827
2036	26,031,827	34,761,623	81.3%	1,765,086	3,320,473	0	670,238	28,257,452
2037	28,257,452	37,492,971	80.8%	2,109,656	3,416,767	0	722,775	30,287,338
2038	30,287,338	40,031,207	82.4%	1,603,007	3,515,853	0	781,094	32,981,278
2039	32,981,278	43,246,296	76.7%	4,225,627	3,617,813	0	816,934	33,190,398
2040	33,190,398	43,950,012	71.6%	6,262,309	3,722,730	0	798,015	31,448,834
2041	31,448,834	42,682,568	68.1%	6,955,436	3,830,689	0	747,162	29,071,249
2042	29,071,249	40,774,299	71.9%	4,408,802	3,941,779	0	720,943	29,325,170
2043	29,325,170	41,532,473	69.5%	5,215,102	4,056,091	0	718,642	28,884,800
2044	28,884,800	41,589,589	60.1%	8,717,348	4,173,718	0	665,325	25,006,495
2045	25,006,495	38,167,439	58.9%	7,409,827	4,294,756	0	586,224	22,477,648
2046	22,477,648	36,111,779	53.3%	8,161,387	4,419,304	0	515,165	19,250,730
2047	19,250,730	33,349,009	40.8%	10,582,725	4,547,464	0	405,828	13,621,297
2048	13,621,297	28,152,794	37.9%	7,933,749	4,679,340	0	299,852	10,666,740
2049	10,666,740	25,662,309	31.9%	7,536,634	4,815,041	0	232,649	8,177,796



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

2020 Update- 4

Prepared for the 2021 Fiscal Year



## Reserve Fund Balance Forecast Component Method

2020 Update- 4

Prepared for the 2021 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
<b>00010 - Unit Exteriors</b>									
<b>03000 - Painting: Exterior</b>									
120 - Surface Restoration 171 Homes- Phase 1 of 3[se:2]	377,279	8	3	411,367	51,421	212,220	265,864	1.69%	36,794
122 - Surface Restoration 217 Homes- Phase 2 of 3[se:2]	478,770	8	4	535,078	66,885	209,462	276,041	2.20%	47,859
126 - Surface Restoration 202 Homes- Phase 3 of 3- Future[se:2]	445,675	8	5	510,543	63,818	139,273	199,857	2.10%	45,665
190 - Miscellaneous Construction Management: Color Consultant Only	3,677	16	3	3,960	247	2,988	3,298	0.01%	177
198 - Supervision Construction Mgmt- Pre-Cycle Eval.	5,253	8	2	5,519	690	3,940	4,711	0.02%	494
200 - Supervision 171 CM- Future Painting, Siding- PH 1	82,642	8	3	88,997	11,125	51,651	63,531	0.37%	7,960
208 - Supervision 217 CM- Future Painting, Siding- PH 2	104,873	8	4	115,761	14,470	52,437	67,185	0.48%	10,354
210 - Supervision 202 CM- Future Painting, Siding- PH 3	97,624	8	5	110,453	13,807	36,609	50,032	0.45%	9,879
350 - Touch-Up On-going	10,506	1	1	10,769	5,384	5,253	10,769	0.18%	3,853
920 - Power Washing 171 Unit Brickwork (sealing added)	23,355	16	3	25,151	1,572	18,976	20,947	0.05%	1,125
924 - Power Washing 217 Unit Brickwork (sealing added)	29,462	16	4	32,520	2,033	22,096	24,536	0.07%	1,454
926 - Power Washing 202 Unit Brickwork (sealing added)	22,151	16	5	25,061	1,566	15,229	17,028	0.05%	1,121
Sub-total [03000 - Painting: Exterior]	1,681,268			1,875,180	233,017	770,134	1,003,800	7.65%	166,736

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
<b>00010 - Unit Exteriors</b>									
<b>04000 - Structural Repairs</b>									
204 - Wood: Siding & Trim On-going Repairs- Yearly, Work Orders, Etc.	124,455	1	1	127,566	63,783	62,227	127,566	2.09%	45,640
205 - Wood: Siding & Trim On-going Repairs- 2020 Only[nr:1]	55,000	1	0	0	0	55,000	0	0.00%	0
210 - Wood: Siding & Trim 171 2008 Siding Project- Long Term	1,437,255	30	25	2,664,590	88,820	239,542	294,637	2.92%	63,555
212 - Wood: Siding & Trim 217 2009 Siding Project- Long Term	1,823,885	30	26	3,465,915	115,531	243,185	311,580	3.79%	82,668
214 - Wood: Siding & Trim 202 2010 Siding Project- Long Term	1,697,810	30	27	3,306,994	110,233	169,781	232,034	3.62%	78,877
220 - Wood: Siding & Trim 171 Homes- Ongoing Siding Project w Paint 1	449,142	8	3	483,677	60,460	280,714	345,278	1.98%	43,262
230 - Wood: Siding & Trim 217 Homes- Ongoing Siding Project w Paint 2	569,964	8	4	629,134	78,642	284,982	365,133	2.58%	56,272
232 - Wood: Siding & Trim 202 Homes- Ongoing Siding Project w Paint 3	530,566	8	5	600,286	75,036	198,962	271,915	2.46%	53,692
290 - Miscellaneous Construction Management On-going	71,863	30	19	114,883	3,829	26,350	29,464	0.13%	2,740
291 - Miscellaneous Construction Management On-going	91,194	30	20	149,432	4,981	30,398	34,274	0.16%	3,564
292 - Miscellaneous Construction Management On-going	84,890	30	21	142,581	4,753	25,467	29,004	0.16%	3,401
Sub-total [04000 - Structural Repairs]	6,936,024			11,685,059	606,067	1,616,608	2,040,886	19.90%	433,672

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
<b>00010 - Unit Exteriors</b>									
<b>05000 - Roofing</b>									
200 - Low Slope: BUR 32 Squares- Small Flats- Done 2009	43,446	15	4	47,956	3,197	31,860	35,626	0.10%	2,288
206 - Low Slope: BUR 8 Squares- Small Flats- Done 2006	10,862	15	1	11,133	742	10,137	11,133	0.02%	531
212 - Low Slope: BUR 80 Squares- Large Flats- 2009	108,615	15	4	119,891	7,993	79,651	89,064	0.26%	5,719
216 - Low Slope: BUR 4 Squares- Small Flats- Done 2009	5,431	15	4	5,995	400	3,983	4,453	0.01%	286
220 - Low Slope: BUR 8 Squares- Small Flats- Done 2008	10,862	15	3	11,697	780	8,689	9,649	0.03%	558
400 - Pitched: Dimensional Composition 3,257 Squares- 2000 - 2003 Roofing: 199 Homes[se:4]	5,988,300	30	20	10,186,667	339,556	1,696,685	1,943,702	11.15%	242,969
420 - Pitched: Dimensional Composition 2004 Roofing Project	2,472,081	30	24	4,471,316	149,044	494,416	591,239	4.89%	106,649
440 - Pitched: Dimensional Composition 1,853 Squares- 2005 Roofing Project[se:2]	3,406,914	30	25	6,395,181	213,173	511,037	640,216	7.00%	152,536
444 - Pitched: Dimensional Composition 2,098 Squares- 2006 Roofing Project[se:2]	3,857,370	30	27	7,607,302	253,577	321,447	461,277	8.33%	181,447
466 - Pitched: Dimensional Composition 2007 Roofing Project[se:2]	3,033,680	30	29	3,104,072	103,469	99,492	155,476	3.40%	74,037
690 - Gutters / Downspouts 2004	147,087	30	14	207,831	6,928	78,447	85,433	0.23%	4,957
692 - Gutters / Downspouts 2005	152,341	30	15	220,635	7,354	76,170	83,280	0.24%	5,263
694 - Gutters / Downspouts 2006	183,859	30	16	272,940	9,098	85,801	94,228	0.30%	6,510
696 - Gutters / Downspouts 2007	157,594	30	17	239,798	7,993	68,291	75,382	0.26%	5,720
701 - Gutters / Downspouts 1,484 lf 2008	28,234	30	18	44,036	1,468	11,294	12,541	0.05%	1,050
702 - Gutters / Downspouts 994 lf 2009	18,911	30	19	30,232	1,008	6,934	7,754	0.03%	721
703 - Gutters / Downspouts 10,741 lf 2010	209,915	30	20	343,970	11,466	69,972	78,893	0.38%	8,204
810 - Pitched: Dimensional Composition 2003 Roofing Project: Beams, Crts/Vlys, FP Chs	157,594	30	13	217,245	7,241	89,303	96,920	0.24%	5,182
820 - Beam Replacement 2004	68,291	30	14	96,493	3,216	36,422	39,665	0.11%	2,302
822 - Beam Replacement 2005 Roofing w/ 70% increase due to related siding	341,453	30	15	494,526	16,484	170,727	186,661	0.54%	11,795
824 - Beam Replacement 2006- Roofing w/ 70% inc. due to related siding	138,682	30	16	205,875	6,862	64,719	71,075	0.23%	4,910

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<b>00010 - Unit Exteriors</b>									
<b>05000 - Roofing</b>									
826 - Beam Replacement 2007- Roofing-w/ 70% inc. due to related siding	288,922	30	17	439,629	14,654	125,199	138,201	0.48%	10,486
840 - Hog Valleys 2000 - 2003 Roofing Project Midcycle	157,594	30	4	173,954	5,798	136,581	145,380	0.19%	4,149
841 - Hog Valleys 2004 Roofing Project Midcycle	157,594	30	4	173,954	5,798	136,581	145,380	0.19%	4,149
842 - Hog Valleys 2005 Roofing Project Midcycle	157,594	30	5	178,303	5,943	131,328	139,996	0.20%	4,253
843 - Hog Valleys 2006 Roofing Project Midcycle	157,594	30	6	182,760	6,092	126,075	134,611	0.20%	4,359
844 - Hog Valleys 2007 Roofing Project Midcycle	157,594	30	7	187,329	6,244	120,822	129,227	0.21%	4,468
920 - Roofing: Inspections & Repairs 590 All Units & Bldgs Ongoing	45,356	1	0	45,356	45,356	45,356	46,490	1.49%	32,455
930 - Miscellaneous 590 Major Repairs to Extend Life[nr:1]	16,079	2	0	0	0	16,079	0	0.00%	0
Sub-total [05000 - Roofing]	21,679,845			35,716,075	1,240,936	4,853,498	5,652,953	40.74%	887,953
<b>19000 - Fencing</b>									
300 - Wood 22,881 If Patios (33%)[se:3]	431,462	8	3	476,350	59,544	215,731	276,405	1.95%	42,607
304 - Wood 1,900 If Interior Patio Party Fence (20%)	51,250	8	3	27,595	3,449	32,031	39,398	0.11%	2,468
350 - Wood: Repair On-going Repairs Per Year	26,723	1	1	27,391	13,695	13,361	27,391	0.45%	9,800
351 - Wood: Repair 2020 Only[nr:1]	39,301	1	0	0	0	39,301	0	0.00%	0
Sub-total [19000 - Fencing]	548,736			531,336	76,689	300,425	343,195	2.52%	54,875
<b>21000 - Signage</b>									
400 - Unit Address Plaques 590 Units with 2 at each	56,073	25	14	79,229	3,169	24,672	27,588	0.10%	2,268
Sub-total Unit Exteriors	30,901,946			49,886,879	2,159,878	7,565,337	9,068,421	70.91%	1,545,504
<b>00020 - Main Clubhouse Areas</b>									
<b>02000 - Concrete</b>									
400 - Pool Deck Main Clubhouse- Ongoing Repairs	1,358	5	5	1,536	256	226	278	0.01%	183

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<b>00020 - Main Clubhouse Areas</b>									
<b>03000 - Painting: Exterior</b>									
130 - Surface Restoration Main Clubhouse	15,759	10	10	20,173	1,834	1,433	1,615	0.06%	1,312
400 - Wrought Iron 258 lf Pool Perimeter Fence	2,711	6	1	2,778	463	2,259	2,778	0.02%	331
Sub-total [03000 - Painting: Exterior]	18,470			22,952	2,297	3,692	4,394	0.08%	1,644
<b>03500 - Painting: Interior</b>									
300 - Clubhouse 11,806 sf Clubhouse	17,365	10	4	19,168	1,917	10,419	12,459	0.06%	1,372
<b>04000 - Structural Repairs</b>									
200 - Wood: Siding & Trim Ongoing Prior to Paint	68,105	30	0	68,105	2,270	68,105	2,327	0.07%	1,624
302 - Awnings Clubhouse Pool Awning	5,463	15	9	6,823	455	2,185	2,613	0.01%	325
900 - Door: Hardware 16 Clubhouse- Exit Doors & Pool Pedestrian Gates	16,810	15	9	20,993	1,400	6,724	8,041	0.05%	1,001
901 - Door: Hardware Pool Deck Door (2020 Only)[nr:1]	2,900	1	0	0	0	2,900	0	0.00%	0
906 - Steel Doors 4 Exterior Storage Room Metal Doors	10,506	25	15	15,216	609	4,203	4,738	0.02%	436
Sub-total [04000 - Structural Repairs]	103,784			111,137	4,733	84,117	17,719	0.16%	3,387
<b>05000 - Roofing</b>									
208 - Low Slope: BUR 6 Squares- Clubhouse- Vinyl	18,911	15	3	20,365	1,358	15,129	16,799	0.04%	971
460 - Pitched: Dimensional Composition Clubhouse- 44 Squares	64,718	30	18	100,939	3,365	25,887	28,746	0.11%	2,408
Sub-total [05000 - Roofing]	83,630			121,304	4,722	41,016	45,545	0.16%	3,379

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<b>00020 - Main Clubhouse Areas</b>									
<b>08000 - Rehab</b>									
094 - General Professional Fees	52,531	20	14	74,225	3,711	15,759	18,846	0.12%	2,656
100 - General Clubhouse- Lounge: Skylights & Windows	29,417	30	1	30,153	1,005	28,437	30,153	0.03%	719
102 - General Clubhouse- Living Rm & Kitchen Furnishings (50%)	28,104	10	4	31,022	3,102	16,863	20,165	0.10%	2,220
112 - General Clubhouse- Card Room Misc. (50%)	7,880	10	4	8,698	870	4,728	5,654	0.03%	622
113 - General Clubhouse Card Room- Counter & Cabinets	18,911	25	19	30,232	1,209	4,539	5,428	0.04%	865
114 - General 6 -Exterior Store-Front Door Sets	37,822	25	18	58,990	2,360	10,590	12,406	0.08%	1,688
136 - General Clubhouse- Interior Doors	16,810	25	19	26,873	1,075	4,034	4,824	0.04%	769
138 - General Clubhouse- Entry Area- Furnishings- 50%	1,576	10	4	1,740	174	946	1,131	0.01%	124
140 - General Clubhouse Security System / Entry Access	43,486	10	4	48,000	4,800	26,091	31,201	0.16%	3,435
141 - General Clubhouse Security (2020 Only)[nr:1]	4,265	1	0	0	0	4,265	0	0.00%	0
142 - General Clubhouse Audio/Video Upgrades	34,469	10	8	41,997	4,200	6,894	10,599	0.14%	3,005
144 - Clubhouse 2 Drinking Fountain	2,732	15	9	3,411	227	1,093	1,307	0.01%	163
150 - General Lobby Admin. Office- 50%	7,354	10	4	8,118	812	4,413	5,277	0.03%	581
156 - General Clubhouse- Manager's Office 50%	3,677	10	4	4,059	406	2,206	2,638	0.01%	290
160 - General Clubhouse- Gym 50%	7,880	10	4	8,698	870	4,728	5,654	0.03%	622
180 - General Clubhouse- 2 Restrooms	88,252	30	24	159,625	5,321	17,651	21,107	0.17%	3,807
190 - General Clubhouse- Maintenance Office	2,627	10	4	2,899	290	1,576	1,885	0.01%	207
192 - General Clubhouse- Audio Room (50%)	1,576	10	7	1,873	187	473	646	0.01%	134
194 - General Kitchen	48,329	25	19	77,261	3,090	11,599	13,870	0.10%	2,211
344 - General 2013 Contingency	42,550	20	14	60,122	3,006	12,765	15,265	0.10%	2,151
Sub-total [08000 - Rehab]	480,249			677,997	36,715	179,648	208,054	1.21%	26,272

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<b>00020 - Main Clubhouse Areas</b>									
<b>12000 - Pool</b>									
100 - Re-plaster 116 lf Clubhouse Main Pool	14,625	12	2	15,365	1,280	12,187	13,741	0.04%	916
102 - Re-plaster 176 lf Clubhouse Lap Pool	23,027	12	11	30,213	2,518	1,919	3,934	0.08%	1,802
200 - Edge: Tile, Coping, Mastic 116 lf Clubhouse Main Pool	6,094	24	18	9,504	396	1,523	1,822	0.01%	283
202 - Edge: Tile, Coping, Mastic 176 lf Clubhouse Lap Pool	9,245	24	18	14,420	601	2,311	2,764	0.02%	430
600 - Deck: Re-Surface 10,526 sf Main Pool Area	238,184	30	24	430,810	14,360	47,637	56,966	0.47%	10,276
700 - Equipment: Replacement 3 Main & Lap Pool Filters Only	5,558	8	1	5,697	712	4,863	5,697	0.02%	510
701 - Equipment: Replacement 3 Main & Lap Pool Pumps Only	8,773	4	2	9,217	2,304	4,386	6,744	0.08%	1,649
702 - Equipment: Replacement Main Pool Chlorinator	1,261	4	1	1,292	323	946	1,292	0.01%	231
703 - Equipment: Replacement Lap Pool Chemical Feeder	1,097	4	1	1,124	281	823	1,124	0.01%	201
704 - Equipment: Replacement Speed pump motor (2020 Only)[nr:1]	1,525	1	0	0	0	1,525	0	0.00%	0
790 - Miscellaneous On-going (Yearly) Pool Mechanical Repairs	3,587	1	1	3,677	1,839	1,794	3,677	0.06%	1,316
910 - Furniture: Chairs 16 Clubhouse	1,849	10	4	2,041	204	1,109	1,327	0.01%	146
915 - Furniture: Lounges 18 Clubhouse	13,238	10	4	14,612	1,461	7,943	9,498	0.05%	1,046
920 - Furniture: Tables 6 Clubhouse	3,152	10	4	3,479	348	1,891	2,261	0.01%	249
940 - Furniture: Misc 4 Clubhouse- Umbrellas Stands	651	10	4	719	72	391	467	0.00%	51
942 - Furniture: Misc 4 Clubhouse- Umbrellas	1,723	8	2	1,810	226	1,292	1,545	0.01%	162
990 - Miscellaneous 2012 Misc. Safety, Caps, Water Quality, etc.	18,911	10	1	19,384	1,938	17,020	19,384	0.06%	1,387
994 - Miscellaneous Signage- Main CH	1,261	12	6	1,462	122	630	754	0.00%	87
Sub-total [12000 - Pool]	353,761			564,827	28,986	110,191	132,998	0.95%	20,741



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<b>00020 - Main Clubhouse Areas</b>									
<b>13000 - Spa</b>									
100 - Re-Plaster Main Clubhouse	4,203	6	1	4,308	718	3,503	4,308	0.02%	514
120 - Tile Main CH Spa	2,101	24	18	3,277	137	525	628	0.00%	98
700 - Equipment Main Spa	3,887	10	2	4,084	408	3,110	3,586	0.01%	292
710 - Pumps Vari Speed Pentair Pump	2,942	6	1	3,015	503	2,451	3,015	0.02%	360
780 - Heater Main Clubhouse- Spa Heater	5,537	8	6	6,421	803	1,384	2,128	0.03%	574
Sub-total [13000 - Spa]	18,670			21,106	2,568	10,973	13,666	0.08%	1,838
<b>14000 - Recreation</b>									
201 - Exercise: Treadmill Matrix Commercial Series	3,862	5	3	4,159	832	1,545	2,375	0.03%	595
205 - Exercise: Treadmill Matrix Commercial Series	3,903	5	2	4,101	820	2,342	3,201	0.03%	587
212 - Exercise: Miscellaneous Equip. 2 Matrix Recumbent Bike	6,304	10	2	6,623	662	5,043	5,815	0.02%	474
218 - Miscellaneous Matrix Elliptical Machine	6,304	6	2	6,623	1,104	4,203	5,384	0.04%	790
222 - Exercise: Weight Machine Matrix Hoist & Press H2200	6,304	20	8	7,681	384	3,782	4,200	0.01%	275
224 - Miscellaneous Stair Climber	3,152	6	2	3,311	552	2,101	2,692	0.02%	395
226 - Miscellaneous Upright Cycle	2,311	6	2	2,428	405	1,541	1,974	0.01%	290
230 - Exercise: Miscellaneous Equip. Weight Bench	841	10	2	883	88	672	775	0.00%	63
860 - Television Fitness Room- LG 42" TV	841	6	2	883	147	560	718	0.00%	105
864 - Television Library- LG 32" TV	630	6	2	662	110	420	538	0.00%	79
Sub-total [14000 - Recreation]	34,451			37,354	5,105	22,210	27,674	0.17%	3,653

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<b>00020 - Main Clubhouse Areas</b>									
<b>17000 - Tennis Court</b>									
100 - Reseal 4 Main Clubhouse	48,000	10	0	48,000	4,800	48,000	4,920	0.16%	3,435
306 - Miscellaneous 2 Tennis Court Awning & Bench	5,043	16	4	5,567	348	3,782	4,200	0.01%	249
500 - Resurface 4 Main Clubhouse	100,000	40	29	204,641	5,116	27,500	30,750	0.17%	3,661
Sub-total [17000 - Tennis Court]	153,043			258,207	10,264	79,282	39,870	0.34%	7,344
<b>19000 - Fencing</b>									
130 - Chain Link: 10' 770 lf Main Clubhouse Tennis Courts	32,359	25	10	41,423	1,657	19,416	21,228	0.05%	1,186
200 - Wrought Iron 258 lf Main Clubhouse	29,275	25	19	46,800	1,872	7,026	8,402	0.06%	1,340
340 - Wood: 6' 28 lf Trash & Roof Access Enclosure	1,324	18	12	1,780	99	441	528	0.00%	71
Sub-total [19000 - Fencing]	62,958			90,003	3,628	26,883	30,157	0.12%	2,596
<b>20000 - Lighting</b>									
260 - Bollard Lights 6 Clubhouse Front	6,304	20	13	8,690	434	2,206	2,585	0.01%	311
<b>22000 - Office Equipment</b>									
200 - Computers, Misc. Clubhouse Offices	4,200	3	1	4,305	1,435	2,800	4,305	0.05%	1,027
<b>23000 - Mechanical Equipment</b>									
200 - HVAC 4 Lennox Units- Clubhouse- A/C	41,426	15	1	42,461	2,831	38,664	42,461	0.09%	2,026
210 - HVAC 4 Units Clubhouse- Heating	46,227	15	1	47,383	3,159	43,146	47,383	0.10%	2,260
600 - Water Heater Clubhouse- State Select Water Heater	1,891	10	4	2,087	209	1,135	1,357	0.01%	149
Sub-total [23000 - Mechanical Equipment]	89,544			91,932	6,198	82,944	91,201	0.20%	4,435
<b>24000 - Furnishings</b>									
910 - Window Coverings Clubhouse	4,202	15	9	5,248	350	1,681	2,010	0.01%	250

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<b>00020 - Main Clubhouse Areas</b>									
<b>25000 - Flooring</b>									
200 - Carpeting 298 Sq. Yds. Clubhouse	29,047	10	4	32,062	3,206	17,428	20,841	0.11%	2,294
400 - Tile 295 sf Kitchen	3,099	20	14	4,379	219	930	1,112	0.01%	157
600 - Vinyl 19 Sq. Yds. Clubhouse Restrooms	779	12	5	881	73	454	532	0.00%	53
608 - Vinyl 53 Sq. Yds. Lobby	2,172	20	14	3,068	153	651	779	0.01%	110
612 - Vinyl 6 Sq. Yds. Storage/Janitorial Room	246	20	14	347	17	74	88	0.00%	12
620 - Vinyl 15 Sq. Yds. Storage/Security Room- Incl other work	630	20	18	983	49	63	97	0.00%	35
Sub-total [25000 - Flooring]	35,972			41,721	3,719	19,600	23,449	0.12%	2,661
<b>26000 - Outdoor Equipment</b>									
900 - Miscellaneous Outdoor Ping Pong Table	735	10	6	853	85	294	377	0.00%	61
<b>27000 - Appliances</b>									
200 - Refrigerator Clubhouse- GE Profile	2,101	10	4	2,319	232	1,261	1,508	0.01%	166
204 - Refrigerator Clubhouse- Frigidaire Caterer's Refrigerator	2,627	15	9	3,280	219	1,051	1,256	0.01%	156
220 - 4-Burner Stove & Oven Clubhouse- Whirlpool Stove & Oven	1,471	20	14	2,078	104	441	528	0.00%	74
240 - Dishwasher Clubhouse- Whirlpool Dishwasher	1,261	10	4	1,392	139	756	905	0.00%	100
740 - Microwave Oven Clubhouse	841	10	4	928	93	504	603	0.00%	66
950 - Ice Machine Clubhouse- Scotman	3,362	10	4	3,711	371	2,017	2,412	0.01%	266
998 - Miscellaneous Kitchen Aid Warming Oven	946	10	4	1,044	104	567	678	0.00%	75
Sub-total [27000 - Appliances]	12,607			14,752	1,262	6,598	7,890	0.04%	903
Sub-total Main Clubhouse Areas	1,481,305			2,093,092	114,675	684,781	664,632	3.76%	82,056
<b>00030 - Dunbarton Clubhouse Areas</b>									
<b>02000 - Concrete</b>									
404 - Pool Deck Clubhouse Pool- Ongoing Repairs	1,366	5	5	1,545	258	228	280	0.01%	184

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
<b>00030 - Dunbarton Clubhouse Areas</b>									
<b>03000 - Painting: Exterior</b>									
136 - Surface Restoration Clubhouse & Pool Fence	3,152	6	1	3,231	538	2,627	3,231	0.02%	385
<b>03500 - Painting: Interior</b>									
900 - Miscellaneous Clubhouse- Dunbarton All Rooms	3,822	4	1	3,917	979	2,866	3,917	0.03%	701
<b>04000 - Structural Repairs</b>									
900 - Door: Hardware 2 Pool Gates & Clubhouse	2,101	18	11	2,757	153	817	957	0.01%	110
<b>05000 - Roofing</b>									
464 - Pitched: Dimensional Composition 20 Squares- Clubhouse	25,215	30	18	39,327	1,311	10,086	11,200	0.04%	938
<b>08000 - Rehab</b>									
200 - Restrooms Clubhouse- 2 Restrooms	5,253	20	5	5,943	297	3,940	4,308	0.01%	213
220 - General Clubhouse Interior	6,829	20	11	8,960	448	3,073	3,500	0.01%	321
221 - General Cabana- Lighting Project	4,202	20	11	5,514	276	1,891	2,154	0.01%	197
224 - General Clubhouse- Kitchen	10,506	20	11	13,785	689	4,728	5,384	0.02%	493
Sub-total [08000 - Rehab]	26,791			34,203	1,710	13,632	15,346	0.06%	1,224
<b>12000 - Pool</b>									
104 - Resurface 148 lf Pool	17,104	12	4	18,880	1,573	11,403	13,149	0.05%	1,126
204 - Edge: Tile, Coping, Mastic 104 lf Pool	7,430	24	18	11,588	483	1,858	2,221	0.02%	346
601 - Deck: Re-Surface 3,384 sf Clubhouse Pool Area	74,662	30	24	135,042	4,501	14,932	17,857	0.15%	3,221
704 - Equipment: Replacement Filtration Only (50%)	2,627	5	1	2,692	538	2,101	2,692	0.02%	385
730 - Heater Pool Heater	5,143	8	6	5,964	746	1,286	1,977	0.02%	533
960 - Furniture: Misc Lounges, Tables & Chairs	3,152	10	7	3,747	375	946	1,292	0.01%	268
995 - Miscellaneous Signage	1,471	12	6	1,706	142	735	879	0.00%	102
Sub-total [12000 - Pool]	111,588			179,619	8,358	33,261	40,067	0.27%	5,981

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<b>00030 - Dunbarton Clubhouse Areas</b>									
<b>13000 - Spa</b>									
102 - Re-Plaster Spa	9,225	6	5	10,437	1,740	1,538	3,152	0.06%	1,245
120 - Tile Spa	1,576	24	17	2,398	100	460	538	0.00%	71
700 - Equipment Spa (50%)	3,152	5	4	3,479	696	630	1,292	0.02%	498
782 - Heater Clubhouse Attached Equipment Rm	5,143	8	6	5,964	746	1,286	1,977	0.02%	533
Sub-total [13000 - Spa]	19,096			22,278	3,281	3,913	6,959	0.11%	2,348
<b>19000 - Fencing</b>									
202 - Wrought Iron 146 lf Pool Perimeter	14,867	25	19	23,767	951	3,568	4,267	0.03%	680
<b>23000 - Mechanical Equipment</b>									
300 - HVAC Trane Central Furnace- Dunbarton	9,666	15	3	10,409	694	7,733	8,586	0.02%	497
604 - Water Heater Clubhouse Kitchen Closet	1,891	12	1	1,938	162	1,734	1,938	0.01%	116
Sub-total [23000 - Mechanical Equipment]	11,557			12,347	855	9,466	10,525	0.03%	612
<b>24000 - Furnishings</b>									
400 - Miscellaneous Clubhouse	5,253	10	2	5,519	552	4,203	4,846	0.02%	395
<b>24600 - Safety / Access</b>									
520 - Card Readers 4 Gates & Clubhouse	24,650	10	9	30,784	3,078	2,465	5,053	0.10%	2,203
<b>25000 - Flooring</b>									
220 - Carpeting 60 Sq. Yds. Clubhouse	2,458	10	1	2,520	252	2,213	2,520	0.01%	180
<b>27000 - Appliances</b>									
202 - Refrigerator Clubhouse	1,261	10	4	1,392	139	756	905	0.00%	100
221 - 4-Burner Stove & Oven Clubhouse- GE Electric Profile Model	3,152	20	11	4,136	207	1,418	1,615	0.01%	148
241 - Dishwasher Clubhouse	1,261	10	1	1,292	129	1,135	1,292	0.00%	92
742 - Microwave Oven Clubhouse	630	15	6	731	49	378	431	0.00%	35
Sub-total [27000 - Appliances]	6,304			7,550	524	3,688	4,243	0.02%	375

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<b>00030 - Dunbarton Clubhouse Areas</b>									
Sub-total Dunbarton Clubhouse Areas	258,219			369,366	22,801	93,031	113,411	0.75%	16,315
<b>00040 - Elmhurst Cabana Areas</b>									
<b>02000 - Concrete</b>									
408 - Pool Deck Cabana- Ongoing Repairs	1,366	5	5	1,545	258	228	280	0.01%	184
<b>03000 - Painting: Exterior</b>									
138 - Surface Restoration Cabana & Pool Fence	2,732	6	1	2,800	467	2,276	2,800	0.02%	334
<b>03500 - Painting: Interior</b>									
920 - Miscellaneous All Rooms	4,833	10	4	5,335	533	2,900	3,468	0.02%	382
<b>05000 - Roofing</b>									
462 - Pitched: Dimensional Composition 11 Squares- Elmhurst Cabana	13,868	30	18	21,630	721	5,547	6,160	0.02%	516
<b>08000 - Rehab</b>									
230 - General Restrooms	46,227	20	1	47,383	2,369	43,916	47,383	0.08%	1,695
234 - General Elmhurst- Gardeners Rstrm & Entry	7,585	20	19	12,126	606	379	777	0.02%	434
Sub-total [08000 - Rehab]	53,812			59,509	2,975	44,295	48,161	0.10%	2,129

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<b>00040 - Elmhurst Cabana Areas</b>									
<b>12000 - Pool</b>									
106 - Re-plaster 159 lf Elmhurst Pool	18,375	12	1	18,835	1,570	16,844	18,835	0.05%	1,123
206 - Edge: Tile, Coping, Mastic 159 lf Elmhurst Pool	11,693	24	18	18,238	760	2,923	3,496	0.02%	544
602 - Deck: Re-Surface 2,900 sf Elmhurst Pool Area	67,030	30	24	121,239	4,041	13,406	16,031	0.13%	2,892
712 - Equipment: Replacement Elmhurst Pool Filter Only	1,891	8	4	2,087	261	946	1,211	0.01%	187
713 - Equipment: Replacement Pressure Gauges (2020 Only)[nr:1]	520	1	0	0	0	520	0	0.00%	0
714 - Equipment: Replacement Elmhurst Pool Pump Only	2,942	8	1	3,015	377	2,574	3,015	0.01%	270
716 - Equipment: Replacement Elmhurst Pool Chlorinator Only	605	4	1	620	155	454	620	0.01%	111
960 - Furniture: Misc Lounges, Tables & Chairs	5,907	10	7	7,021	702	1,772	2,422	0.02%	502
996 - Miscellaneous Signage- Elmhurst	1,216	12	3	1,310	109	912	1,039	0.00%	78
Sub-total [12000 - Pool]	110,180			172,365	7,975	40,351	46,670	0.26%	5,707
<b>17000 - Tennis Court</b>									
106 - Reseal 2 Elmhurst	12,607	7	3	13,577	1,940	7,204	9,230	0.06%	1,388
310 - Miscellaneous Tennis Court Awning & Bench	2,101	16	3	2,263	141	1,707	1,885	0.00%	101
504 - Resurface 2 Elmhurst	50,430	21	10	64,555	3,074	26,416	29,538	0.10%	2,200
Sub-total [17000 - Tennis Court]	65,139			80,394	5,155	35,327	40,653	0.17%	3,689
<b>19000 - Fencing</b>									
134 - Chain Link: 10' 476 lf Elmhurst Tennis Courts	20,004	25	9	24,982	999	12,803	13,943	0.03%	715
204 - Wrought Iron 260 lf Elmhurst Pool	27,316	25	19	43,669	1,747	6,556	7,840	0.06%	1,250
Sub-total [19000 - Fencing]	47,320			68,651	2,746	19,358	21,782	0.09%	1,965
<b>23000 - Mechanical Equipment</b>									
606 - Water Heater Elmhurst CH- 50 US Gallon	1,891	10	4	2,087	209	1,135	1,357	0.01%	149

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
<b>00040 - Elmhurst Cabana Areas</b>									
<b>24600 - Safety / Access</b>									
524 - Card Readers 2 Gates & Clubhouse	3,677	10	4	4,059	406	2,206	2,638	0.01%	290
Sub-total Elmhurst Cabana Areas	304,818			418,376	21,445	153,624	173,968	0.70%	15,345
<b>00045 - Commons Tennis Ct Area</b>									
<b>04000 - Structural Repairs</b>									
302 - Awnings Tennis Court Awning & Bench	2,101	16	4	2,319	145	1,576	1,750	0.00%	104
<b>17000 - Tennis Court</b>									
104 - Reseal 2 Commons	10,506	7	3	11,314	1,616	6,004	7,692	0.05%	1,157
502 - Resurface 2 Commons	50,430	21	3	54,308	2,586	43,226	46,768	0.08%	1,850
Sub-total [17000 - Tennis Court]	60,936			65,622	4,202	49,229	54,460	0.14%	3,007
<b>19000 - Fencing</b>									
132 - Chain Link: 10' 470 If Commons Tennis Courts	19,752	25	13	27,228	1,089	9,481	10,528	0.04%	779
Sub-total Commons Tennis Ct Area	82,789			95,169	5,436	60,286	66,738	0.18%	3,890



Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2020 Fully Funded Balance	2021 Fully Funded Balance	% Per Year Straight Line	2021 Line Item Contribution based on Cash Flow Method
<b>00050 - Grounds</b>									
<b>01000 - Paving</b>									
100 - Asphalt: Sealing 70,541 sf Zone 1- 1 Coat	8,893	5	3	9,577	1,915	3,557	5,469	0.06%	1,371
114 - Asphalt: Sealing 60,092 sf Zone 2- 2 Coats	12,627	5	1	12,943	2,589	10,101	12,943	0.08%	1,852
124 - Asphalt: Sealing 113,674 sf Zone 3, 4- 2 Coats	23,886	5	1	24,483	4,897	19,109	24,483	0.16%	3,504
142 - Asphalt: Sealing 109,237 sf Zone 5, 6- 2 Coats	22,953	5	2	24,115	4,823	13,772	18,822	0.16%	3,451
152 - Asphalt: Sealing 32,877 sf Zone 7- 2 Coats	6,908	5	2	7,258	1,452	4,145	5,665	0.05%	1,039
182 - Asphalt: Sealing 64,975 sf PS- Elmhurst- 2 Coats	13,653	5	3	14,703	2,941	5,461	8,397	0.10%	2,104
184 - Asphalt: Sealing 71,000 sf PS- Dunbarton- 1 Coat[nr:1]	11,935	3	1	12,233	4,078	7,957	12,233	0.13%	2,918
186 - Asphalt: Sealing 71,000 sf PS- Dunbarton- 2 Coats	14,919	5	3	16,066	3,213	5,968	9,175	0.11%	2,299
188 - Asphalt: Sealing 64,975 sf PS- Elmhurst- 1 Coat[nr:1]	10,922	3	1	11,195	3,732	7,282	11,195	0.12%	2,670
200 - Asphalt: Ongoing Repairs 70,541 sf Zone 1 (5%)	16,675	5	1	17,092	3,418	13,340	17,092	0.11%	2,446
210 - Asphalt: Ongoing Repairs 60,092 sf Zone 2 (5%)	14,205	5	1	14,560	2,912	11,364	14,560	0.10%	2,084
220 - Asphalt: Ongoing Repairs 113,674 sf Zone 3, 4 (5%)	26,871	5	2	28,232	5,646	16,123	22,035	0.19%	4,040
240 - Asphalt: Ongoing Repairs 109,237 sf Zone 5, 6 (5%)	25,823	5	2	27,130	5,426	15,494	21,175	0.18%	3,883
250 - Asphalt: Ongoing Repairs 32,877 sf Zone 7 (5%)	7,772	5	2	8,165	1,633	4,663	6,373	0.05%	1,169
277 - Asphalt: Ongoing Repairs PS- All Private Streets- 2021 Only[nr:1]	10,250	2	1	10,506	5,253	5,125	10,506	0.17%	3,759
279 - Asphalt: Ongoing Repairs PS- All Private Streets- 2021 Only[nr:1]	10,250	1	1	10,506	5,253	5,125	0	0.17%	3,759
280 - Asphalt: Ongoing Repairs PS- All Private Streets- Yearly Repairs	3,587	1	2	3,769	1,256	1,196	1,839	0.04%	899
282 - Asphalt: Ongoing Repairs 64,975 PS- Elmhurst Ongoing (5%)	16,213	5	3	17,459	3,492	6,485	9,971	0.11%	2,499
286 - Asphalt: Ongoing Repairs 71,000 PS- Dunbarton Ongoing (5%)	17,716	5	3	19,078	3,816	7,086	10,895	0.13%	2,730
300 - Asphalt: Mill & Inlay 70,541 sf Zone 1 / W/ CH Driveway & Pkng	296,449	15	4	327,224	21,815	217,396	243,088	0.72%	15,610
310 - Asphalt: Overlay 60,092 sf Zone 2	189,402	15	9	236,538	15,769	75,761	90,598	0.52%	11,284

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<b>00050 - Grounds</b>									
<b>01000 - Paving</b>									
320 - Asphalt: Overlay 113,674 sf Zone 3, 4	358,286	15	9	447,450	29,830	143,314	171,380	0.98%	21,345
340 - Asphalt: Overlay 109,237 sf Zone 5, 6	344,301	15	9	429,985	28,666	137,721	164,691	0.94%	20,512
350 - Asphalt: Overlay 32,877 sf Zone 7- Continued University	138,166	15	4	152,509	10,167	101,321	113,296	0.33%	7,275
380 - Asphalt: Overlay 64,975 sf PS- Elmhurst Circle- 2010 Last Done	177,487	15	6	205,831	13,722	106,492	121,283	0.45%	9,819
382 - Asphalt: Overlay 71,000 sf PS- Dunbarton Circle	193,945	15	6	224,917	14,994	116,367	132,529	0.49%	10,729
Sub-total [01000 - Paving]	1,974,096			2,313,526	202,708	1,061,725	1,259,692	6.66%	145,048
<b>02000 - Concrete</b>									
200 - Sidewalks, Curbs & Gutters 307,641 sf Public Streets- On-going (0.46%)	132,000	2	1	135,300	67,650	66,000	135,300	2.22%	48,407
201 - Sidewalks, Curbs & Gutters All Areas- 2020 Only[nr:1]	5,000	1	0	0	0	5,000	0	0.00%	0
208 - Sidewalks, Curbs & Gutters 307,641 sf All Areas- On-going (1%)	10,000	1	2	10,506	3,502	3,333	5,125	0.11%	2,506
Sub-total [02000 - Concrete]	147,000			145,806	71,152	74,333	140,425	2.34%	50,913
<b>04000 - Structural Repairs</b>									
550 - Bridge Maintenance Zone 1 Common Area	1,935	22	16	2,872	131	528	631	0.00%	93
<b>18000 - Landscaping</b>									
100 - Irrigation: Misc. Misc. Irrigation Repairs	27,723	1	1	28,416	14,208	13,862	28,416	0.47%	10,167
101 - Irrigation: Misc. Irrigation Repairs (2020 Only)[nr:1]	16,500	1	0	0	0	16,500	0	0.00%	0
106 - Irrigation: Misc. Automation	565,704	15	8	689,255	45,950	263,995	309,252	1.51%	32,880
115 - Irrigation: Misc. Distribution Upgrade[nr:1]	102,500	2	1	105,062	52,531	51,250	105,063	1.72%	37,589
120 - Shrubs Shrubs, Trees, Ground Cover Remediation- Ongoing	150,000	1	1	153,750	76,875	75,000	153,750	2.52%	55,008
121 - Shrubs Shrubs, 2020 Only[nr:1]	174,250	1	0	0	0	174,250	0	0.00%	0
160 - Tree Maintenance Tree Pruning & Forest Health Management	181,391	1	0	181,391	181,391	181,391	185,926	5.96%	129,795
Sub-total [18000 - Landscaping]	1,218,068			1,157,875	370,956	776,248	782,406	12.18%	265,438

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<b>00050 - Grounds</b>									
<b>19000 - Fencing</b>									
140 - Miscellaneous Storage Lot Fence	14,709	25	16	21,835	873	5,295	6,031	0.03%	625
<b>20000 - Lighting</b>									
100 - Exterior: Misc. Fixtures 640 Fixtures Approx. Total- Conversion to LED	42,447	12	10	54,336	4,528	7,075	10,877	0.15%	3,240
110 - Exterior: Misc. Fixtures 640 Fixtures Approx. Ongoing Maintenance	12,305	1	0	12,459	12,459	12,305	12,613	0.41%	8,915
Sub-total [20000 - Lighting]	54,752			66,795	16,987	19,380	23,490	0.56%	12,155
<b>21000 - Signage</b>									
200 - Street Signs 53 Alley Signage /Private Property/Tow	13,658	15	4	15,076	1,005	10,016	11,200	0.03%	719
204 - Monument 60 Wooden Alley Address Sign Holders	35,833	25	24	64,812	2,592	1,433	2,938	0.09%	1,855
712 - Lollipop 35 Speed Limit Signage Inserts	4,158	15	5	4,704	314	2,772	3,125	0.01%	224
713 - Lollipop Add'l Sign (2020 Only)[nr:1]	200	1	0	0	0	200	0	0.00%	0
Sub-total [21000 - Signage]	53,849			84,592	3,911	14,421	17,263	0.13%	2,799
<b>30000 - Miscellaneous</b>									
990 - Utilities PS- Neighborhood Clean-up	1,654	1	1	1,695	848	827	1,695	0.03%	606
992 - Utilities Underground	47,329	1	0	47,329	47,329	47,329	48,513	1.55%	33,867
997 - Utilities Paint (2020 Only)[nr:1]	5,000	1	0	0	0	5,000	0	0.00%	0
Sub-total [30000 - Miscellaneous]	53,983			49,024	48,177	53,156	50,208	1.58%	34,473
Sub-total Grounds	3,518,392			3,842,327	714,895	2,005,086	2,280,145	23.47%	511,544
<b>00060 - Administrative</b>									
<b>31000 - Reserve Study</b>									
100 - 3 Year Update with Site Visit On-going	6,150	3	1	6,304	2,101	4,100	6,304	0.07%	1,504
500 - Annual Update Yearly consulting	600	1	0	600	600	600	615	0.02%	429
Sub-total [31000 - Reserve Study]	6,750			6,904	2,701	4,700	6,919	0.09%	1,933

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<b>00060 - Administrative</b>									
<b>32000 - Undesignated</b>									
100 - Miscellaneous	7,880	1	1	8,077	4,038	3,940	8,077	0.13%	2,890
Reserve Items									
Sub-total Administrative	14,630			14,980	6,740	8,640	14,995	0.22%	4,823
						[A]	[B]		
<b>Totals</b>	<b>36,562,099</b>			<b>56,720,189</b>	<b>3,045,869</b>	<b>10,570,786</b>	<b>12,382,310</b>	<b>100.00%</b>	<b>2,179,476</b>
						[EndBal] [A]	[EndBal] [B]		
<b>Percent Funded</b>						<b>96.38%</b>	<b>91.71%</b>		

**00010 - Unit Exteriors**

**03000 - Painting: Exterior**

120 - Surface Restoration	Useful Life 8	Remaining Life 3	Treatment [se:2]
171 Homes- Phase 1 of 3	Quantity 171	Unit of Measure	Unit
	Cost /Ut \$2,206		
	% Included 100.00%	Total Cost/Study	\$377,279
Summary	Replacement Year 2023	Future Cost	\$411,367

This is to paint the building exterior with a 100% premium acrylic product on a eight year paint cycle. The eight years was adopted by the board in 2017. BRG recommends the association plan on a six year cycle and adjust that cycle as the painting project ages.

BRG worked with James E. Williams & Sons (Williams) in 2015 to determine future costing for paint & siding. The cost in the 2011 study was \$1,825 per home and after consultation with Williams, (and Progressive Painting in 2012,) the thought was to raise the unit costing to a larger number for flexibility with products, scheduling and labor increases. As you will see below, this number is only slightly higher than the future projections in the 2008 study. In 2014, the costs actually came in lower during the bid process.

There are several factors driving the initial shorter time frame including, but not limited to, irrigation heads blowing water on the siding. Additionally, some of the siding is still the masonite product and the paint will always be challenged adhering to this material. The trellises that are homeowner responsibility are causing issues with the siding and paint. Finally, there are several moist conditions that promote the conditions leading to dry-rot.

These homes were last painted by Draeger Construction in 2008 and Williams Construction in 2014 & 15 for \$306,091 which is \$1,790 per home. In 2014 & 2015 the cycle was adjusted from 295 homes (50%) to 171 homes.

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.

Costing provided by Williams, James E.

GL N23001

122 - Surface Restoration	Useful Life 8	Remaining Life 4	Treatment [se:2]
217 Homes- Phase 2 of 3	Quantity 217	Unit of Measure	Unit
	Cost /Ut \$2,206		
	% Included 100.00%	Total Cost/Study	\$478,770
Summary	Replacement Year 2024	Future Cost	\$535,078

See previous item for information related to this phase.

2018- Cost increased to reflect higher labor prices.

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

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 8	Remaining Life 5	Treatment [se:2]
202 Homes- Phase 3 of 3- Future	Quantity 202	Unit of Measure	Unit
	Cost /Ut \$2,206		
	% Included 100.00%	Total Cost/Study	\$445,675
Summary	Replacement Year 2025	Future Cost	\$510,543

See previous items for information related to this phase.

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

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.

Costing provided by Progressive Painting

GL N23001

190 - Miscellaneous	Useful Life 16	Remaining Life 3	
Construction Management: Color Consultant Only	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$3,677		
	% Included 100.00%	Total Cost/Study	\$3,677
Summary	Replacement Year 2023	Future Cost	\$3,960

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 2	
Construction Mgmt- Pre-Cycle Eval.	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$5,253		
	% Included 100.00%	Total Cost/Study	\$5,253
Summary	Replacement Year 2022	Future Cost	\$5,519

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

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

GL N23001

**00010 - Unit Exteriors**

**03000 - Painting: Exterior**

200 - Supervision	Useful Life 8	Remaining Life 3	
171 CM- Future Painting, Siding- PH 1	Quantity 171	Unit of Measure	Unit
	Cost /Ut \$483		
	% Included 100.00%	Total Cost/Study	\$82,642
Summary	Replacement Year 2023	Future Cost	\$88,997

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

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

2015- Changes per above.

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 8	Remaining Life 4	
217 CM- Future Painting, Siding- PH 2	Quantity 217	Unit of Measure	Lump Sum
	Cost /LS \$483		
	% Included 100.00%	Total Cost/Study	\$104,873
Summary	Replacement Year 2024	Future Cost	\$115,761

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

GL N23270

210 - Supervision	Useful Life 8	Remaining Life 5	
202 CM- Future Painting, Siding- PH 3	Quantity 202	Unit of Measure	Unit
	Cost /Ut \$483		
	% Included 100.00%	Total Cost/Study	\$97,624
Summary	Replacement Year 2025	Future Cost	\$110,453

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

GL N23270

350 - Touch-Up	Useful Life 1	Remaining Life 1	
On-going	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$10,506		
	% Included 100.00%	Total Cost/Study	\$10,506
Summary	Replacement Year 2021	Future Cost	\$10,769

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

2019- \$605 was expended.

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

GL N23001

## 00010 - Unit Exteriors

### 03000 - Painting: Exterior

920 - Power Washing	Useful Life 16	Remaining Life 3	
171 Unit Brickwork (sealing added)	Quantity 171	Unit of Measure	Lump Sum
	Cost /LS	\$137	
	% Included	100.00%	Total Cost/Study \$23,355
Summary	Replacement Year	2023	Future Cost \$25,151

This is to power wash and seal the brickwork, in conjunction with painting. The power washing only was added by the association as a component for the first time in 2009.

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.

GL N23270

924 - Power Washing	Useful Life 16	Remaining Life 4	
217 Unit Brickwork (sealing added)	Quantity 217	Unit of Measure	Lump Sum
	Cost /LS	\$136	
	% Included	100.00%	Total Cost/Study \$29,462
Summary	Replacement Year	2024	Future Cost \$32,520

This is to power wash and seal the brickwork, in conjunction with painting.

GL N23270

926 - Power Washing	Useful Life 16	Remaining Life 5	
202 Unit Brickwork (sealing added)	Quantity 202	Unit of Measure	Lump Sum
	Cost /LS	\$110	
	% Included	100.00%	Total Cost/Study \$22,151
Summary	Replacement Year	2025	Future Cost \$25,061

This is to power wash and seal the brickwork, in conjunction with painting.

GL N23270

### 04000 - Structural Repairs

204 - Wood: Siding & Trim	Useful Life 1	Remaining Life 1	
On-going Repairs- Yearly, Work Orders, Etc.	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$124,455	
	% Included	100.00%	Total Cost/Study \$124,455
Summary	Replacement Year	2021	Future Cost \$127,566

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.

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



**00010 - Unit Exteriors**

**04000 - Structural Repairs**

205 - Wood: Siding & Trim	Useful Life 1	Remaining Life 0	Treatment [nr:1]
On-going Repairs- 2020 Only	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$55,000	
	% Included	100.00%	Total Cost/Study \$55,000
Summary	Replacement Year	2020	Future Cost \$55,000

This is for the \$55,000 expended in 2020.

GL N23270

210 - Wood: Siding & Trim	Useful Life 30	Remaining Life 25	
171 2008 Siding Project- Long Term	Quantity 171	Unit of Measure	Unit
	Cost /Ut	\$8,405	
	% Included	100.00%	Total Cost/Study \$1,437,255
Summary	Replacement Year	2045	Future Cost \$2,664,590

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

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

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

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

GL N23270

212 - Wood: Siding & Trim	Useful Life 30	Remaining Life 26	
217 2009 Siding Project- Long Term	Quantity 217	Unit of Measure	Unit
	Cost /Ut	\$8,405	
	% Included	100.00%	Total Cost/Study \$1,823,885
Summary	Replacement Year	2046	Future Cost \$3,465,915

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

**00010 - Unit Exteriors**

**04000 - Structural Repairs**

214 - Wood: Siding & Trim	Useful Life 30	Remaining Life 27	
202 2010 Siding Project- Long Term	Quantity 202	Unit of Measure	Lump Sum
	Cost /LS	\$8,405	
	% Included	100.00%	Total Cost/Study \$1,697,810
Summary	Replacement Year	2047	Future Cost \$3,306,994

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

220 - Wood: Siding & Trim	Useful Life 8	Remaining Life 3	
171 Homes- Ongoing Siding Project w	Quantity 171	Unit of Measure	Unit
Paint 1	Cost /Ut	\$2,627	
	% Included	100.00%	Total Cost/Study \$449,142
Summary	Replacement Year	2023	Future Cost \$483,677

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.

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 8	Remaining Life 4	
217 Homes- Ongoing Siding Project w	Quantity 217	Unit of Measure	Unit
Paint 2	Cost /Ut	\$2,627	
	% Included	100.00%	Total Cost/Study \$569,964
Summary	Replacement Year	2024	Future Cost \$629,134

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.

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 8	Remaining Life 5	
202 Homes- Ongoing Siding Project w Paint 3	Quantity 202	Unit of Measure	Unit
	Cost /Ut \$2,627		
	% Included 100.00%	Total Cost/Study	\$530,566
Summary	Replacement Year 2025	Future Cost	\$600,286

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.

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 19	
Construction Management On-going	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$71,863		
	% Included 100.00%	Total Cost/Study	\$71,863
Summary	Replacement Year 2039	Future Cost	\$114,883

This is for the CM fees at 5% of work completed for the future siding large project job. This is the re-do of the 2008 siding work project.

2016- Life extended to match major siding work.  
2012- BRG is leaving this and the next two items in the study. It may be more practical to remove the three supervision items as the amounts are low. They could be included in the actual siding work components.

GL N23270

291 - Miscellaneous	Useful Life 30	Remaining Life 20	
Construction Management On-going	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$91,194		
	% Included 100.00%	Total Cost/Study	\$91,194
Summary	Replacement Year 2040	Future Cost	\$149,432

This is for the CM fees at 5% of work completed for the future siding large project job. This is the re-do of the 2009 siding work project.

2016- Life extended to match major siding work.

GL N23270

292 - Miscellaneous	Useful Life 30	Remaining Life 21	
Construction Management On-going	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$84,890		
	% Included 100.00%	Total Cost/Study	\$84,890
Summary	Replacement Year 2041	Future Cost	\$142,581

This is for the CM fees at 5% of work completed for the future siding large project job. This is the re-do of the 2010 siding work project.

2016- Life extended to match major siding work.

**00010 - Unit Exteriors**

**04000 - Structural Repairs**

GL N23270

**05000 - Roofing**

200 - Low Slope: BUR	Useful Life 15	Remaining Life 4
32 Squares- Small Flats- Done 2009	Quantity 32	Unit of Measure Squares
	Cost /Sqrs \$1,358	
	% Included 100.00%	Total Cost/Study \$43,446
Summary	Replacement Year 2024	Future Cost \$47,956

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.

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 Swathmore & 1103/05 Commons were done and removed from this line item and are now in # 220.

GL N23270

206 - Low Slope: BUR	Useful Life 15	Remaining Life 1
8 Squares- Small Flats- Done 2006	Quantity 8	Unit of Measure Squares
	Cost /Sqrs \$1,358	
	% Included 100.00%	Total Cost/Study \$10,862
Summary	Replacement Year 2021	Future Cost \$11,133

This is to replace the roofing. 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.

GL N23270

**00010 - Unit Exteriors**

**05000 - Roofing**

212 - Low Slope: BUR	Useful Life 15	Remaining Life 4
80 Squares- Large Flats- 2009	Quantity 80	Unit of Measure Squares
	Cost /Sqrs \$1,358	
	% Included 100.00%	Total Cost/Study \$108,615
Summary	Replacement Year 2024	Future Cost \$119,891

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.

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 4
4 Squares- Small Flats- Done 2009	Quantity 4	Unit of Measure Squares
	Cost /Sqrs \$1,358	
	% Included 100.00%	Total Cost/Study \$5,431
Summary	Replacement Year 2024	Future Cost \$5,995

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

Each address is 2 Squares.

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

GL N23270

220 - Low Slope: BUR	Useful Life 15	Remaining Life 3
8 Squares- Small Flats- Done 2008	Quantity 8	Unit of Measure Squares
	Cost /Sqrs \$1,358	
	% Included 100.00%	Total Cost/Study \$10,862
Summary	Replacement Year 2023	Future Cost \$11,697

This is to replace the built-up roofing at the following addresses:  
2319/2317 Swathmore & 1103/1105 Commons.

Each address is approximately 2 Squares.

2008- The above roofing was replaced as noted.

GL N23270

**00010 - Unit Exteriors**

**05000 - Roofing**

400 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 20	Treatment [se:4]
3,257 Squares- 2000 - 2003 Roofing: 199 Homes	Quantity 3,257	Unit of Measure	Squares
	Cost /Sqrs \$1,839		
	% Included 100.00%	Total Cost/Study	\$5,988,300
Summary	Replacement Year 2040	Future Cost	\$10,186,667

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

420 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 24	
2004 Roofing Project	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$2,472,081		
	% Included 100.00%	Total Cost/Study	\$2,472,081
Summary	Replacement Year 2044	Future Cost	\$4,471,316

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

**00010 - Unit Exteriors**

**05000 - Roofing**

440 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 25	Treatment [se:2]
1,853 Squares- 2005 Roofing Project	Quantity 1,853	Unit of Measure	Squares
	Cost /Sqrs \$1,839		
	% Included 100.00%	Total Cost/Study	\$3,406,914
Summary	Replacement Year 2045	Future Cost	\$6,395,181

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 27	Treatment [se:2]
2,098 Squares- 2006 Roofing Project	Quantity 2,098	Unit of Measure	Squares
	Cost /Sqrs \$1,839		
	% Included 100.00%	Total Cost/Study	\$3,857,370
Summary	Replacement Year 2047	Future Cost	\$7,607,302

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. 2114 squares initially.

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

GL N23270

466 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 29	Treatment [se:2]
1,650 Squares- 2007 Roofing Project	Quantity 1,650	Unit of Measure	Squares
	Cost /Sqrs \$1,839		
	% Included 100.00%	Total Cost/Study	\$3,033,680
Summary	Replacement Year 2049	Future Cost	\$6,285,746

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

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

GL N23270

**00010 - Unit Exteriors**

**05000 - Roofing**

690 - Gutters / Downspouts	Useful Life	30	Remaining Life	14	
2004	Quantity	1	Unit of Measure	Lump Sum	
	Cost /LS	\$147,087			
	% Included	100.00%	Total Cost/Study	\$147,087	
Summary	Replacement Year	2034	Future Cost	\$207,831	

This is to replace the gutters and downspouts.

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

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

GL N23270

692 - Gutters / Downspouts	Useful Life	30	Remaining Life	15	
2005	Quantity	1	Unit of Measure	Lump Sum	
	Cost /LS	\$152,341			
	% Included	100.00%	Total Cost/Study	\$152,341	
Summary	Replacement Year	2035	Future Cost	\$220,635	

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	16	
2006	Quantity	1	Unit of Measure	Lump Sum	
	Cost /LS	\$183,859			
	% Included	100.00%	Total Cost/Study	\$183,859	
Summary	Replacement Year	2036	Future Cost	\$272,940	

This is to replace the gutters and downspouts.

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

GL N23270

696 - Gutters / Downspouts	Useful Life	30	Remaining Life	17	
2007	Quantity	1	Unit of Measure	Lump Sum	
	Cost /LS	\$157,594			
	% Included	100.00%	Total Cost/Study	\$157,594	
Summary	Replacement Year	2037	Future Cost	\$239,798	

This is to replace the gutters and downspouts.

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

GL N23270



**00010 - Unit Exteriors**

**05000 - Roofing**

701 - Gutters / Downspouts	Useful Life 30	Remaining Life 18
1,484 lf 2008	Quantity 1,484	Unit of Measure Linear Feet
	Cost /l.f. \$19.03	
	% Included 100.00%	Total Cost/Study \$28,234
Summary	Replacement Year 2038	Future Cost \$44,036

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 19
994 lf 2009	Quantity 994	Unit of Measure Linear Feet
	Cost /l.f. \$19.03	
	% Included 100.00%	Total Cost/Study \$18,911
Summary	Replacement Year 2039	Future Cost \$30,232

This is to replace the gutters and downspouts.

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

GL N23270

703 - Gutters / Downspouts	Useful Life 30	Remaining Life 20
10,741 lf 2010	Quantity 10,741	Unit of Measure Linear Feet
	Cost /l.f. \$19.54	
	% Included 100.00%	Total Cost/Study \$209,915
Summary	Replacement Year 2040	Future Cost \$343,970

This is to replace the gutters and downspouts.

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

GL N23270

810 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 13
2003 Roofing Project: Beams, Crts/Vlys, FP Chs	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$157,594	
	% Included 100.00%	Total Cost/Study \$157,594
Summary	Replacement Year 2033	Future Cost \$217,245

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

Includes:

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

GL N23270

**00010 - Unit Exteriors**

**05000 - Roofing**

820 - Beam Replacement	Useful Life	30	Remaining Life	14
2004	Quantity	1	Unit of Measure	Lump Sum
	Cost /LS	\$68,291		
	% Included	100.00%	Total Cost/Study	\$68,291
Summary	Replacement Year	2034	Future Cost	\$96,493

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

GL N23270

822 - Beam Replacement	Useful Life	30	Remaining Life	15
2005 Roofing w/ 70% increase due to related siding	Quantity	1	Unit of Measure	Lump Sum
	Cost /LS	\$341,453		
	% Included	100.00%	Total Cost/Study	\$341,453
Summary	Replacement Year	2035	Future Cost	\$494,526

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

GL N23270

824 - Beam Replacement	Useful Life	30	Remaining Life	16
2006- Roofing w/ 70% inc. due to related siding	Quantity	1	Unit of Measure	Lump Sum
	Cost /LS	\$138,682		
	% Included	100.00%	Total Cost/Study	\$138,682
Summary	Replacement Year	2036	Future Cost	\$205,875

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	17
2007- Roofing-w/ 70% inc. due to related siding	Quantity	1	Unit of Measure	Lump Sum
	Cost /LS	\$288,922		
	% Included	100.00%	Total Cost/Study	\$288,922
Summary	Replacement Year	2037	Future Cost	\$439,629

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

GL N23270

840 - Hog Valleys	Useful Life	30	Remaining Life	4
2000 - 2003 Roofing Project Midcycle	Quantity	1	Unit of Measure	Lump Sum
	Cost /LS	\$157,594		
	% Included	100.00%	Total Cost/Study	\$157,594
Summary	Replacement Year	2024	Future Cost	\$173,954

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

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

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

**00010 - Unit Exteriors**

**05000 - Roofing**

GL N23270

841 - Hog Valleys	Useful Life 30	Remaining Life 4	
2004 Roofing Project Midcycle	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$157,594	
	% Included	100.00%	Total Cost/Study \$157,594
Summary	Replacement Year	2024	Future Cost \$173,954

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

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

GL N23270

842 - Hog Valleys	Useful Life 30	Remaining Life 5	
2005 Roofing Project Midcycle	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$157,594	
	% Included	100.00%	Total Cost/Study \$157,594
Summary	Replacement Year	2025	Future Cost \$178,303

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

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

GL N23270

843 - Hog Valleys	Useful Life 30	Remaining Life 6	
2006 Roofing Project Midcycle	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$157,594	
	% Included	100.00%	Total Cost/Study \$157,594
Summary	Replacement Year	2026	Future Cost \$182,760

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

844 - Hog Valleys	Useful Life 30	Remaining Life 7	
2007 Roofing Project Midcycle	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$157,594	
	% Included	100.00%	Total Cost/Study \$157,594
Summary	Replacement Year	2027	Future Cost \$187,329

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

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

GL N23270

**00010 - Unit Exteriors**

**05000 - Roofing**

920 - Roofing: Inspections & Repairs	Useful Life 1	Remaining Life 0	
590 All Units & Bldgs Ongoing	Quantity 590	Unit of Measure Unit	
	Cost /Ut \$76.87		
	% Included 100.00%	Total Cost/Study \$45,356	
Summary	Replacement Year 2020	Future Cost \$45,356	

This is to inspect and perform rudimentary maintenance as needed to the roofing. In 2015 this 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.

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.

2020- \$45,356 was expended.  
2018- \$5,000 for CM2 supervision of roofing repairs & maintenance.  
2017- \$18,660 was expended.  
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 \$27.25		
	% Included 100.00%	Total Cost/Study \$16,079	
Summary	Replacement Year 2020	Future Cost \$16,079	

This is for repairs to the roofing to extend the life. This was added to the study in 2015 per Williams Construction. This is spread over several years, reflecting that the pitched roofing was installed over several years and this is to augment the funds for inspections.

2020- \$16,079 was expended.  
2019- \$66,443 was expended.  
2018- This was in the study for \$190,000 and in 2018 the association hired CM2 construction managers to bid and supervise repairs in the amount of \$46,844. Advanced Roof Design is doing the repairs. The component has been reduced to this amount, pending evaluations. BRG has made this a three cycle item to prepare the roofs to achieve their serviceable lives. Later in August, the 2018 work moved to related component as a one-time expense.

GL

## 00010 - Unit Exteriors

### 19000 - Fencing

300 - Wood	Useful Life 8	Remaining Life 3	Treatment [se:3]
22,881 If Patios (33%)	Quantity 22,881	Unit of Measure	Linear Feet
	Cost /l.f. \$56.57	Qty * \$/l.f.	\$1,294,387
	% Included 33.33%	Total Cost/Study	\$431,462
Summary	Replacement Year 2023	Future Cost	\$476,350

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.

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 3	
1,900 If Interior Patio Party Fence (20%)	Quantity 1,900	Unit of Measure	Linear Feet
	Cost /l.f. \$135	Qty * \$/l.f.	\$256,250
	% Included 20.00%	Total Cost/Study	\$51,250
Summary	Replacement Year 2023	Future Cost	\$55,191

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 during painting and siding project. Move from 2020 to 2023. Work may occur sooner. 2019- Changed per client from \$113,251 starting in 2023, and split evenly over three years, into a LS in 2020 of \$50,000 and having it repeating every 8 years.

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

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

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

GL N23270

## 00010 - Unit Exteriors

### 19000 - Fencing

350 - Wood: Repair	Useful Life 1	Remaining Life 1	
On-going Repairs Per Year	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$26,723	
	% Included	100.00%	Total Cost/Study \$26,723
Summary	Replacement Year	2021	Future Cost \$27,391

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

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 1	Remaining Life 0	Treatment [nr:1]
2020 Only	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$39,301	
	% Included	100.00%	Total Cost/Study \$39,301
Summary	Replacement Year	2020	Future Cost \$39,301

This is for the \$39,301 anticipated in 2020.

GL N23127

### 21000 - Signage

400 - Unit Address Plaques	Useful Life 25	Remaining Life 14	
590 Units with 2 at each	Quantity 590	Unit of Measure	Unit
	Cost /Ut	\$95.04	
	% Included	100.00%	Total Cost/Study \$56,073
Summary	Replacement Year	2034	Future Cost \$79,229

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 5	
Main Clubhouse- Ongoing Repairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$1,358	
	% Included	100.00%	Total Cost/Study \$1,358
Summary	Replacement Year	2025	Future Cost \$1,536

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.

**00020 - Main Clubhouse Areas**

**02000 - Concrete**

GL

**03000 - Painting: Exterior**

130 - Surface Restoration	Useful Life 10	Remaining Life 10
Main Clubhouse	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$15,759	
	% Included 100.00%	Total Cost/Study \$15,759
Summary	Replacement Year 2030	Future Cost \$20,173

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 1
258 lf Pool Perimeter Fence	Quantity 258	Unit of Measure Linear Feet
	Cost /l.f. \$10.51	
	% Included 100.00%	Total Cost/Study \$2,711
Summary	Replacement Year 2021	Future Cost \$2,778

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

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

GL

**03500 - Painting: Interior**

300 - Clubhouse	Useful Life 10	Remaining Life 4
11,806 sf Clubhouse	Quantity 11,806	Unit of Measure Square Feet
	Cost /SqFt \$1.47	
	% Included 100.00%	Total Cost/Study \$17,365
Summary	Replacement Year 2024	Future Cost \$19,168

This is to paint the clubhouse interior.

2018- Cost increased for painting.

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

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

GL 23017

## 00020 - Main Clubhouse Areas

### 04000 - Structural Repairs

200 - Wood: Siding & Trim	Useful Life 30	Remaining Life 0	
Ongoing Prior to Paint	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$68,105		
	% Included 100.00%	Total Cost/Study	\$68,105
Summary	Replacement Year 2020	Future Cost	\$68,105

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 9	
Clubhouse Pool Awning	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$5,463		
	% Included 100.00%	Total Cost/Study	\$5,463
Summary	Replacement Year 2029	Future Cost	\$6,823

This is to repair and replace the retracting awning.

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

GL N23018

900 - Door: Hardware	Useful Life 15	Remaining Life 9	
16 Clubhouse- Exit Doors & Pool Pedestrian Gates	Quantity 16	Unit of Measure	Items
	Cost /Itm \$1,051		
	% Included 100.00%	Total Cost/Study	\$16,810
Summary	Replacement Year 2029	Future Cost	\$20,993

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

13- 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

901 - Door: Hardware	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Pool Deck Door (2020 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$2,900		
	% Included 100.00%	Total Cost/Study	\$2,900
Summary	Replacement Year 2020	Future Cost	\$2,900

This is for the \$2,900 expended to replace door from pool deck into restroom hallway due to water damage.

GL



## 00020 - Main Clubhouse Areas

### 04000 - Structural Repairs

906 - Steel Doors	Useful Life 25	Remaining Life 15	
4 Exterior Storage Room Metal Doors	Quantity 4	Unit of Measure	Lump Sum
	Cost /LS	\$2,627	
	% Included	100.00%	Total Cost/Study \$10,506
Summary	Replacement Year	2035	Future Cost \$15,216
This is to repair, replace and maintain the steel doors.			

GL

### 05000 - Roofing

208 - Low Slope: BUR	Useful Life 15	Remaining Life 3	
6 Squares- Clubhouse- Vinyl	Quantity 6	Unit of Measure	Squares
	Cost /Sqrs	\$3,152	
	% Included	100.00%	Total Cost/Study \$18,911
Summary	Replacement Year	2023	Future Cost \$20,365
This is to replace the low slope roof at the clubhouse.			

2008- Placed in service.

GL N23271

460 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 18	
44 Squares- Clubhouse- 44 Squares	Quantity 44	Unit of Measure	Squares
	Cost /Sqrs	\$1,471	
	% Included	100.00%	Total Cost/Study \$64,718
Summary	Replacement Year	2038	Future Cost \$100,939
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	14	
Professional Fees	Quantity	1	Unit of Measure	Lump Sum	
	Cost /LS	\$52,531			
	% Included	100.00%	Total Cost/Study	\$52,531	
Summary	Replacement Year	2034	Future Cost	\$74,225	

This is for hiring the appropriate professional for the rehab project which may include space planners, designers and/or an architect. BRG moved this to a RL of 2013 for the first draft in 2012.

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.

GL 23017

100 - General	Useful Life	30	Remaining Life	1	
Clubhouse- Lounge: Skylights & Windows	Quantity	1	Unit of Measure	Lump Sum	
	Cost /LS	\$29,417			
	% Included	100.00%	Total Cost/Study	\$29,417	
Summary	Replacement Year	2021	Future Cost	\$30,153	

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

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 4	
Clubhouse- Living Rm & Kitchen	Quantity 1	Unit of Measure	Lump Sum
Furnishings (50%)	Cost /LS \$56,208	Qty * \$/LS	\$56,208
	% Included 50.00%	Total Cost/Study	\$28,104
Summary	Replacement Year 2024	Future Cost	\$31,022

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

2- sofas  
6- large stuffed chairs  
4- tables  
2- coffee tables  
1- ottoman  
16- chairs  
3- 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 4	
Clubhouse- Card Room Misc. (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$15,759	Qty * \$/LS	\$15,759
	% Included 50.00%	Total Cost/Study	\$7,880
Summary	Replacement Year 2024	Future Cost	\$8,698

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

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

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

GL 23017

**00020 - Main Clubhouse Areas**

**08000 - Rehab**

113 - General	Useful Life	25	Remaining Life	19
Clubhouse Card Room- Counter & Cabinets	Quantity	1	Unit of Measure	Lump Sum
	Cost /LS	\$18,911		
	% Included	100.00%	Total Cost/Study	\$18,911
Summary	Replacement Year	2039	Future Cost	\$30,232

This is to rehab the built in cabinetries and counter.

10' built in bookcase  
10' built in hutch

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

GL N23271

114 - General	Useful Life	25	Remaining Life	18
6 -Exterior Store-Front Door Sets	Quantity	6	Unit of Measure	Items
	Cost /Itm	\$6,304		
	% Included	100.00%	Total Cost/Study	\$37,822
Summary	Replacement Year	2038	Future Cost	\$58,990

This is for replacing the exterior store front glass doors this is to include the panic hardware. There are approximately 13 doors (6 sets).

2013- Part of 2013 renovation project.

GL 23017

136 - General	Useful Life	25	Remaining Life	19
16 Clubhouse- Interior Doors	Quantity	16	Unit of Measure	Items
	Cost /Itm	\$1,051		
	% Included	100.00%	Total Cost/Study	\$16,810
Summary	Replacement Year	2039	Future Cost	\$26,873

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.

GL 23017

**00020 - Main Clubhouse Areas**

**08000 - Rehab**

138 - General	Useful Life 10	Remaining Life 4	
Clubhouse- Entry Area- Furnishings- 50% (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$3,152	Qty * \$/LS	\$3,152
	% Included 50.00%	Total Cost/Study	\$1,576
Summary	Replacement Year 2024	Future Cost	\$1,740

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

140 - General	Useful Life 10	Remaining Life 4	
Clubhouse Security System / Entry Access	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$43,486		
	% Included 100.00%	Total Cost/Study	\$43,486
Summary	Replacement Year 2024	Future Cost	\$48,000

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 unspecified scope of work.  
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.  
2007- Added as a component of the reserve study.

In September 2009, 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.

GL N23271

141 - General	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Clubhouse Security (2020 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$4,265		
	% Included 100.00%	Total Cost/Study	\$4,265
Summary	Replacement Year 2020	Future Cost	\$4,265

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

GL N23271

**00020 - Main Clubhouse Areas**

**08000 - Rehab**

142 - General	Useful Life 10	Remaining Life 8	
Clubhouse Audio/Video Upgrades	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$34,469	
	% Included	100.00%	Total Cost/Study \$34,469
Summary	Replacement Year	2028	Future Cost \$41,997
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

144 - Clubhouse	Useful Life 15	Remaining Life 9	
2 Drinking Fountain	Quantity 2	Unit of Measure	Items
	Cost /Itm	\$1,366	
	% Included	100.00%	Total Cost/Study \$2,732
Summary	Replacement Year	2029	Future Cost \$3,411

This is for replacing the dual Elkay drinking fountain.

2018- Increased qty from 1 to 2.  
2013- Part of 2013 renovation project.

GL 23017

**00020 - Main Clubhouse Areas**

**08000 - Rehab**

150 - General	Useful Life 10	Remaining Life 4	
Lobby Admin. Office- 50% (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$14,709	Qty * \$/LS	\$14,709
	% Included 50.00%	Total Cost/Study	\$7,354
Summary	Replacement Year 2024	Future Cost	\$8,118

This is for replacing the following:

1- computer  
2- task chairs  
2- 3 drawer file  
upper cabinets- 14 lf  
counter- 19 lf

2013- Part of 2013 renovation project.

GL 23017

156 - General	Useful Life 10	Remaining Life 4	
Clubhouse- Manager's Office 50% (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$7,354	Qty * \$/LS	\$7,354
	% Included 50.00%	Total Cost/Study	\$3,677
Summary	Replacement Year 2024	Future Cost	\$4,059

This is for replacing the following:

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

2019- \$878 was expended for an office chair to match others purchased in 2014.  
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 4	
Clubhouse- Gym 50% (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$15,759	Qty * \$/LS	\$15,759
	% Included 50.00%	Total Cost/Study	\$7,880
Summary	Replacement Year 2024	Future Cost	\$8,698

This is for general rehab of the fitness room.

2- ceiling fans  
1- guest chair

2013- Part of 2013 renovation project.

GL 23017

**00020 - Main Clubhouse Areas**

**08000 - Rehab**

180 - General	Useful Life 30	Remaining Life 24	
2 Clubhouse- 2 Restrooms	Quantity 2	Unit of Measure	Items
	Cost /Itm \$44,126		
	% Included 100.00%	Total Cost/Study	\$88,252
Summary	Replacement Year 2044	Future Cost	\$159,625

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

190 - General	Useful Life 10	Remaining Life 4	
Clubhouse- Maintenance Office (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$5,253	Qty * \$/LS	\$5,253
	% Included 50.00%	Total Cost/Study	\$2,627
Summary	Replacement Year 2024	Future Cost	\$2,899

This is for general rehab and to replacing the following items in the maintenance office.

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

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 7	
Clubhouse- Audio Room (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$3,152	Qty * \$/LS	\$3,152
	% Included 50.00%	Total Cost/Study	\$1,576
Summary	Replacement Year 2027	Future Cost	\$1,873

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



## 00020 - Main Clubhouse Areas

### 08000 - Rehab

194 - General	Useful Life	25	Remaining Life	19
Kitchen	Quantity	1	Unit of Measure	Lump Sum
	Cost /LS	\$48,329		
	% Included	100.00%	Total Cost/Study	\$48,329
Summary	Replacement Year	2039	Future Cost	\$77,261

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

344 - General	Useful Life	20	Remaining Life	14
2013 Contingency	Quantity	1	Unit of Measure	Lump Sum
	Cost /LS	\$42,550		
	% Included	100.00%	Total Cost/Study	\$42,550
Summary	Replacement Year	2034	Future Cost	\$60,122

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 - Re-plaster	Useful Life	12	Remaining Life	2
116 lf Clubhouse Main Pool	Quantity	116	Unit of Measure	Linear Feet
	Cost /l.f.	\$126		
	% Included	100.00%	Total Cost/Study	\$14,625
Summary	Replacement Year	2022	Future Cost	\$15,365

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

2018- Cost increased slightly to reflect rising labor rates.  
2017- Client advised to extend remaining life 4 years.  
2015- Remaining life decreased from 2021 to 2018 per client 6/11/2015.  
2008- Cost was increased to address expected cost changes related to safety. Many of those changes, done in 2008, are non-recurring and will not need to be done again.  
This line item has been reduced in 2009 back down (from a 2008 unit cost of \$130lf) to just the cost of re-plastering as was done in 2009, with an Altima finish upgrade.

GL N23271

## 00020 - Main Clubhouse Areas

### 12000 - Pool

102 - Re-plaster	Useful Life	12	Remaining Life	11
176 lf Clubhouse Lap Pool	Quantity	176	Unit of Measure	Linear Feet
	Cost /l.f.	\$131		
	% Included	100.00%	Total Cost/Study	\$23,027
Summary	Replacement Year	2031	Future Cost	\$30,213

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

200 - Edge: Tile, Coping, Mastic	Useful Life	24	Remaining Life	18
116 lf Clubhouse Main Pool	Quantity	116	Unit of Measure	Linear Feet
	Cost /l.f.	\$52.53		
	% Included	100.00%	Total Cost/Study	\$6,094
Summary	Replacement Year	2038	Future Cost	\$9,504

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

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

GL N23271

202 - Edge: Tile, Coping, Mastic	Useful Life	24	Remaining Life	18
176 lf Clubhouse Lap Pool	Quantity	176	Unit of Measure	Linear Feet
	Cost /l.f.	\$52.53		
	% Included	100.00%	Total Cost/Study	\$9,245
Summary	Replacement Year	2038	Future Cost	\$14,420

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

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

GL N23271

600 - Deck: Re-Surface	Useful Life	30	Remaining Life	24
10,526 sf Main Pool Area	Quantity	10,526	Unit of Measure	Square Feet
	Cost /SqFt	\$22.63		
	% Included	100.00%	Total Cost/Study	\$238,184
Summary	Replacement Year	2044	Future Cost	\$430,810

This is to remove the concrete pool deck and replace per scope of work in 2009. In 2010, this item was downsized to a smaller project.

8/17/11- moved from 2015 to 2012 and cost adjusted slightly downward.  
\$107,164 was base cost before option.

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

2013- Part of 2013 renovation project.

**00020 - Main Clubhouse Areas**

**12000 - Pool**

GL N23018

700 - Equipment: Replacement	Useful Life 8	Remaining Life 1
3 Main & Lap Pool Filters Only	Quantity 3	Unit of Measure Items
	Cost /Itm \$1,853	
	% Included 100.00%	Total Cost/Study \$5,558
Summary	Replacement Year 2021	Future Cost \$5,697

This is to replace the main clubhouse filtration system.

Main: 1- Pent Air Filter CCP520  
Lap: 2- Pent Air Filter CCP520

2019- \$975 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

701 - Equipment: Replacement	Useful Life 4	Remaining Life 2
3 Main & Lap Pool Pumps Only	Quantity 3	Unit of Measure Items
	Cost /Itm \$2,924	
	% Included 100.00%	Total Cost/Study \$8,773
Summary	Replacement Year 2022	Future Cost \$9,217

This is to replace the main clubhouse pool system pumps:

Main: 1- Pent Air Vari Speed Pump & Motor  
Lap: 2- Pent Air Vari Speed Pump & Motor

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

702 - Equipment: Replacement	Useful Life 4	Remaining Life 1
Main Pool Chlorinator	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,261	
	% Included 100.00%	Total Cost/Study \$1,261
Summary	Replacement Year 2021	Future Cost \$1,292

This is to replace the main clubhouse pool chlorinator.

GL N23271

## 00020 - Main Clubhouse Areas

### 12000 - Pool

703 - Equipment: Replacement	Useful Life 4	Remaining Life 1	
Lap Pool Chemical Feeder	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$1,097	
	% Included	100.00%	Total Cost/Study \$1,097
Summary	Replacement Year	2021	Future Cost \$1,124

This is to replace the main clubhouse pool Hayward chemical feeder model C1100CF.

GL N23271

704 - Equipment: Replacement	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Speed pump motor (2020 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$1,525	
	% Included	100.00%	Total Cost/Study \$1,525
Summary	Replacement Year	2020	Future Cost \$1,525

This is for the \$1,525 expended to replace a variable speed pump motor.

GL N23271

790 - Miscellaneous	Useful Life 1	Remaining Life 1	
On-going (Yearly) Pool Mechanical Repairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$3,587	
	% Included	100.00%	Total Cost/Study \$3,587
Summary	Replacement Year	2021	Future Cost \$3,677

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.

2019- \$3,500 was expended.  
2017- \$3,820 was expended.  
2009- Added as a component of the reserve study.

GL N23271

910 - Furniture: Chairs	Useful Life 10	Remaining Life 4	
16 Clubhouse	Quantity 16	Unit of Measure	Items
	Cost /Itm	\$116	
	% Included	100.00%	Total Cost/Study \$1,849
Summary	Replacement Year	2024	Future Cost \$2,041

This is to replace the pool chairs.

#### IMPORTANT NOTE:

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

**00020 - Main Clubhouse Areas**

**12000 - Pool**

915 - Furniture: Lounges	Useful Life	10	Remaining Life	4
18 Clubhouse	Quantity	18	Unit of Measure	Items
	Cost /Itm	\$735		
	% Included	100.00%	Total Cost/Study	\$13,238
Summary	Replacement Year	2024	Future Cost	\$14,612

This is to replace the chaise lounges.

2014- \$2,934 was expended.

GL N23271

920 - Furniture: Tables	Useful Life	10	Remaining Life	4
6 Clubhouse	Quantity	6	Unit of Measure	Items
	Cost /Itm	\$525		
	% Included	100.00%	Total Cost/Study	\$3,152
Summary	Replacement Year	2024	Future Cost	\$3,479

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	4
4 Clubhouse- Umbrellas Stands	Quantity	4	Unit of Measure	Items
	Cost /Itm	\$163		
	% Included	100.00%	Total Cost/Study	\$651
Summary	Replacement Year	2024	Future Cost	\$719

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	2
4 Clubhouse- Umbrellas	Quantity	4	Unit of Measure	Items
	Cost /Itm	\$431		
	% Included	100.00%	Total Cost/Study	\$1,723
Summary	Replacement Year	2022	Future Cost	\$1,810

This is to replace the misc. pool furniture.

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

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

GL N23271

## 00020 - Main Clubhouse Areas

### 12000 - Pool

990 - Miscellaneous	Useful Life 10	Remaining Life 1	
2012 Misc. Safety, Caps, Water Quality, etc.	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$18,911	
	% Included	100.00%	Total Cost/Study \$18,911
Summary	Replacement Year	2021	Future Cost \$19,384

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

GL N23271

994 - Miscellaneous	Useful Life 12	Remaining Life 6	
Signage- Main CH	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$1,261	
	% Included	100.00%	Total Cost/Study \$1,261
Summary	Replacement Year	2026	Future Cost \$1,462

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 - Re-Plaster	Useful Life 6	Remaining Life 1	
Main Clubhouse	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$4,203	
	% Included	100.00%	Total Cost/Study \$4,203
Summary	Replacement Year	2021	Future Cost \$4,308

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

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 24	Remaining Life 18	
Main CH Spa	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$2,101	
	% Included	100.00%	Total Cost/Study \$2,101
Summary	Replacement Year	2038	Future Cost \$3,277

This is to replace the spa tile.

2014- Tile was replaced with the renovation project.

GL N23271

700 - Equipment	Useful Life 10	Remaining Life 2	
Main Spa	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$3,887	
	% Included	100.00%	Total Cost/Study \$3,887
Summary	Replacement Year	2022	Future Cost \$4,084

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

This is for the pump and filter equipment. Added as a line item to the study in 2011.

1- Pentair cartridge filtration system CCP520

1- 2 hp booster pump for the jets

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

710 - Pumps	Useful Life 6	Remaining Life 1	
Vari Speed Pentair Pump	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$2,942	
	% Included	100.00%	Total Cost/Study \$2,942
Summary	Replacement Year	2021	Future Cost \$3,015

This is for the variable speed pump motor.

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

2018- This is deferred to 2019.

2012- This was separated from the previous component.

GL N23271

## 00020 - Main Clubhouse Areas

### 13000 - Spa

780 - Heater	Useful Life 8	Remaining Life 6	
Main Clubhouse- Spa Heater	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,537		
	% Included 100.00%	Total Cost/Study	\$5,537
Summary	Replacement Year 2026	Future Cost	\$6,421

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

2018- \$5,270 was expended.

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

GL N23271

### 14000 - Recreation

201 - Exercise: Treadmill	Useful Life 5	Remaining Life 3	
Matrix Commercial Series	Quantity 1	Unit of Measure	Items
	Cost /Itm \$3,862		
	% Included 100.00%	Total Cost/Study	\$3,862
Summary	Replacement Year 2023	Future Cost	\$4,159

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

205 - Exercise: Treadmill	Useful Life 5	Remaining Life 2	
Matrix Commercial Series	Quantity 1	Unit of Measure	Items
	Cost /Itm \$3,903		
	% Included 100.00%	Total Cost/Study	\$3,903
Summary	Replacement Year 2022	Future Cost	\$4,101

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

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

2013- Part of 2013 renovation project.

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

GL 23017

212 - Exercise: Miscellaneous Equip.	Useful Life 10	Remaining Life 2	
2 Matrix Recumbent Bike	Quantity 2	Unit of Measure	Items
	Cost /Itm \$3,152		
	% Included 100.00%	Total Cost/Study	\$6,304
Summary	Replacement Year 2022	Future Cost	\$6,623

This is to replace the Matrix recumbent bike.

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



**00020 - Main Clubhouse Areas**

**14000 - Recreation**

GL N23271

218 - Miscellaneous	Useful Life 6	Remaining Life 2	
Matrix Elliptical Machine	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,304		
	% Included 100.00%	Total Cost/Study	\$6,304
Summary	Replacement Year 2022	Future Cost	\$6,623

This is to replace the Matrix elliptical machine.

GL N23271

222 - Exercise: Weight Machine	Useful Life 20	Remaining Life 8	
Matrix Hoist & Press H2200	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,304		
	% Included 100.00%	Total Cost/Study	\$6,304
Summary	Replacement Year 2028	Future Cost	\$7,681

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

GL N23271

224 - Miscellaneous	Useful Life 6	Remaining Life 2	
Stair Climber	Quantity 1	Unit of Measure	Items
	Cost /Itm \$3,152		
	% Included 100.00%	Total Cost/Study	\$3,152
Summary	Replacement Year 2022	Future Cost	\$3,311

This is to replace the Matrix stair climber.

2014- \$2,290 was expended.

GL

226 - Miscellaneous	Useful Life 6	Remaining Life 2	
Upright Cycle	Quantity 1	Unit of Measure	Items
	Cost /Itm \$2,311		
	% Included 100.00%	Total Cost/Study	\$2,311
Summary	Replacement Year 2022	Future Cost	\$2,428

This is to replace miscellaneous exercise equipment.

2014- \$1,490 was expended.

GL

## 00020 - Main Clubhouse Areas

### 14000 - Recreation

230 - Exercise: Miscellaneous Equip.	Useful Life	10	Remaining Life	2
Weight Bench	Quantity	1	Unit of Measure	Items
	Cost /Itm	\$840		
	% Included	100.00%	Total Cost/Study	\$840
Summary	Replacement Year	2022	Future Cost	\$883

This is to replace the weight bench.

2018- Life extended.

GL

860 - Television	Useful Life	6	Remaining Life	2
Fitness Room- LG 42" TV	Quantity	1	Unit of Measure	Items
	Cost /Itm	\$840		
	% Included	100.00%	Total Cost/Study	\$840
Summary	Replacement Year	2022	Future Cost	\$883

This is to replace the LG 42" television.

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

GL N23271

864 - Television	Useful Life	6	Remaining Life	2
Library- LG 32" TV	Quantity	1	Unit of Measure	Items
	Cost /Itm	\$630		
	% Included	100.00%	Total Cost/Study	\$630
Summary	Replacement Year	2022	Future Cost	\$662

This is to replace the 32" LG television.

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

GL

### 17000 - Tennis Court

100 - Reseal	Useful Life	10	Remaining Life	0
4 Main Clubhouse	Quantity	4	Unit of Measure	Items
	Cost /Itm	\$12,000		
	% Included	100.00%	Total Cost/Study	\$48,000
Summary	Replacement Year	2020	Future Cost	\$48,000

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

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

**00020 - Main Clubhouse Areas**

**17000 - Tennis Court**

GL N23271

306 - Miscellaneous	Useful Life 16	Remaining Life 4
2 Tennis Court Awning & Bench	Quantity 2	Unit of Measure Items
	Cost /Itm \$2,521	
	% Included 100.00%	Total Cost/Study \$5,043
Summary	Replacement Year 2024	Future Cost \$5,567

This is to replace the green canvas awning and bench.

2018- \$3,340 was expended.

GL

500 - Resurface	Useful Life 40	Remaining Life 29
4 Main Clubhouse	Quantity 4	Unit of Measure Items
	Cost /Itm \$25,000	
	% Included 100.00%	Total Cost/Study \$100,000
Summary	Replacement Year 2049	Future Cost \$204,641

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

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 10
770 If Main Clubhouse Tennis Courts	Quantity 770	Unit of Measure Linear Feet
	Cost /l.f. \$42.02	
	% Included 100.00%	Total Cost/Study \$32,359
Summary	Replacement Year 2030	Future Cost \$41,423

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	19
258 lf Main Clubhouse	Quantity	258	Unit of Measure	Linear Feet
	Cost /l.f.	\$113		
	% Included	100.00%	Total Cost/Study	\$29,275
Summary	Replacement Year	2039	Future Cost	\$46,800

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	12
28 lf Trash & Roof Access Enclosure	Quantity	28	Unit of Measure	Linear Feet
	Cost /l.f.	\$47.28		
	% Included	100.00%	Total Cost/Study	\$1,324
Summary	Replacement Year	2032	Future Cost	\$1,780

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

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

GL

### 20000 - Lighting

260 - Bollard Lights	Useful Life	20	Remaining Life	13
6 Clubhouse Front	Quantity	6	Unit of Measure	Items
	Cost /Itm	\$1,051		
	% Included	100.00%	Total Cost/Study	\$6,304
Summary	Replacement Year	2033	Future Cost	\$8,690

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 3	Remaining Life 1	
Clubhouse Offices	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$4,200	
	% Included	100.00%	Total Cost/Study \$4,200
Summary	Replacement Year	2021	Future Cost \$4,305

This is to replace the association's computers, printers, networking equipment, as applicable. In 2009, telephone equipment was excluded as the cost with advances in technology can be from the operating budget.

This item has been completely re-worked as the current management company, Merit, provides all of the computers, printers, software, multi-function machines, etc as part of the monthly contract. These items are only being left in the study in case the association hires another management company and has to purchase all new again. Many of the items are priced lower then in previous studies. These may be an operational only expense.

Admin lobby office:  
2- computers w/ printers- \$4,000

Manager's Office:  
1- computer w/ printer- \$2,000

Maintenance Office:  
1- computer

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.

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	\$10,356	
	% Included	100.00%	Total Cost/Study \$41,426
Summary	Replacement Year	2021	Future Cost \$42,461

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

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 \$11,557		
	% Included 100.00%	Total Cost/Study	\$46,227
Summary	Replacement Year 2021	Future Cost	\$47,383

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

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 10	Remaining Life 4	
Clubhouse- State Select Water Heater	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,891		
	% Included 100.00%	Total Cost/Study	\$1,891
Summary	Replacement Year 2024	Future Cost	\$2,087

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

910 - Window Coverings	Useful Life 15	Remaining Life 9	
Clubhouse	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$4,202		
	% Included 100.00%	Total Cost/Study	\$4,202
Summary	Replacement Year 2029	Future Cost	\$5,248

This is to replace the window coverings.

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

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

GL

## 00020 - Main Clubhouse Areas

### 25000 - Flooring

200 - Carpeting	Useful Life 10	Remaining Life 4	
298 Sq. Yds. Clubhouse	Quantity 298	Unit of Measure	Square Yard
	Cost /SqYd \$97.47		
	% Included 100.00%	Total Cost/Study	\$29,047
Summary	Replacement Year 2024	Future Cost	\$32,062

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

400 - Tile	Useful Life 20	Remaining Life 14	
295 sf Kitchen	Quantity 295	Unit of Measure	Square Feet
	Cost /SqFt \$10.51		
	% Included 100.00%	Total Cost/Study	\$3,099
Summary	Replacement Year 2034	Future Cost	\$4,379

This is to replace the tile flooring.

2013- Replaced as part of 2013 renovation project.

GL

600 - Vinyl	Useful Life 12	Remaining Life 5	
19 Sq. Yds. Clubhouse Restrooms	Quantity 19	Unit of Measure	Square Yard
	Cost /SqYd \$40.97		
	% Included 100.00%	Total Cost/Study	\$779
Summary	Replacement Year 2025	Future Cost	\$881

This is to replace the vinyl flooring.

2013- Installed as part of the clubhouse renovation.

GL

608 - Vinyl	Useful Life 20	Remaining Life 14	
53 Sq. Yds. Lobby	Quantity 53	Unit of Measure	Square Yard
	Cost /SqYd \$40.97		
	% Included 100.00%	Total Cost/Study	\$2,172
Summary	Replacement Year 2034	Future Cost	\$3,068

This is to replace the vinyl composite flooring.

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

2013- Replaced as part of 2013 renovation project.

GL

## 00020 - Main Clubhouse Areas

### 25000 - Flooring

612 - Vinyl	Useful Life 20	Remaining Life 14
6 Sq. Yds. Storage/Janitorial Room	Quantity 6	Unit of Measure Square Yard
	Cost /SqYd \$40.97	
	% Included 100.00%	Total Cost/Study \$246
Summary	Replacement Year 2034	Future Cost \$347

This is to replace the vinyl flooring.

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

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

GL

620 - Vinyl	Useful Life 20	Remaining Life 18
15 Sq. Yds. Storage/Security Room- Incl other work	Quantity 15	Unit of Measure Square Yard
	Cost /SqYd \$42.02	
	% Included 100.00%	Total Cost/Study \$630
Summary	Replacement Year 2038	Future Cost \$983

This is to replace the VCT vinyl flooring.

2018- This was previously #604. Planning to replace in 2018.

2015- The flooring was in poor condition.

GL

### 26000 - Outdoor Equipment

900 - Miscellaneous	Useful Life 10	Remaining Life 6
Outdoor Ping Pong Table	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$735	
	% Included 100.00%	Total Cost/Study \$735
Summary	Replacement Year 2026	Future Cost \$853

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

200 - Refrigerator	Useful Life 10	Remaining Life 4
Clubhouse- GE Profile	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,101	
	% Included 100.00%	Total Cost/Study \$2,101
Summary	Replacement Year 2024	Future Cost \$2,319

This is to replace the refrigerator.

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

2013- Part of 2013 renovation project.

GL 23017



**00020 - Main Clubhouse Areas**

**27000 - Appliances**

204 - Refrigerator	Useful Life	15	Remaining Life	9
Clubhouse- Frigidaire Caterer's Refrigerator	Quantity	1	Unit of Measure	Items
	Cost /Itm	\$2,627		
	% Included	100.00%	Total Cost/Study	\$2,627
Summary	Replacement Year	2029	Future Cost	\$3,280

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

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

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

GL 23017

220 - 4-Burner Stove & Oven	Useful Life	20	Remaining Life	14
Clubhouse- Whirlpool Stove & Oven	Quantity	1	Unit of Measure	Items
	Cost /Itm	\$1,471		
	% Included	100.00%	Total Cost/Study	\$1,471
Summary	Replacement Year	2034	Future Cost	\$2,078

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	4
Clubhouse- Whirlpool Dishwasher	Quantity	1	Unit of Measure	Items
	Cost /Itm	\$1,261		
	% Included	100.00%	Total Cost/Study	\$1,261
Summary	Replacement Year	2024	Future Cost	\$1,392

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	4
Clubhouse	Quantity	1	Unit of Measure	Items
	Cost /Itm	\$840		
	% Included	100.00%	Total Cost/Study	\$840
Summary	Replacement Year	2024	Future Cost	\$928

This is to replace the Whirlpool microwave oven.

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

2013- Part of 2013 renovation project.

GL 23017

## 00020 - Main Clubhouse Areas

### 27000 - Appliances

950 - Ice Machine	Useful Life 10	Remaining Life 4	
Clubhouse- Scotman	Quantity 1	Unit of Measure	Items
	Cost /Itm \$3,362		
	% Included 100.00%	Total Cost/Study	\$3,362
Summary	Replacement Year 2024	Future Cost	\$3,711

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

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

GL N23271

998 - Miscellaneous	Useful Life 10	Remaining Life 4	
Kitchen Aid Warming Oven	Quantity 1	Unit of Measure	Items
	Cost /Itm \$946		
	% Included 100.00%	Total Cost/Study	\$946
Summary	Replacement Year 2024	Future Cost	\$1,044

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 5	
Clubhouse Pool- Ongoing Repairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$1,366		
	% Included 100.00%	Total Cost/Study	\$1,366
Summary	Replacement Year 2025	Future Cost	\$1,545

This is to cut, grind or repair concrete flatwork to remove or minimize vertical displacements and to maintain functionality. This is for partial replacement only.

Since the concrete useful life exceeds the scope of this study, this component provides for repair only and not full replacement.

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

GL

## 03000 - Painting: Exterior

136 - Surface Restoration	Useful Life 6	Remaining Life 1	
Clubhouse & Pool Fence	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$3,152		
	% Included 100.00%	Total Cost/Study	\$3,152
Summary	Replacement Year 2021	Future Cost	\$3,231

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.

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.

### 00030 - Dunbarton Clubhouse Areas

#### 03000 - Painting: Exterior

GL N23272

#### 03500 - Painting: Interior

900 - Miscellaneous	Useful Life 4	Remaining Life 1
Clubhouse- Dunbarton All Rooms (50%)	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$7,644	Qty * \$/LS \$7,644
	% Included 50.00%	Total Cost/Study \$3,822
Summary	Replacement Year 2021	Future Cost \$3,917

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

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

900 - Door: Hardware	Useful Life 18	Remaining Life 11
2 Pool Gates & Clubhouse	Quantity 2	Unit of Measure Items
	Cost /Itm \$1,051	
	% Included 100.00%	Total Cost/Study \$2,101
Summary	Replacement Year 2031	Future Cost \$2,757

This is to replace the emergency egress panic hardware.

GL

#### 05000 - Roofing

464 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 18
20 Squares- Clubhouse	Quantity 20	Unit of Measure Squares
	Cost /Sqrs \$1,261	
	% Included 100.00%	Total Cost/Study \$25,215
Summary	Replacement Year 2038	Future Cost \$39,327

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

GL N23272

#### 08000 - Rehab

200 - Restrooms	Useful Life 20	Remaining Life 5
2 Clubhouse- 2 Restrooms	Quantity 2	Unit of Measure Lump Sum
	Cost /LS \$2,627	
	% Included 100.00%	Total Cost/Study \$5,253
Summary	Replacement Year 2025	Future Cost \$5,943

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 11
Clubhouse Interior	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$6,829	
	% Included 100.00%	Total Cost/Study \$6,829
Summary	Replacement Year 2031	Future Cost \$8,960

This is for a general renovation of the clubhouse lounge. 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.

2012- The remaining life has been reset to full.  
2011- \$36,920 was expended for the lounge & kitchen.

GL N23272

221 - General	Useful Life 20	Remaining Life 11
Cabana- Lighting Project	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$4,202	
	% Included 100.00%	Total Cost/Study \$4,202
Summary	Replacement Year 2031	Future Cost \$5,514

This is to replace the lighting.

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

GL N23272

224 - General	Useful Life 20	Remaining Life 11
Clubhouse- Kitchen	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$10,506	
	% Included 100.00%	Total Cost/Study \$10,506
Summary	Replacement Year 2031	Future Cost \$13,785

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 4
148 lf Pool	Quantity 148	Unit of Measure Linear Feet
	Cost /l.f. \$116	
	% Included 100.00%	Total Cost/Study \$17,104
Summary	Replacement Year 2024	Future Cost \$18,880

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.

**00030 - Dunbarton Clubhouse Areas**  
**12000 - Pool**

GL N23272

204 - Edge: Tile, Coping, Mastic	Useful Life 24	Remaining Life 18
104 lf Pool	Quantity 104	Unit of Measure Linear Feet
	Cost /l.f. \$71.44	
	% Included 100.00%	Total Cost/Study \$7,430
Summary	Replacement Year 2038	Future Cost \$11,588

This is to remove and replace the existing tile including coping and mastic.

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

GL N23272

601 - Deck: Re-Surface	Useful Life 30	Remaining Life 24
3,384 sf Clubhouse Pool Area	Quantity 3,384	Unit of Measure Square Feet
	Cost /SqFt \$22.06	
	% Included 100.00%	Total Cost/Study \$74,662
Summary	Replacement Year 2044	Future Cost \$135,042

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 1
Filtration Only (50%)	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$5,253	Qty * \$/LS \$5,253
	% Included 50.00%	Total Cost/Study \$2,627
Summary	Replacement Year 2021	Future Cost \$2,692

This is to replace the equipment on a percentage basis.

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

2016- \$3,050 was expended for unspecified equipment.

GL N23272

730 - Heater	Useful Life 8	Remaining Life 6
Pool Heater	Quantity 1	Unit of Measure Items
	Cost /Itm \$5,143	
	% Included 100.00%	Total Cost/Study \$5,143
Summary	Replacement Year 2026	Future Cost \$5,964

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	7
Lounges, Tables & Chairs	Quantity	1	Unit of Measure	Lump Sum
	Cost /LS	\$3,152		
	% Included	100.00%	Total Cost/Study	\$3,152
Summary	Replacement Year	2027	Future Cost	\$3,747

This is to replace miscellaneous pool furniture.

5- 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

995 - Miscellaneous	Useful Life	12	Remaining Life	6
Signage	Quantity	1	Unit of Measure	Lump Sum
	Cost /LS	\$1,471		
	% Included	100.00%	Total Cost/Study	\$1,471
Summary	Replacement Year	2026	Future Cost	\$1,706

This is for replacement of required pool signage.

2013- Completed as part of 2013 renovation project.

GL N22852

#### 13000 - Spa

102 - Re-Plaster	Useful Life	6	Remaining Life	5
Spa	Quantity	1	Unit of Measure	Lump Sum
	Cost /LS	\$9,225		
	% Included	100.00%	Total Cost/Study	\$9,225
Summary	Replacement Year	2025	Future Cost	\$10,437

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 24	Remaining Life 17	
Spa	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$1,576		
	% Included 100.00%	Total Cost/Study	\$1,576
Summary	Replacement Year 2037	Future Cost	\$2,398

This is to replace the spa tile.

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

700 - Equipment	Useful Life 5	Remaining Life 4	
Spa (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$6,304	Qty * \$/LS	\$6,304
	% Included 50.00%	Total Cost/Study	\$3,152
Summary	Replacement Year 2024	Future Cost	\$3,479

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 6	
Clubhouse Attached Equipment Rm	Quantity 1	Unit of Measure	Items
	Cost /Itm \$5,143		
	% Included 100.00%	Total Cost/Study	\$5,143
Summary	Replacement Year 2026	Future Cost	\$5,964

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 19
146 lf Pool Perimeter	Quantity 146	Unit of Measure Linear Feet
	Cost /l.f. \$102	
	% Included 100.00%	Total Cost/Study \$14,867
Summary	Replacement Year 2039	Future Cost \$23,767

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 3
Trane Central Furnace- Dunbarton	Quantity 1	Unit of Measure Items
	Cost /Itm \$9,666	
	% Included 100.00%	Total Cost/Study \$9,666
Summary	Replacement Year 2023	Future Cost \$10,409

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
Clubhouse Kitchen Closet	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,891	
	% Included 100.00%	Total Cost/Study \$1,891
Summary	Replacement Year 2021	Future Cost \$1,938

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

2012- According to the association in 2012, this was replaced approximately 2008.

GL N23272

#### 24000 - Furnishings

400 - Miscellaneous	Useful Life 10	Remaining Life 2
Clubhouse	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$5,253	
	% Included 100.00%	Total Cost/Study \$5,253
Summary	Replacement Year 2022	Future Cost \$5,519

This is to replace the furnishings.

2- wicker sofas  
4- tables and chairs



**00030 - Dunbarton Clubhouse Areas**

**24000 - Furnishings**

GL

**24600 - Safety / Access**

520 - Card Readers	Useful Life 10	Remaining Life 9
4 Gates & Clubhouse	Quantity 4	Unit of Measure Items
	Cost /Itm \$6,163	
	% Included 100.00%	Total Cost/Study \$24,650
Summary	Replacement Year 2029	Future Cost \$30,784

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 \$40.97	
	% Included 100.00%	Total Cost/Study \$2,458
Summary	Replacement Year 2021	Future Cost \$2,520

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

2015- Light staining was observed.  
2011- \$1,300 was expended to complete.

GL N23272

**27000 - Appliances**

202 - Refrigerator	Useful Life 10	Remaining Life 4
Clubhouse	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,261	
	% Included 100.00%	Total Cost/Study \$1,261
Summary	Replacement Year 2024	Future Cost \$1,392

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

2014- This item was replaced using clubhouse rehab funds.

GL N23272

221 - 4-Burner Stove & Oven	Useful Life 20	Remaining Life 11
Clubhouse- GE Electric Profile Model	Quantity 1	Unit of Measure Items
	Cost /Itm \$3,152	
	% Included 100.00%	Total Cost/Study \$3,152
Summary	Replacement Year 2031	Future Cost \$4,136

This is to replace the 4 burner stove.

2011- Installed.

GL N23272

### 00030 - Dunbarton Clubhouse Areas

#### 27000 - Appliances

241 - Dishwasher	Useful Life 10	Remaining Life 1	
Clubhouse	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,261		
	% Included 100.00%	Total Cost/Study	\$1,261
Summary	Replacement Year 2021	Future Cost	\$1,292

This is to replace the GE automatic dishwasher.

2011- Installed.

GL N23272

742 - Microwave Oven	Useful Life 15	Remaining Life 6	
Clubhouse	Quantity 1	Unit of Measure	Items
	Cost /Itm \$630		
	% Included 100.00%	Total Cost/Study	\$630
Summary	Replacement Year 2026	Future Cost	\$731

This is to replace the countertop placed 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 5	
Cabana- Ongoing Repairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$1,366		
	% Included 100.00%	Total Cost/Study	\$1,366
Summary	Replacement Year 2025	Future Cost	\$1,545

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

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

GL

### 03000 - Painting: Exterior

138 - Surface Restoration	Useful Life 6	Remaining Life 1	
Cabana & Pool Fence	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$2,732		
	% Included 100.00%	Total Cost/Study	\$2,732
Summary	Replacement Year 2021	Future Cost	\$2,800

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

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.

**00040 - Elmhurst Cabana Areas**

**03000 - Painting: Exterior**

GL N23273

**03500 - Painting: Interior**

920 - Miscellaneous	Useful Life 10	Remaining Life 4
All Rooms	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$4,833	
	% Included 100.00%	Total Cost/Study \$4,833
Summary	Replacement Year 2024	Future Cost \$5,335

This is to prepare and paint the interior.

GL N23273

**05000 - Roofing**

462 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 18
11 Squares- Elmhurst Cabana	Quantity 11	Unit of Measure Squares
	Cost /Sqrs \$1,261	
	% Included 100.00%	Total Cost/Study \$13,868
Summary	Replacement Year 2038	Future Cost \$21,630

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

GL N23273

**08000 - Rehab**

230 - General	Useful Life 20	Remaining Life 1
2 Restrooms	Quantity 2	Unit of Measure Items
	Cost /Itm \$23,114	
	% Included 100.00%	Total Cost/Study \$46,227
Summary	Replacement Year 2021	Future Cost \$47,383

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.

2012- Moved to mid life.

2010- Deferred in 2009 by one year.

GL N23273

234 - General	Useful Life 20	Remaining Life 19
Elmhurst- Gardeners Rstrm & Entry	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$7,585	
	% Included 100.00%	Total Cost/Study \$7,585
Summary	Replacement Year 2039	Future Cost \$12,126

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

2019- \$7,400 was expended.

2018- Deferred to 2019.

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

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

**00040 - Elmhurst Cabana Areas**  
**08000 - Rehab**

GL N23273

**12000 - Pool**

106 - Re-plaster	Useful Life 12	Remaining Life 1
159 If Elmhurst Pool	Quantity 159	Unit of Measure Linear Feet
	Cost /l.f. \$116	
	% Included 100.00%	Total Cost/Study \$18,375
Summary	Replacement Year 2021	Future Cost \$18,835

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

2017- Client advised to extend remaining life 3 years.  
Done 2005.

GL N23273

206 - Edge: Tile, Coping, Mastic	Useful Life 24	Remaining Life 18
159 If Elmhurst Pool	Quantity 159	Unit of Measure Linear Feet
	Cost /l.f. \$73.54	
	% Included 100.00%	Total Cost/Study \$11,693
Summary	Replacement Year 2038	Future Cost \$18,238

This is to remove and replace the existing tile including coping and mastic.

GL N23273

602 - Deck: Re-Surface	Useful Life 30	Remaining Life 24
2,900 sf Elmhurst Pool Area	Quantity 2,900	Unit of Measure Square Feet
	Cost /SqFt \$23.11	
	% Included 100.00%	Total Cost/Study \$67,030
Summary	Replacement Year 2044	Future Cost \$121,239

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 8	Remaining Life 4
Elmhurst Pool Filter Only	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$1,891	
	% Included 100.00%	Total Cost/Study \$1,891
Summary	Replacement Year 2024	Future Cost \$2,087

This is to replace the pool pump equipment:  
1- Pentair Filter CC520P

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.

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

GL N23273

713 - Equipment: Replacement Pressure Gauges (2020 Only)	Useful Life 1 Quantity 1 Cost /LS \$520 % Included 100.00%	Remaining Life 0 Unit of Measure Lump Sum Total Cost/Study \$520	Treatment [nr:1] Future Cost \$520
Summary	Replacement Year 2020		

This is for the \$520 expended to replace vandalized pressure gauges.

GL N23273

714 - Equipment: Replacement Elmhurst Pool Pump Only	Useful Life 8 Quantity 1 Cost /LS \$2,942 % Included 100.00%	Remaining Life 1 Unit of Measure Lump Sum Total Cost/Study \$2,942	Future Cost \$3,015
Summary	Replacement Year 2021		

This is to replace the pool pump equipment:

1- Pentair vari Speed Pump & Motor

GL N23273

716 - Equipment: Replacement Elmhurst Pool Chlorinator Only	Useful Life 4 Quantity 1 Cost /LS \$605 % Included 100.00%	Remaining Life 1 Unit of Measure Lump Sum Total Cost/Study \$605	Future Cost \$620
Summary	Replacement Year 2021		

This is to replace the pool equipment.  
1- Chlorinator

2018- Deferred to 2019.  
2014- Project was deferred from 2013.  
2013- Part of 2013 renovation project.  
9/19/10- Deferred from 2010 to 2011.

GL N23020

960 - Furniture: Misc Lounges, Tables & Chairs	Useful Life 10 Quantity 1 Cost /LS \$5,907 % Included 100.00%	Remaining Life 7 Unit of Measure Lump Sum Total Cost/Study \$5,907	Future Cost \$7,021
Summary	Replacement Year 2027		

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

**00040 - Elmhurst Cabana Areas**

**12000 - Pool**

996 - Miscellaneous	Useful Life 12	Remaining Life 3	
Signage- Elmhurst	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$1,216		
	% Included 100.00%	Total Cost/Study	\$1,216
Summary	Replacement Year 2023	Future Cost	\$1,310

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 3	
2 Elmhurst	Quantity 2	Unit of Measure	Items
	Cost /Itm \$6,304		
	% Included 100.00%	Total Cost/Study	\$12,607
Summary	Replacement Year 2023	Future Cost	\$13,577

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

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

GL N23273

310 - Miscellaneous	Useful Life 16	Remaining Life 3	
Tennis Court Awning & Bench	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$2,101		
	% Included 100.00%	Total Cost/Study	\$2,101
Summary	Replacement Year 2023	Future Cost	\$2,263

This is to replace the green canvas awning and bench.

Note- the 4x4 composite bench seat is replaceable.

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 10	
2 Elmhurst	Quantity 2	Unit of Measure	Items
	Cost /Itm \$25,215		
	% Included 100.00%	Total Cost/Study	\$50,430
Summary	Replacement Year 2030	Future Cost	\$64,555

This is to resurface the tennis courts utilizing an overlay.

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

#### 00040 - Elmhurst Cabana Areas

#### 17000 - Tennis Court

#### 19000 - Fencing

134 - Chain Link: 10'	Useful Life 25	Remaining Life 9
476 lf Elmhurst Tennis Courts	Quantity 476	Unit of Measure Linear Feet
	Cost /l.f. \$42.02	
	% Included 100.00%	Total Cost/Study \$20,004
Summary	Replacement Year 2029	Future Cost \$24,982

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

2017- Client advised to extend remaining life 10 years.

GL N23273

204 - Wrought Iron	Useful Life 25	Remaining Life 19
260 lf Elmhurst Pool	Quantity 260	Unit of Measure Linear Feet
	Cost /l.f. \$105	
	% Included 100.00%	Total Cost/Study \$27,316
Summary	Replacement Year 2039	Future Cost \$43,669

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 10	Remaining Life 4
Elmhurst CH- 50 US Gallon	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,891	
	% Included 100.00%	Total Cost/Study \$1,891
Summary	Replacement Year 2024	Future Cost \$2,087

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 4
2 Gates & Clubhouse	Quantity 2	Unit of Measure Items
	Cost /Itm \$1,839	
	% Included 100.00%	Total Cost/Study \$3,677
Summary	Replacement Year 2024	Future Cost \$4,059

This is to replace the card reader devices.

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**00040 - Elmhurst Cabana Areas**

**24600 - Safety / Access**

GL

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**00045 - Commons Tennis Ct Area**

**04000 - Structural Repairs**

302 - Awnings	Useful Life 16	Remaining Life 4	
Tennis Court Awning & Bench	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$2,101	
	% Included	100.00%	Total Cost/Study \$2,101
Summary	Replacement Year	2024	Future Cost \$2,319

This is to replace the green canvas awning and bench.

2008- This was installed by Fred Wilton.

GL N23274

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**17000 - Tennis Court**

104 - Reseal	Useful Life 7	Remaining Life 3	
2 Commons	Quantity 2	Unit of Measure	Items
	Cost /Itm	\$5,253	
	% Included	100.00%	Total Cost/Study \$10,506
Summary	Replacement Year	2023	Future Cost \$11,314

This is to reseal and restripe the tennis courts.

2015- Moderate court cracking was observed.

2016- \$9,684 was expended.

2012- Extended life to 2016. Minor chipping noted at north end.

2008- Courts were sealed.

GL N23274

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502 - Resurface	Useful Life 21	Remaining Life 3	
2 Commons	Quantity 2	Unit of Measure	Items
	Cost /Itm	\$25,215	
	% Included	100.00%	Total Cost/Study \$50,430
Summary	Replacement Year	2023	Future Cost \$54,308

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

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## 00045 - Commons Tennis Ct Area

### 19000 - Fencing

132 - Chain Link: 10'	Useful Life 25	Remaining Life 13
470 lf Commons Tennis Courts	Quantity 470	Unit of Measure Linear Feet
	Cost /l.f. \$42.02	
	% Included 100.00%	Total Cost/Study \$19,752
Summary	Replacement Year 2033	Future Cost \$27,228

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 3
70,541 sf Zone 1- 1 Coat	Quantity 70,541	Unit of Measure Square Feet
	Cost /SqFt \$0.126	
	% Included 100.00%	Total Cost/Study \$8,893
Summary	Replacement Year 2023	Future Cost \$9,577

#### **2015 & 2018 Recommendation**

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

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

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

2016- \$5,643 was expended.

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

2011- Double seal was applied.

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

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

#### **Historical Note**

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

GL N23275

**00050 - Grounds**

**01000 - Paving**

114 - Asphalt: Sealing	Useful Life 5	Remaining Life 1	
60,092 sf Zone 2- 2 Coats	Quantity 60,092	Unit of Measure	Square Feet
	Cost /SqFt \$0.210		
	% Included 100.00%	Total Cost/Study	\$12,627
Summary	Replacement Year 2021	Future Cost	\$12,943

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

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

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 1	
113,674 sf Zone 3, 4- 2 Coats	Quantity 113,674	Unit of Measure	Square Feet
	Cost /SqFt \$0.210		
	% Included 100.00%	Total Cost/Study	\$23,886
Summary	Replacement Year 2021	Future Cost	\$24,483

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

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

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 2	
109,237 sf Zone 5, 6- 2 Coats	Quantity 109,237	Unit of Measure	Square Feet
	Cost /SqFt \$0.210		
	% Included 100.00%	Total Cost/Study	\$22,953
Summary	Replacement Year 2022	Future Cost	\$24,115

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

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

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

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

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

GL N23275

**00050 - Grounds**

**01000 - Paving**

152 - Asphalt: Sealing	Useful Life 5	Remaining Life 2	
32,877 sf Zone 7- 2 Coats	Quantity 32,877	Unit of Measure	Square Feet
	Cost /SqFt \$0.210		
	% Included 100.00%	Total Cost/Study	\$6,908
Summary	Replacement Year 2022	Future Cost	\$7,258

This item was previous "Zone 4 University Continued"

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

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

This location had a repair done in 2009.

GL N23275

182 - Asphalt: Sealing	Useful Life 5	Remaining Life 3	
64,975 sf PS- Elmhurst- 2 Coats	Quantity 64,975	Unit of Measure	Square Feet
	Cost /SqFt \$0.210		
	% Included 100.00%	Total Cost/Study	\$13,653
Summary	Replacement Year 2023	Future Cost	\$14,703

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

Deferred start is due to the previous item.

GL

184 - Asphalt: Sealing	Useful Life 3	Remaining Life 1	Treatment [nr:1]
71,000 sf PS- Dunbarton- 1 Coat	Quantity 71,000	Unit of Measure	Square Feet
	Cost /SqFt \$0.168		
	% Included 100.00%	Total Cost/Study	\$11,935
Summary	Replacement Year 2021	Future Cost	\$12,233

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

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

2018- Client directed the remaining life be extended from 2019 to 2021.  
2017- Per client, work was done in 2016, not anticipated again until 2019.

GL

186 - Asphalt: Sealing	Useful Life 5	Remaining Life 3	
71,000 sf PS- Dunbarton- 2 Coats	Quantity 71,000	Unit of Measure	Square Feet
	Cost /SqFt \$0.210		
	% Included 100.00%	Total Cost/Study	\$14,919
Summary	Replacement Year 2023	Future Cost	\$16,066

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

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

**00050 - Grounds**

**01000 - Paving**

GL

188 - Asphalt: Sealing	Useful Life 3	Remaining Life 1	Treatment [nr:1]
64,975 sf PS- Elmhurst- 1 Coat	Quantity 64,975	Unit of Measure	Square Feet
	Cost /SqFt \$0.168		
	% Included 100.00%	Total Cost/Study	\$10,922
Summary	Replacement Year 2021	Future Cost	\$11,195

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

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

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

2018- Client directed the remaining life be extended from 2019 to 2021.  
2017- Per client, work was done in 2016, not anticipated again until 2019.

GL

200 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 1	
70,541 sf Zone 1 (5%)	Quantity 70,541	Unit of Measure	Square Feet
	Cost /SqFt \$4.73	Qty * \$/SqFt	\$333,505
	% Included 5.00%	Total Cost/Study	\$16,675
Summary	Replacement Year 2021	Future Cost	\$17,092

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

GL N23275

210 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 1	
60,092 sf Zone 2 (5%)	Quantity 60,092	Unit of Measure	Square Feet
	Cost /SqFt \$4.73	Qty * \$/SqFt	\$284,104
	% Included 5.00%	Total Cost/Study	\$14,205
Summary	Replacement Year 2021	Future Cost	\$14,560

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

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

GL N23275

220 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 2	
113,674 sf Zone 3, 4 (5%)	Quantity 113,674	Unit of Measure	Square Feet
	Cost /SqFt \$4.73	Qty * \$/SqFt	\$537,429
	% Included 5.00%	Total Cost/Study	\$26,871
Summary	Replacement Year 2022	Future Cost	\$28,232

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

**00050 - Grounds**

**01000 - Paving**

GL N23275

240 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 2	
109,237 sf Zone 5, 6 (5%)	Quantity 109,237	Unit of Measure Square Feet	
	Cost /SqFt \$4.73	Qty * \$/SqFt \$516,452	
	% Included 5.00%	Total Cost/Study \$25,823	
Summary	Replacement Year 2022	Future Cost \$27,130	
This is for misc. repairs including crackfill, skin patching and minor dig out & fill. This is done just prior to the sealcoating cycle, starting in the same year as the five year, 2 coat cycles begin.			

GL N23275

250 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 2	
32,877 sf Zone 7 (5%)	Quantity 32,877	Unit of Measure Square Feet	
	Cost /SqFt \$4.73	Qty * \$/SqFt \$155,436	
	% Included 5.00%	Total Cost/Study \$7,772	
Summary	Replacement Year 2022	Future Cost \$8,165	
This is for misc. repairs including crackfill, skin patching and minor dig out & fill. This is done just prior to the sealcoating cycle, starting in the same year as the five year, 2 coat cycles begin.			

GL N23275

277 - Asphalt: Ongoing Repairs	Useful Life 2	Remaining Life 1	Treatment [nr:1]
PS- All Private Streets- 2021 Only	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$10,250		
	% Included 100.00%	Total Cost/Study \$10,250	
Summary	Replacement Year 2021	Future Cost \$10,506	
This is for misc. repairs including crackfill, skin patching and minor dig out & fill.			

2020- No work indicated, moved remaining life from 2020 to 2021.  
2019- Per client, revised to have \$10,000 in 2020 & \$10,000 in 2021, and then start the schedule yearly in 2022 at \$3,500/year. See preceding related components.  
2017- \$2,800 was expended.

GL

279 - Asphalt: Ongoing Repairs	Useful Life 1	Remaining Life 1	Treatment [nr:1]
PS- All Private Streets- 2021 Only	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$10,250		
	% Included 100.00%	Total Cost/Study \$10,250	
Summary	Replacement Year 2021	Future Cost \$10,506	
This is for misc. repairs including crackfill, skin patching and minor dig out & fill.			

2019- Per client, revised to have \$10,000 in 2020 & \$10,000 in 2021, and then start the schedule yearly in 2022 at \$3,500/year. See preceding related components.  
2017- \$2,800 was expended.

GL

**00050 - Grounds**

**01000 - Paving**

280 - Asphalt: Ongoing Repairs	Useful Life 1	Remaining Life 2	
PS- All Private Streets- Yearly Repairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$3,587	
	% Included	100.00%	Total Cost/Study \$3,587
Summary	Replacement Year	2022	Future Cost \$3,769

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

2019- Per client, revised to have \$10,000 in 2020 & \$10,000 in 2021, and then start the schedule yearly in 2022 at \$3,500/year. See preceding related components.

2017- \$2,800 was expended.

GL

282 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 3	
64,975 PS- Elmhurst Ongoing (5%)	Quantity 64,975	Unit of Measure	Lump Sum
	Cost /LS	\$4.99	Qty * \$/LS \$324,256
	% Included	5.00%	Total Cost/Study \$16,213
Summary	Replacement Year	2023	Future Cost \$17,459

This is for misc. repairs including crackfill, skin patching and minor dig out & fill. This matches up with the first seal cycle after the overlay is completed.

This is for the cycles after the two 3 yr cycles.

GL

286 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 3	
71,000 PS- Dunbarton Ongoing (5%)	Quantity 71,000	Unit of Measure	Lump Sum
	Cost /LS	\$4.99	Qty * \$/LS \$354,323
	% Included	5.00%	Total Cost/Study \$17,716
Summary	Replacement Year	2023	Future Cost \$19,078

This is for misc. repairs including crackfill, skin patching and minor dig out & fill. This matches up with the first seal cycle after the overlay is completed.

This is for the cycles after the two 3 yr cycles.

GL

## 00050 - Grounds

### 01000 - Paving

300 - Asphalt: Mill & Inlay	Useful Life 15	Remaining Life 4	
70,541 sf Zone 1 / W/ CH Driveway & Pkng	Quantity 70,541	Unit of Measure	Square Feet
	Cost /SqFt \$4.20		
	% Included 100.00%	Total Cost/Study	\$296,449
Summary	Replacement Year 2024	Future Cost	\$327,224

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.

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 then 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

310 - Asphalt: Overlay	Useful Life 15	Remaining Life 9	
60,092 sf Zone 2	Quantity 60,092	Unit of Measure	Square Feet
	Cost /SqFt \$3.15		
	% Included 100.00%	Total Cost/Study	\$189,402
Summary	Replacement Year 2029	Future Cost	\$236,538

This was to install a mill & inlay in 2011 by JB Bostick.

Previous studies had this is at a 25 year life and a cost in 2011 of approximately \$1.40 sf. Based on consultation with JB Bostick in 2012, the RL is reduced to 15 years and the cost increased to \$2.00 sf.

The actual cost for zones 2-6 was a total of \$589,486 in 2011.

2010 work by Biondi Paving for \$31,144,  
\$10,270, GL # 23178, was expended on engineering.

GL N23275

**00050 - Grounds**

**01000 - Paving**

320 - Asphalt: Overlay	Useful Life 15	Remaining Life 9
113,674 sf Zone 3, 4	Quantity 113,674	Unit of Measure Square Feet
	Cost /SqFt \$3.15	
	% Included 100.00%	Total Cost/Study \$358,286
Summary	Replacement Year 2029	Future Cost \$447,450

This was to install a mill & inlay in 2011 by JB Bostick.

Previous studies had this is at a 25 year life and a cost in 2011 of approximately \$1.40 sf. Based on consultation with JB Bostick in 2012, the RL is reduced to 15 years and the cost increased to \$2.00 sf.

The actual cost for zones 2-6 was a total of \$589,486 in 2011.

GL N23275

340 - Asphalt: Overlay	Useful Life 15	Remaining Life 9
109,237 sf Zone 5, 6	Quantity 109,237	Unit of Measure Square Feet
	Cost /SqFt \$3.15	
	% Included 100.00%	Total Cost/Study \$344,301
Summary	Replacement Year 2029	Future Cost \$429,985

This was to install a mill & inlay in 2011 by JB Bostick.

Previous studies had this is at a 25 year life and a cost in 2011 of approximately \$1.40 sf. Based on consultation with JB Bostick in 2012, the RL is reduced to 15 years and the cost increased to \$2.00 sf.

The actual cost for zones 2-6 was a total of \$589,486 in 2011.

GL N23275

350 - Asphalt: Overlay	Useful Life 15	Remaining Life 4
32,877 sf Zone 7- Continued University	Quantity 32,877	Unit of Measure Square Feet
	Cost /SqFt \$4.20	
	% Included 100.00%	Total Cost/Study \$138,166
Summary	Replacement Year 2024	Future Cost \$152,509

According to JB Bostick in 2012, this area may need a Mill & Inlay as soon as 5-7 years from 2012. This IS a major change from the previous studies that projected this zone with a life of 15 years.

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

GL N23275

380 - Asphalt: Overlay	Useful Life 15	Remaining Life 6
64,975 sf PS- Elmhurst Circle- 2010 Last Done	Quantity 64,975	Unit of Measure Square Feet
	Cost /SqFt \$2.73	
	% Included 100.00%	Total Cost/Study \$177,487
Summary	Replacement Year 2026	Future Cost \$205,831

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.

GL



## 00050 - Grounds

### 01000 - Paving

382 - Asphalt: Overlay	Useful Life 15	Remaining Life 6	
71,000 sf PS- Dunbarton Circle	Quantity 71,000	Unit of Measure Square Feet	
	Cost /SqFt \$2.73		
	% Included 100.00%	Total Cost/Study \$193,945	
Summary	Replacement Year 2026	Future Cost \$224,917	

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.

GL

## 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 \$93.01	Qty * \$/SqFt \$28,614,163	
	% Included .46%	Total Cost/Study \$132,000	
Summary	Replacement Year 2021	Future Cost \$135,300	

This is to repair and replace concrete flat work in the three areas listed below, as of 2018.

**Public Streets** 59,816 sq ft In prior Studies for **\$9,791 yearly**  
**Interior Walkways** 196,348 sq ft In prior studies for **\$39,380 yearly**  
**Garage and Alley Aprons** 51,477 sq ft In prior studies for **\$13,304 yearly**

2020- \$5,000 was expended. Later, this item changed to \$32,000 every other year, starting in 2022. \$130,000 in 2021 only, and \$10,000 annually starting in 2022. On 9/18/2020, client directed to revise this to \$132,000 every other year starting in 2021.

2019- \$8,316 was expended.

2018- Client directed to combine three yearly concrete repair items into one yearly component and the past metrics are above. Also, in 2018, \$38,095 was expended.

2017- \$7,662 was expended.

2016- \$28,718 was expended.

2014- \$8,874 was expended.

2009- \$55,107 planned for 2009, but not spent.

GL N23014

201 - Sidewalks, Curbs & Gutters	Useful Life 1	Remaining Life 0	Treatment [nr:1]
All Areas- 2020 Only	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$5,000		
	% Included 100.00%	Total Cost/Study \$5,000	
Summary	Replacement Year 2020	Future Cost \$5,000	

This is for the \$5,000 expended.

GL N23014

## 00050 - Grounds

### 02000 - Concrete

208 - Sidewalks, Curbs & Gutters	Useful Life 1	Remaining Life 2	
307,641 sf All Areas- On-going (1%)	Quantity 307,641	Unit of Measure	Square Feet
	Cost /SqFt \$3.25	Qty * \$/SqFt	\$1,000,000
	% Included 1.00%	Total Cost/Study	\$10,000
Summary	Replacement Year 2022	Future Cost	\$10,506

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

2020- Added as a component in conjunctionn with #200.

GL N23014

### 04000 - Structural Repairs

550 - Bridge Maintenance	Useful Life 22	Remaining Life 16	
Zone 1 Common Area	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$1,935		
	% Included 100.00%	Total Cost/Study	\$1,935
Summary	Replacement Year 2036	Future Cost	\$2,872

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 1	
Misc. Irrigation Repairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$27,723		
	% Included 100.00%	Total Cost/Study	\$27,723
Summary	Replacement Year 2021	Future Cost	\$28,416

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

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]
Irrigation Repairs (2020 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$16,500		
	% Included 100.00%	Total Cost/Study	\$16,500
Summary	Replacement Year 2020	Future Cost	\$16,500

This is for the \$16,500 expended.

GL

## 00050 - Grounds

### 18000 - Landscaping

106 - Irrigation: Misc.	Useful Life 15	Remaining Life 8	
Automation	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$565,704	
	% Included 100.00%	Total Cost/Study	\$565,704
Summary	Replacement Year 2028	Future Cost	\$689,255

This was done over three years ending in July 2013. This is for the future replacement.

2015- Remaining life reduced from 25 years to 15 years.

Work included:

Three Hunter ACC99D controllers @ \$2,800 each

Four are Baseline BaseStation 3200 Legacy controllers, but cost unknown.

The association installed a number of backflows.

Zone 2: 23 2" backflows at \$1,870 each

The association installed valve manifolds.

Zone 2: \$21,315

The association installed Valve Decoders and Grounding.

Zone 2: \$10,270

GL

115 - Irrigation: Misc.	Useful Life 2	Remaining Life 1	Treatment [nr:1]
Distribution Upgrade	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$102,500	
	% Included 100.00%	Total Cost/Study	\$102,500
Summary	Replacement Year 2021	Future Cost	\$105,063

2020- Per client, move to 2021.

2019- \$127,840 was expended. Also, later in 2019, added \$100,000 for 2020.

GL

120 - Shrubs	Useful Life 1	Remaining Life 1	
Shrubs, Trees, Ground Cover Remediation-Ongoing	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$150,000	
	% Included 100.00%	Total Cost/Study	\$150,000
Summary	Replacement Year 2021	Future Cost	\$153,750

This is to replace landscape shrubs as needed.

2020- \$174,250 is anticipated. Client directed to reduce cost ongoing, starting in 2021, to \$150,000/year.

2019- \$155,345 was expended. Later in 2019, client directed to increase to \$170,000 yearly starting in 2020.

2018- \$293,342 was expended. Also, in 2018, the association directed that the previous line items 13, 140, 144 & 150 be combined in to this component and renamed as "Planting Restoration Projects." #144 was NOT included as it had only a two year life in the study and its inclusion here would have given it a 30 year, yearly expense. The sum of items 120, 130, 140, 150 in 2018 is \$137,085.

2017- \$113,078 was expended.

2016- \$67,704 was expended.

2014- From client for shrubs.

GL

## 00050 - Grounds

### 18000 - Landscaping

121 - Shrubs	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Shrubs, 2020 Only	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$174,250	
	% Included	100.00%	Total Cost/Study \$174,250
Summary	Replacement Year	2020	Future Cost \$174,250

This is to replace landscape shrubs as needed.

2020- \$174,250 is anticipated for 2020.

GL

160 - Tree Maintenance	Useful Life 1	Remaining Life 0	
Tree Pruning & Forest Health Management	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$181,391	
	% Included	100.00%	Total Cost/Study \$181,391
Summary	Replacement Year	2020	Future Cost \$181,391

This is for tree removals.

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

### 19000 - Fencing

140 - Miscellaneous	Useful Life 25	Remaining Life 16	
Storage Lot Fence	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$14,709	
	% Included	100.00%	Total Cost/Study \$14,709
Summary	Replacement Year	2036	Future Cost \$21,835

This is to install fencing at the storage lot in 2010. Added as an item in 2009 by the BOD.

Fence includes the following:

237 lf of 6' chain link

96 lf of 6' WI

2012- BRG field verified the fencing to above.

9/19/10- Deferred by one year to 2011.

1028/10- R/L reduced by 1 year to expend in 2010 for \$9,000 which is approximately 50% of original projected cost.

7/9/11- Cost was actually \$10,500 IN 2011, per association.

GL N23270

## 00050 - Grounds

### 20000 - Lighting

100 - Exterior: Misc. Fixtures	Useful Life	12	Remaining Life	10
640 Fixtures Approx. Total- Conversion to LED	Quantity	640	Unit of Measure	Items
	Cost /Itm	\$66.32		
	% Included	100.00%	Total Cost/Study	\$42,447
Summary	Replacement Year	2030	Future Cost	\$54,336

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	0
640 Fixtures Approx. Ongoing Maintenance	Quantity	640	Unit of Measure	Items
	Cost /Itm	\$19.23		
	% Included	100.00%	Total Cost/Study	\$12,305
Summary	Replacement Year	2020	Future Cost	\$12,305

This is for yearly maintenance to the lighting system. This is mainly for the wiring. Although the fixtures and lamps have been replaced in 2018, there is still wiring serving each item. This can be adjusted as the association makes repairs.

2020- \$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

### 21000 - Signage

200 - Street Signs	Useful Life	15	Remaining Life	4
53 Alley Signage /Private Property/Tow	Quantity	53	Unit of Measure	Items
	Cost /Itm	\$258		
	% Included	100.00%	Total Cost/Study	\$13,658
Summary	Replacement Year	2024	Future Cost	\$15,076

This is for the aluminum Private Property and Tow information signs on metal posts.

2020- Quantity and sign description updated per client.

GL N23270

## 00050 - Grounds

### 21000 - Signage

204 - Monument	Useful Life	25	Remaining Life	24	
60 Wooden Alley Address Sign Holders	Quantity	60	Unit of Measure	Items	
	Cost /Itm	\$597			
	% Included	100.00%	Total Cost/Study	\$35,833	
Summary	Replacement Year	2044	Future Cost	\$64,812	

This is for the wooden alley address sign holders on concrete monuments.

2020- \$35,833 was expended to rebuild all 60 sign holders on to new concrete monuments in 2019, CAM Construction.

2018- Deferred to 2019.

GL N23270

712 - Lollipop	Useful Life	15	Remaining Life	5	
35 Speed Limit Signage Inserts	Quantity	35	Unit of Measure	Items	
	Cost /Itm	\$119			
	% Included	100.00%	Total Cost/Study	\$4,158	
Summary	Replacement Year	2025	Future Cost	\$4,704	

This is to replace the lollipop signage in 2009. This is a new component for 2009 and is for the inserts only.

2020- \$200 was expended for one additional sign ordered for in front of 216 Dunbarton Changed quantity from 34 to 35.

GL N23270

713 - Lollipop	Useful Life	1	Remaining Life	0	Treatment [nr:1]
Add'l Sign (2020 Only)	Quantity	1	Unit of Measure	Lump Sum	
	Cost /LS	\$200			
	% Included	100.00%	Total Cost/Study	\$200	
Summary	Replacement Year	2020	Future Cost	\$200	

This is for the \$200 expended for one additional sign ordered for in front of 216 Dunbarton.

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	\$1,654			
	% Included	100.00%	Total Cost/Study	\$1,654	
Summary	Replacement Year	2021	Future Cost	\$1,695	

Added as an item in 2014, this is for a once per year dumpster delivery for the private streets to clean out their homes.

2019- \$600 was expended.

2018- \$1,574 was expended.

2017- \$1,536 was expended.

2016- Per client, used operating funds. No specific dollar amount was provided.

GL

## 00050 - Grounds

### 30000 - Miscellaneous

992 - Utilities	Useful Life 1	Remaining Life 0	
Underground	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$47,329	
	% Included	100.00%	Total Cost/Study \$47,329
Summary	Replacement Year	2020	Future Cost \$47,329

This is for maintenance of the utility infrastructure. The association should consider having a qualified engineer determine the exact scope of work and costing anticipated for this line item. There is no provision in the reserve study for replacement of the underground utilities in the reserve study.

2020- \$47,329 is anticipated to replace underground cast iron sewer lines as they fail.

2019- \$46,175 was expended.

2018- \$62,205 was expended.

2017- \$11,000 was expended.

2016- \$30,400 was expended.

2014- \$17,900 was expended.

GL N22911

997 - Utilities	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Paint (2020 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$5,000	
	% Included	100.00%	Total Cost/Study \$5,000
Summary	Replacement Year	2020	Future Cost \$5,000

This is for the \$5,000 expended to paint installed meters. Moved project to 2021 and 2022.

GL

## 00060 - Administrative

### 31000 - Reserve Study

100 - 3 Year Update with Site Visit	Useful Life 3	Remaining Life 1	
On-going	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$6,150	
	% Included	100.00%	Total Cost/Study \$6,150
Summary	Replacement Year	2021	Future Cost \$6,304

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 which includes a visual observation of the accessible reserve components.

GL N23276

500 - Annual Update	Useful Life 1	Remaining Life 0	
Yearly consulting	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$600	
	% Included	100.00%	Total Cost/Study \$600
Summary	Replacement Year	2020	Future Cost \$600

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

GL N23138

**00060 - Administrative**

**32000 - Undesignated**

100 - Miscellaneous	Useful Life	1	Remaining Life	1
Reserve Items	Quantity	1	Unit of Measure	Lump Sum
	Cost /LS	\$7,880		
	% Included	100.00%	Total Cost/Study	\$7,880
Summary	Replacement Year	2021	Future Cost	\$8,077

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



Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
<b>00010 - Unit Exteriors</b>								
<b>03000 - Painting: Exterior</b>								
120 - Surface Restoration	\$377,279	8	3	171	\$2,206/Ut	[se:2]	Homes- Phase 1 of 3	N23001
122 - Surface Restoration	\$478,770	8	4	217	\$2,206/Ut	[se:2]	Homes- Phase 2 of 3	N23001
126 - Surface Restoration	\$445,675	8	5	202	\$2,206/Ut	[se:2]	Homes- Phase 3 of 3- Future	N23001
190 - Miscellaneous	\$3,677	16	3	1	\$3,677/LS		Construction Management: Color Consultant Only	N23001
198 - Supervision	\$5,253	8	2	1	\$5,253/LS		Construction Mgmt- Pre- Cycle Eval.	N23001
200 - Supervision	\$82,642	8	3	171	\$483/Ut		CM- Future Painting, Siding- PH 1	N23270
208 - Supervision	\$104,873	8	4	217	\$483/LS		CM- Future Painting, Siding- PH 2	N23270
210 - Supervision	\$97,624	8	5	202	\$483/Ut		CM- Future Painting, Siding- PH 3	N23270
350 - Touch-Up	\$10,506	1	1	1	\$10,506/LS		On-going	N23001
920 - Power Washing	\$23,355	16	3	171	\$137/LS		Unit Brickwork (sealing added)	N23270
924 - Power Washing	\$29,462	16	4	217	\$136/LS		Unit Brickwork (sealing added)	N23270
926 - Power Washing	\$22,151	16	5	202	\$110/LS		Unit Brickwork (sealing added)	N23270
<b>04000 - Structural Repairs</b>								
204 - Wood: Siding & Trim	\$124,455	1	1	1	\$124,455/LS		On-going Repairs- Yearly, Work Orders, Etc.	N23270
205 - Wood: Siding & Trim	\$55,000	1	0	1	\$55,000/LS	[nr:1]	On-going Repairs- 2020 Only	N23270
210 - Wood: Siding & Trim	\$1,437,255	30	25	171	\$8,405/Ut		2008 Siding Project- Long Term	N23270
212 - Wood: Siding & Trim	\$1,823,885	30	26	217	\$8,405/Ut		2009 Siding Project- Long Term	N23270

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
<b>00010 - Unit Exteriors</b>								
<b>04000 - Structural Repairs</b>								
214 - Wood: Siding & Trim	\$1,697,810	30	27	202	\$8,405/LS		2010 Siding Project- Long Term	N23270
220 - Wood: Siding & Trim	\$449,142	8	3	171	\$2,627/Ut		Homes- Ongoing Siding Project w Paint 1	N23270
230 - Wood: Siding & Trim	\$569,964	8	4	217	\$2,627/Ut		Homes- Ongoing Siding Project w Paint 2	N23270
232 - Wood: Siding & Trim	\$530,566	8	5	202	\$2,627/Ut		Homes- Ongoing Siding Project w Paint 3	N23270
290 - Miscellaneous	\$71,863	30	19	1	\$71,863/LS		Construction Management On-going	N23270
291 - Miscellaneous	\$91,194	30	20	1	\$91,194/LS		Construction Management On-going	N23270
292 - Miscellaneous	\$84,890	30	21	1	\$84,890/LS		Construction Management On-going	N23270
<b>05000 - Roofing</b>								
200 - Low Slope: BUR	\$43,446	15	4	32	\$1,358/Sqrs		Small Flats- Done 2009	N23270
206 - Low Slope: BUR	\$10,862	15	1	8	\$1,358/Sqrs		Small Flats- Done 2006	N23270
212 - Low Slope: BUR	\$108,615	15	4	80	\$1,358/Sqrs		Large Flats- 2009	N23270
216 - Low Slope: BUR	\$5,431	15	4	4	\$1,358/Sqrs		Small Flats- Done 2009	N23270
220 - Low Slope: BUR	\$10,862	15	3	8	\$1,358/Sqrs		Small Flats- Done 2008	N23270
400 - Pitched: Dimensional Composition	\$5,988,300	30	20	3,257	\$1,839/Sqrs [se:4]		2000 - 2003 Roofing: 199 Homes	N23270
420 - Pitched: Dimensional Composition	\$2,472,081	30	24	1	\$2,472,081/LS		2004 Roofing Project	N23270
440 - Pitched: Dimensional Composition	\$3,406,914	30	25	1,853	\$1,839/Sqrs [se:2]		2005 Roofing Project	N23270
444 - Pitched: Dimensional Composition	\$3,857,370	30	27	2,098	\$1,839/Sqrs [se:2]		2006 Roofing Project	N23270
466 - Pitched: Dimensional Composition	\$3,033,680	30	29	1,650	\$1,839/Sqrs [se:2]		2007 Roofing Project	N23270
690 - Gutters / Downspouts	\$147,087	30	14	1	\$147,087/LS		2004	N23270
692 - Gutters / Downspouts	\$152,341	30	15	1	\$152,341/LS		2005	N23270
694 - Gutters / Downspouts	\$183,859	30	16	1	\$183,859/LS		2006	N23270
696 - Gutters / Downspouts	\$157,594	30	17	1	\$157,594/LS		2007	N23270
701 - Gutters / Downspouts	\$28,234	30	18	1,484	\$19.03/l.f.		2008	N23270
702 - Gutters / Downspouts	\$18,911	30	19	994	\$19.03/l.f.		2009	N23270
703 - Gutters / Downspouts	\$209,915	30	20	10,741	\$19.54/l.f.		2010	N23270

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
<b>00010 - Unit Exteriors</b>								
<b>05000 - Roofing</b>								
810 - Pitched: Dimensional Composition	\$157,594	30	13	1	\$157,594/LS		2003 Roofing Project: Beams, Crts/Vlys, FP Chs	N23270
820 - Beam Replacement	\$68,291	30	14	1	\$68,291/LS		2004	N23270
822 - Beam Replacement	\$341,453	30	15	1	\$341,453/LS		2005 Roofing w/ 70% increase due to related siding	N23270
824 - Beam Replacement	\$138,682	30	16	1	\$138,682/LS		2006- Roofing w/ 70% inc. due to related siding	N23270
826 - Beam Replacement	\$288,922	30	17	1	\$288,922/LS		2007- Roofing-w/ 70% inc. due to related siding	N23270
840 - Hog Valleys	\$157,594	30	4	1	\$157,594/LS		2000 - 2003 Roofing Project Midcycle	N23270
841 - Hog Valleys	\$157,594	30	4	1	\$157,594/LS		2004 Roofing Project Midcycle	N23270
842 - Hog Valleys	\$157,594	30	5	1	\$157,594/LS		2005 Roofing Project Midcycle	N23270
843 - Hog Valleys	\$157,594	30	6	1	\$157,594/LS		2006 Roofing Project Midcycle	N23270
844 - Hog Valleys	\$157,594	30	7	1	\$157,594/LS		2007 Roofing Project Midcycle	N23270
920 - Roofing: Inspections & Repairs	\$45,356	1	0	590	\$76.87/Ut		All Units & Bldgs Ongoing	N23277
930 - Miscellaneous	\$16,079	2	0	590	\$27.25/Ut [nr:1]		Major Repairs to Extend	
<b>19000 - Fencing</b>								
300 - Wood	\$431,462	8	3	22,881	\$56.57/l.f. (33%) [se:3]		Patios	N23270
304 - Wood	\$51,250	8	3	1,900	\$135/l.f. (20%)		Interior Patio Party Fence	N23270
350 - Wood: Repair	\$26,723	1	1	1	\$26,723/LS		On-going Repairs Per Year	N23127
351 - Wood: Repair	\$39,301	1	0	1	\$39,301/LS [nr:1]		2020 Only	N23127
<b>21000 - Signage</b>								
400 - Unit Address Plaques	\$56,073	25	14	590	\$95.04/Ut		Units with 2 at each	N23270
<b>00020 - Main Clubhouse Areas</b>								
<b>02000 - Concrete</b>								
400 - Pool Deck	\$1,358	5	5	1	\$1,358/LS		Main Clubhouse- Ongoing Repairs	
<b>03000 - Painting: Exterior</b>								
130 - Surface Restoration	\$15,759	10	10	1	\$15,759/LS		Main Clubhouse	N23271
400 - Wrought Iron	\$2,711	6	1	258	\$10.51/l.f.		Pool Perimeter Fence	

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
<b>00020 - Main Clubhouse Areas</b>								
<b>03500 - Painting: Interior</b>								
300 - Clubhouse	\$17,365	10	4	11,806	\$1.47/SqFt		Clubhouse	23017
<b>04000 - Structural Repairs</b>								
200 - Wood: Siding & Trim	\$68,105	30	0	1	\$68,105/LS		Ongoing Prior to Paint	
302 - Awnings	\$5,463	15	9	1	\$5,463/LS		Clubhouse Pool Awning	N23018
900 - Door: Hardware	\$16,810	15	9	16	\$1,051/Itm		Clubhouse- Exit Doors & Pool Pedestrian Gates	
901 - Door: Hardware	\$2,900	1	0	1	\$2,900/LS [nr:1]		Pool Deck Door (2020 Only)	
906 - Steel Doors	\$10,506	25	15	4	\$2,627/LS		Exterior Storage Room Metal Doors	
<b>05000 - Roofing</b>								
208 - Low Slope: BUR	\$18,911	15	3	6	\$3,152/Sqrs		Clubhouse- Vinyl	N23271
460 - Pitched: Dimensional Composition	\$64,718	30	18	44	\$1,471/Sqrs		Clubhouse- 44 Squares	23017
<b>08000 - Rehab</b>								
094 - General	\$52,531	20	14	1	\$52,531/LS		Professional Fees	23017
100 - General	\$29,417	30	1	1	\$29,417/LS		Clubhouse- Lounge: Skylights & Windows	N23271
102 - General	\$28,104	10	4	1	\$56,208/LS (50%)		Clubhouse- Living Rm & Kitchen Furnishings	23017
112 - General	\$7,880	10	4	1	\$15,759/LS (50%)		Clubhouse- Card Room Misc.	23017
113 - General	\$18,911	25	19	1	\$18,911/LS		Clubhouse Card Room- Counter & Cabinets	N23271
114 - General	\$37,822	25	18	6	\$6,304/Itm		-Exterior Store-Front Door Sets	23017
136 - General	\$16,810	25	19	16	\$1,051/Itm		Clubhouse- Interior Doors	23017
138 - General	\$1,576	10	4	1	\$3,152/LS (50%)		Clubhouse- Entry Area- Furnishings- 50%	23017
140 - General	\$43,486	10	4	1	\$43,486/LS		Clubhouse Security System / Entry Access	N23271
141 - General	\$4,265	1	0	1	\$4,265/LS [nr:1]		Clubhouse Security (2020 Only)	N23271
142 - General	\$34,469	10	8	1	\$34,469/LS		Clubhouse Audio/Video Upgrades	23017
144 - Clubhouse	\$2,732	15	9	2	\$1,366/Itm		Drinking Fountain	23017
150 - General	\$7,354	10	4	1	\$14,709/LS (50%)		Lobby Admin. Office- 50%	23017

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
<b>00020 - Main Clubhouse Areas</b>								
<b>08000 - Rehab</b>								
156 - General	\$3,677	10	4	1	\$7,354/LS	(50%)	Clubhouse- Manager's Office 50%	23017
160 - General	\$7,880	10	4	1	\$15,759/LS	(50%)	Clubhouse- Gym 50%	23017
180 - General	\$88,252	30	24	2	\$44,126/Itm		Clubhouse- 2 Restrooms	23017
190 - General	\$2,627	10	4	1	\$5,253/LS	(50%)	Clubhouse- Maintenance Office	23017
192 - General	\$1,576	10	7	1	\$3,152/LS	(50%)	Clubhouse- Audio Room	23017
194 - General	\$48,329	25	19	1	\$48,329/LS		Kitchen	23017
344 - General	\$42,550	20	14	1	\$42,550/LS		2013 Contingency	23017
<b>12000 - Pool</b>								
100 - Re-plaster	\$14,625	12	2	116	\$126/l.f.		Clubhouse Main Pool	N23271
102 - Re-plaster	\$23,027	12	11	176	\$131/l.f.		Clubhouse Lap Pool	N23271
200 - Edge: Tile, Coping, Mastic	\$6,094	24	18	116	\$52.53/l.f.		Clubhouse Main Pool	N23271
202 - Edge: Tile, Coping, Mastic	\$9,245	24	18	176	\$52.53/l.f.		Clubhouse Lap Pool	N23271
600 - Deck: Re-Surface	\$238,184	30	24	10,526	\$22.63/SqFt		Main Pool Area	N23018
700 - Equipment: Replacement	\$5,558	8	1	3	\$1,853/Itm		Main & Lap Pool Filters Only	N23271
701 - Equipment: Replacement	\$8,773	4	2	3	\$2,924/Itm		Main & Lap Pool Pumps Only	N23271
702 - Equipment: Replacement	\$1,261	4	1	1	\$1,261/Itm		Main Pool Chlorinator	N23271
703 - Equipment: Replacement	\$1,097	4	1	1	\$1,097/Itm		Lap Pool Chemical Feeder	N23271
704 - Equipment: Replacement	\$1,525	1	0	1	\$1,525/LS	[nr:1]	Speed pump motor (2020 Only)	N23271
790 - Miscellaneous	\$3,587	1	1	1	\$3,587/LS		On-going (Yearly) Pool Mechanical Repairs	N23271
910 - Furniture: Chairs	\$1,849	10	4	16	\$116/Itm		Clubhouse	N23271
915 - Furniture: Lounges	\$13,238	10	4	18	\$735/Itm		Clubhouse	N23271
920 - Furniture: Tables	\$3,152	10	4	6	\$525/Itm		Clubhouse	N23271
940 - Furniture: Misc	\$651	10	4	4	\$163/Itm		Clubhouse- Umbrellas Stands	N23271
942 - Furniture: Misc	\$1,723	8	2	4	\$431/Itm		Clubhouse- Umbrellas	N23271
990 - Miscellaneous	\$18,911	10	1	1	\$18,911/LS		2012 Misc. Safety, Caps, Water Quality, etc.	N23271
994 - Miscellaneous	\$1,261	12	6	1	\$1,261/LS		Signage- Main CH	N23018
<b>13000 - Spa</b>								
100 - Re-Plaster	\$4,203	6	1	1	\$4,203/LS		Main Clubhouse	N23271
120 - Tile	\$2,101	24	18	1	\$2,101/LS		Main CH Spa	N23271

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
<b>00020 - Main Clubhouse Areas</b>								
<b>13000 - Spa</b>								
700 - Equipment	\$3,887	10	2	1	\$3,887/LS		Main Spa	N23271
710 - Pumps	\$2,942	6	1	1	\$2,942/Itm		Vari Speed Pentair Pump	N23271
780 - Heater	\$5,537	8	6	1	\$5,537/Itm		Main Clubhouse- Spa Heater	N23271
<b>14000 - Recreation</b>								
201 - Exercise: Treadmill	\$3,862	5	3	1	\$3,862/Itm		Matrix Commercial Series	23017
205 - Exercise: Treadmill	\$3,903	5	2	1	\$3,903/Itm		Matrix Commercial Series	23017
212 - Exercise: Miscellaneous Equip.	\$6,304	10	2	2	\$3,152/Itm		Matrix Recumbent Bike	N23271
218 - Miscellaneous	\$6,304	6	2	1	\$6,304/Itm		Matrix Elliptical Machine	N23271
222 - Exercise: Weight Machine	\$6,304	20	8	1	\$6,304/Itm		Matrix Hoist & Press H2200	N23271
224 - Miscellaneous	\$3,152	6	2	1	\$3,152/Itm		Stair Climber	
226 - Miscellaneous	\$2,311	6	2	1	\$2,311/Itm		Upright Cycle	
230 - Exercise: Miscellaneous Equip.	\$840	10	2	1	\$840/Itm		Weight Bench	
860 - Television	\$840	6	2	1	\$840/Itm		Fitness Room- LG 42" TV	N23271
864 - Television	\$630	6	2	1	\$630/Itm		Library- LG 32" TV	
<b>17000 - Tennis Court</b>								
100 - Reseal	\$48,000	10	0	4	\$12,000/Itm		Main Clubhouse	N23271
306 - Miscellaneous	\$5,043	16	4	2	\$2,521/Itm		Tennis Court Awning & Bench	
500 - Resurface	\$100,000	40	29	4	\$25,000/Itm		Main Clubhouse	N23271
<b>19000 - Fencing</b>								
130 - Chain Link: 10'	\$32,359	25	10	770	\$42.02/l.f.		Main Clubhouse Tennis Courts	N23271
200 - Wrought Iron	\$29,275	25	19	258	\$113/l.f.		Main Clubhouse	N23018
340 - Wood: 6'	\$1,324	18	12	28	\$47.28/l.f.		Trash & Roof Access Enclosure	
<b>20000 - Lighting</b>								
260 - Bollard Lights	\$6,304	20	13	6	\$1,051/Itm		Clubhouse Front	
<b>22000 - Office Equipment</b>								
200 - Computers, Misc.	\$4,200	3	1	1	\$4,200/LS		Clubhouse Offices	23017
<b>23000 - Mechanical Equipment</b>								
200 - HVAC	\$41,426	15	1	4	\$10,356/Itm		Lennox Units- Clubhouse- A/C	N23271
210 - HVAC	\$46,227	15	1	4	\$11,557/Itm		Units Clubhouse- Heating	N23271

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
<b>00020 - Main Clubhouse Areas</b>								
<b>23000 - Mechanical Equipment</b>								
600 - Water Heater	\$1,891	10	4	1	\$1,891/Itm		Clubhouse- State Select Water Heater	N23271
<b>24000 - Furnishings</b>								
910 - Window Coverings	\$4,202	15	9	1	\$4,202/LS		Clubhouse	
<b>25000 - Flooring</b>								
200 - Carpeting	\$29,047	10	4	298	\$97.47/SqYd		Clubhouse	23017
400 - Tile	\$3,099	20	14	295	\$10.51/SqFt		Kitchen	
600 - Vinyl	\$779	12	5	19	\$40.97/SqYd		Clubhouse Restrooms	
608 - Vinyl	\$2,172	20	14	53	\$40.97/SqYd		Lobby	
612 - Vinyl	\$246	20	14	6	\$40.97/SqYd		Storage/Janitorial Room	
620 - Vinyl	\$630	20	18	15	\$42.02/SqYd		Storage/Security Room- Incl other work	
<b>26000 - Outdoor Equipment</b>								
900 - Miscellaneous	\$735	10	6	1	\$735/LS		Outdoor Ping Pong Table	
<b>27000 - Appliances</b>								
200 - Refrigerator	\$2,101	10	4	1	\$2,101/Itm		Clubhouse- GE Profile	23017
204 - Refrigerator	\$2,627	15	9	1	\$2,627/Itm		Clubhouse- Frigidaire Caterer's Refrigerator	23017
220 - 4-Burner Stove & Oven	\$1,471	20	14	1	\$1,471/Itm		Clubhouse- Whirlpool Stove & Oven	23017
240 - Dishwasher	\$1,261	10	4	1	\$1,261/Itm		Clubhouse- Whirlpool Dishwasher	23017
740 - Microwave Oven	\$840	10	4	1	\$840/Itm		Clubhouse	23017
950 - Ice Machine	\$3,362	10	4	1	\$3,362/Itm		Clubhouse- Scotman	N23271
998 - Miscellaneous	\$946	10	4	1	\$946/Itm		Kitchen Aid Warming Oven	
<b>00030 - Dunbarton Clubhouse Areas</b>								
<b>02000 - Concrete</b>								
404 - Pool Deck	\$1,366	5	5	1	\$1,366/LS		Clubhouse Pool- Ongoing Repairs	
<b>03000 - Painting: Exterior</b>								
136 - Surface Restoration	\$3,152	6	1	1	\$3,152/LS		Clubhouse & Pool Fence	N23272
<b>03500 - Painting: Interior</b>								
900 - Miscellaneous	\$3,822	4	1	1	\$7,644/LS (50%)		Clubhouse- Dunbarton All Rooms	N23272

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
<b>00030 - Dunbarton Clubhouse Areas</b>								
<b>04000 - Structural Repairs</b>								
900 - Door: Hardware	\$2,101	18	11	2	\$1,051/Itm		Pool Gates & Clubhouse	
<b>05000 - Roofing</b>								
464 - Pitched: Dimensional Composition	\$25,215	30	18	20	\$1,261/Sqrs		Clubhouse	N23272
<b>08000 - Rehab</b>								
200 - Restrooms	\$5,253	20	5	2	\$2,627/LS		Clubhouse- 2 Restrooms	N23272
220 - General	\$6,829	20	11	1	\$6,829/LS		Clubhouse Interior	N23272
221 - General	\$4,202	20	11	1	\$4,202/LS		Cabana- Lighting Project	N23272
224 - General	\$10,506	20	11	1	\$10,506/LS		Clubhouse- Kitchen	N23272
<b>12000 - Pool</b>								
104 - Resurface	\$17,104	12	4	148	\$116/l.f.		Pool	N23272
204 - Edge: Tile, Coping, Mastic	\$7,430	24	18	104	\$71.44/l.f.		Pool	N23272
601 - Deck: Re-Surface	\$74,662	30	24	3,384	\$22.06/SqFt		Clubhouse Pool Area	N22852
704 - Equipment: Replacement	\$2,627	5	1	1	\$5,253/LS (50%)		Filtration Only	N23272
730 - Heater	\$5,143	8	6	1	\$5,143/Itm		Pool Heater	N23272
960 - Furniture: Misc	\$3,152	10	7	1	\$3,152/LS		Lounges, Tables & Chairs	
995 - Miscellaneous	\$1,471	12	6	1	\$1,471/LS		Signage	N22852
<b>13000 - Spa</b>								
102 - Re-Plaster	\$9,225	6	5	1	\$9,225/LS		Spa	N23272
120 - Tile	\$1,576	24	17	1	\$1,576/LS		Spa	N23272
700 - Equipment	\$3,152	5	4	1	\$6,304/LS (50%)		Spa	N23272
782 - Heater	\$5,143	8	6	1	\$5,143/Itm		Clubhouse Attached Equipment Rm	N23272
<b>19000 - Fencing</b>								
202 - Wrought Iron	\$14,867	25	19	146	\$102/l.f.		Pool Perimeter	N22852
<b>23000 - Mechanical Equipment</b>								
300 - HVAC	\$9,666	15	3	1	\$9,666/Itm		Trane Central Furnace- Dunbarton	N23272
604 - Water Heater	\$1,891	12	1	1	\$1,891/Itm		Clubhouse Kitchen Closet	N23272
<b>24000 - Furnishings</b>								
400 - Miscellaneous	\$5,253	10	2	1	\$5,253/LS		Clubhouse	
<b>24600 - Safety / Access</b>								
520 - Card Readers	\$24,650	10	9	4	\$6,163/Itm		Gates & Clubhouse	



Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
<b>00030 - Dunbarton Clubhouse Areas</b>								
<b>25000 - Flooring</b>								
220 - Carpeting	\$2,458	10	1	60	\$40.97/SqYd		Clubhouse	N23272
<b>27000 - Appliances</b>								
202 - Refrigerator	\$1,261	10	4	1	\$1,261/Itm		Clubhouse	N23272
221 - 4-Burner Stove & Oven	\$3,152	20	11	1	\$3,152/Itm		Clubhouse- GE Electric Profile Model	N23272
241 - Dishwasher	\$1,261	10	1	1	\$1,261/Itm		Clubhouse	N23272
742 - Microwave Oven	\$630	15	6	1	\$630/Itm		Clubhouse	N23272
<b>00040 - Elmhurst Cabana Areas</b>								
<b>02000 - Concrete</b>								
408 - Pool Deck	\$1,366	5	5	1	\$1,366/LS		Cabana- Ongoing Repairs	
<b>03000 - Painting: Exterior</b>								
138 - Surface Restoration	\$2,732	6	1	1	\$2,732/LS		Cabana & Pool Fence	N23273
<b>03500 - Painting: Interior</b>								
920 - Miscellaneous	\$4,833	10	4	1	\$4,833/LS		All Rooms	N23273
<b>05000 - Roofing</b>								
462 - Pitched: Dimensional Composition	\$13,868	30	18	11	\$1,261/Sqrs		Elmhurst Cabana	N23273
<b>08000 - Rehab</b>								
230 - General	\$46,227	20	1	2	\$23,114/Itm		Restrooms	N23273
234 - General	\$7,585	20	19	1	\$7,585/LS		Elmhurst- Gardeners Rstrm & Entry	N23273
<b>12000 - Pool</b>								
106 - Re-plaster	\$18,375	12	1	159	\$116/l.f.		Elmhurst Pool	N23273
206 - Edge: Tile, Coping, Mastic	\$11,693	24	18	159	\$73.54/l.f.		Elmhurst Pool	N23273
602 - Deck: Re-Surface	\$67,030	30	24	2,900	\$23.11/SqFt		Elmhurst Pool Area	N23020
712 - Equipment: Replacement	\$1,891	8	4	1	\$1,891/LS		Elmhurst Pool Filter Only	N23273
713 - Equipment: Replacement	\$520	1	0	1	\$520/LS [nr:1]		Pressure Gauges (2020 Only)	N23273
714 - Equipment: Replacement	\$2,942	8	1	1	\$2,942/LS		Elmhurst Pool Pump Only	N23273
716 - Equipment: Replacement	\$605	4	1	1	\$605/LS		Elmhurst Pool Chlorinator Only	N23020
960 - Furniture: Misc	\$5,907	10	7	1	\$5,907/LS		Lounges, Tables & Chairs	
996 - Miscellaneous	\$1,216	12	3	1	\$1,216/LS		Signage- Elmhurst	N23273

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
<b>00040 - Elmhurst Cabana Areas</b>								
<b>17000 - Tennis Court</b>								
106 - Reseal	\$12,607	7	3	2	\$6,304/Itm		Elmhurst	N23273
310 - Miscellaneous	\$2,101	16	3	1	\$2,101/LS		Tennis Court Awning & Bench	
504 - Resurface	\$50,430	21	10	2	\$25,215/Itm		Elmhurst	N23273
<b>19000 - Fencing</b>								
134 - Chain Link: 10'	\$20,004	25	9	476	\$42.02/l.f.		Elmhurst Tennis Courts	N23273
204 - Wrought Iron	\$27,316	25	19	260	\$105/l.f.		Elmhurst Pool	N23020
<b>23000 - Mechanical Equipment</b>								
606 - Water Heater	\$1,891	10	4	1	\$1,891/Itm		Elmhurst CH- 50 US Gallon	N23019
<b>24600 - Safety / Access</b>								
524 - Card Readers	\$3,677	10	4	2	\$1,839/Itm		Gates & Clubhouse	
<b>00045 - Commons Tennis Ct Area</b>								
<b>04000 - Structural Repairs</b>								
302 - Awnings	\$2,101	16	4	1	\$2,101/LS		Tennis Court Awning & Bench	N23274
<b>17000 - Tennis Court</b>								
104 - Reseal	\$10,506	7	3	2	\$5,253/Itm		Commons	N23274
502 - Resurface	\$50,430	21	3	2	\$25,215/Itm		Commons	N23274
<b>19000 - Fencing</b>								
132 - Chain Link: 10'	\$19,752	25	13	470	\$42.02/l.f.		Commons Tennis Courts	N23273
<b>00050 - Grounds</b>								
<b>01000 - Paving</b>								
100 - Asphalt: Sealing	\$8,893	5	3	70,541	\$.13/SqFt		Zone 1- 1 Coat	N23275
114 - Asphalt: Sealing	\$12,627	5	1	60,092	\$.21/SqFt		Zone 2- 2 Coats	N23275
124 - Asphalt: Sealing	\$23,886	5	1	113,674	\$.21/SqFt		Zone 3, 4- 2 Coats	N23275
142 - Asphalt: Sealing	\$22,953	5	2	109,237	\$.21/SqFt		Zone 5, 6- 2 Coats	N23275
152 - Asphalt: Sealing	\$6,908	5	2	32,877	\$.21/SqFt		Zone 7- 2 Coats	N23275
182 - Asphalt: Sealing	\$13,653	5	3	64,975	\$.21/SqFt		PS- Elmhurst- 2 Coats	
184 - Asphalt: Sealing	\$11,935	3	1	71,000	\$.17/SqFt [nr:1]		PS- Dunbarton- 1 Coat	
186 - Asphalt: Sealing	\$14,919	5	3	71,000	\$.21/SqFt		PS- Dunbarton- 2 Coats	
188 - Asphalt: Sealing	\$10,922	3	1	64,975	\$.17/SqFt [nr:1]		PS- Elmhurst- 1 Coat	
200 - Asphalt: Ongoing Repairs	\$16,675	5	1	70,541	\$4.73/SqFt (5%)		Zone 1	N23275
210 - Asphalt: Ongoing Repairs	\$14,205	5	1	60,092	\$4.73/SqFt (5%)		Zone 2	N23275

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
<b>00050 - Grounds</b>								
<b>01000 - Paving</b>								
220 - Asphalt: Ongoing Repairs	\$26,871	5	2	113,674	\$4.73/SqFt (5%)		Zone 3, 4	N23275
240 - Asphalt: Ongoing Repairs	\$25,823	5	2	109,237	\$4.73/SqFt (5%)		Zone 5, 6	N23275
250 - Asphalt: Ongoing Repairs	\$7,772	5	2	32,877	\$4.73/SqFt (5%)		Zone 7	N23275
277 - Asphalt: Ongoing Repairs	\$10,250	2	1	1	\$10,250/LS [nr:1]		PS- All Private Streets- 2021 Only	
279 - Asphalt: Ongoing Repairs	\$10,250	1	1	1	\$10,250/LS [nr:1]		PS- All Private Streets- 2021 Only	
280 - Asphalt: Ongoing Repairs	\$3,587	1	2	1	\$3,587/LS		PS- All Private Streets- Yearly Repairs	
282 - Asphalt: Ongoing Repairs	\$16,213	5	3	64,975	\$4.99/LS (5%)		PS- Elmhurst Ongoing	
286 - Asphalt: Ongoing Repairs	\$17,716	5	3	71,000	\$4.99/LS (5%)		PS- Dunbarton Ongoing	
300 - Asphalt: Mill & Inlay	\$296,449	15	4	70,541	\$4.20/SqFt		Zone 1 / W/ CH Driveway & Pkng	N23275
310 - Asphalt: Overlay	\$189,402	15	9	60,092	\$3.15/SqFt		Zone 2	N23275
320 - Asphalt: Overlay	\$358,286	15	9	113,674	\$3.15/SqFt		Zone 3, 4	N23275
340 - Asphalt: Overlay	\$344,301	15	9	109,237	\$3.15/SqFt		Zone 5, 6	N23275
350 - Asphalt: Overlay	\$138,166	15	4	32,877	\$4.20/SqFt		Zone 7- Continued University	N23275
380 - Asphalt: Overlay	\$177,487	15	6	64,975	\$2.73/SqFt		PS- Elmhurst Circle- 2010 Last Done	
382 - Asphalt: Overlay	\$193,945	15	6	71,000	\$2.73/SqFt		PS- Dunbarton Circle	
<b>02000 - Concrete</b>								
200 - Sidewalks, Curbs & Gutters	\$132,000	2	1	307,641	\$93.01/SqFt (0.46%)		Public Streets- On-going	N23014
201 - Sidewalks, Curbs & Gutters	\$5,000	1	0	1	\$5,000/LS [nr:1]		All Areas- 2020 Only	N23014
208 - Sidewalks, Curbs & Gutters	\$10,000	1	2	307,641	\$3.25/SqFt (1%)		All Areas- On-going	N23014
<b>04000 - Structural Repairs</b>								
550 - Bridge Maintenance	\$1,935	22	16	1	\$1,935/LS		Zone 1 Common Area	N23129
<b>18000 - Landscaping</b>								
100 - Irrigation: Misc.	\$27,723	1	1	1	\$27,723/LS		Misc. Irrigation Repairs	
101 - Irrigation: Misc.	\$16,500	1	0	1	\$16,500/LS [nr:1]		Irrigation Repairs (2020 Only)	
106 - Irrigation: Misc.	\$565,704	15	8	1	\$565,704/LS		Automation	
115 - Irrigation: Misc.	\$102,500	2	1	1	\$102,500/LS [nr:1]		Distribution Upgrade	
120 - Shrubs	\$150,000	1	1	1	\$150,000/LS		Shrubs, Trees, Ground Cover Remediation- Ongoing	

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
<b>00050 - Grounds</b>								
<b>18000 - Landscaping</b>								
121 - Shrubs	\$174,250	1	0	1	\$174,250/LS [nr:1]		Shrubs, 2020 Only	
160 - Tree Maintenance	\$181,391	1	0	1	\$181,391/LS		Tree Pruning & Forest Health Management	
<b>19000 - Fencing</b>								
140 - Miscellaneous	\$14,709	25	16	1	\$14,709/LS		Storage Lot Fence	N23270
<b>20000 - Lighting</b>								
100 - Exterior: Misc. Fixtures	\$42,447	12	10	640	\$66.32/Itm		Fixtures Approx. Total-Conversion to LED	N23270
110 - Exterior: Misc. Fixtures	\$12,305	1	0	640	\$19.23/Itm		Fixtures Approx. Ongoing Maintenance	N23270
<b>21000 - Signage</b>								
200 - Street Signs	\$13,658	15	4	53	\$258/Itm		Alley Signage /Private Property/Tow	N23270
204 - Monument	\$35,833	25	24	60	\$597/Itm		Wooden Alley Address Sign Holders	N23270
712 - Lollipop	\$4,158	15	5	35	\$119/Itm		Speed Limit Signage Inserts	N23270
713 - Lollipop	\$200	1	0	1	\$200/LS [nr:1]		Add'l Sign (2020 Only)	N23270
<b>30000 - Miscellaneous</b>								
990 - Utilities	\$1,654	1	1	1	\$1,654/LS		PS- Neighborhood Clean-up	
992 - Utilities	\$47,329	1	0	1	\$47,329/LS		Underground	N22911
997 - Utilities	\$5,000	1	0	1	\$5,000/LS [nr:1]		Paint (2020 Only)	
<b>00060 - Administrative</b>								
<b>31000 - Reserve Study</b>								
100 - 3 Year Update with Site Visit	\$6,150	3	1	1	\$6,150/LS		On-going	N23276
500 - Annual Update	\$600	1	0	1	\$600/LS		Yearly consulting	N23138
<b>32000 - Undesignated</b>								
100 - Miscellaneous	\$7,880	1	1	1	\$7,880/LS		Reserve Items	N23130

**Expenditures by Year - Next 3 Years**

2020 Update- 4

Prepared for the 2021 Fiscal Year

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
<b>2020</b>			
<b>00010 - Unit Exteriors</b>			
<b>04000 - Structural Repairs</b>			
205 - Wood: Siding & Trim On-going Repairs- 2020 Only[nr:1]	1	55,000	
<b>05000 - Roofing</b>			
920 - Roofing: Inspections & Repairs 590 All Units & Bldgs Ongoing	1	45,356	
930 - Miscellaneous 590 Major Repairs to Extend Life[nr:1]	2	16,079	
Total 05000 - Roofing:		61,435	61,435
<b>19000 - Fencing</b>			
351 - Wood: Repair 2020 Only[nr:1]	1	39,301	
Total Unit Exteriors:		155,736	155,736
<b>00020 - Main Clubhouse Areas</b>			
<b>04000 - Structural Repairs</b>			
200 - Wood: Siding & Trim Ongoing Prior to Paint	30	68,105	
901 - Door: Hardware Pool Deck Door (2020 Only)[nr:1]	1	2,900	
Total 04000 - Structural Repairs:		71,005	71,005
<b>08000 - Rehab</b>			
141 - General Clubhouse Security (2020 Only)[nr:1]	1	4,265	
<b>12000 - Pool</b>			
704 - Equipment: Replacement Speed pump motor (2020 Only)[nr:1]	1	1,525	
<b>17000 - Tennis Court</b>			
100 - Reseal 4 Main Clubhouse	10	48,000	
Total Main Clubhouse Areas:		124,795	124,795
<b>00040 - Elmhurst Cabana Areas</b>			
<b>12000 - Pool</b>			
713 - Equipment: Replacement Pressure Gauges (2020 Only)[nr:1]	1	520	
Total Elmhurst Cabana Areas:		520	520
<b>00050 - Grounds</b>			
<b>02000 - Concrete</b>			
201 - Sidewalks, Curbs & Gutters All Areas- 2020 Only[nr:1]	1	5,000	
<b>18000 - Landscaping</b>			
101 - Irrigation: Misc. Irrigation Repairs (2020 Only)[nr:1]	1	16,500	
121 - Shrubs Shrubs, 2020 Only[nr:1]	1	174,250	

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
<b>2020</b>			
<b>00050 - Grounds</b>			
<b>18000 - Landscaping</b>			
160 - Tree Maintenance Tree Pruning & Forest Health Management	1	181,391	
Total 18000 - Landscaping:		372,141	372,141
<b>20000 - Lighting</b>			
110 - Exterior: Misc. Fixtures 640 Fixtures Approx. Ongoing Maintenance	1	12,305	
<b>21000 - Signage</b>			
713 - Lollipop Add'l Sign (2020 Only)[nr:1]	1	200	
<b>30000 - Miscellaneous</b>			
992 - Utilities Underground	1	47,329	
997 - Utilities Paint (2020 Only)[nr:1]	1	5,000	
Total 30000 - Miscellaneous:		52,329	52,329
Total Grounds:		441,975	441,975
<b>00060 - Administrative</b>			
<b>31000 - Reserve Study</b>			
500 - Annual Update Yearly consulting	1	600	
Total Administrative:		600	600
Total 2020:		723,626	
<b>2021</b>			
<b>00010 - Unit Exteriors</b>			
<b>03000 - Painting: Exterior</b>			
350 - Touch-Up On-going	1	10,506	10,769
<b>04000 - Structural Repairs</b>			
204 - Wood: Siding & Trim On-going Repairs- Yearly, Work Orders, Etc.	1	124,455	127,566
<b>05000 - Roofing</b>			
206 - Low Slope: BUR 8 Squares- Small Flats- Done 2006	15	10,862	11,133
920 - Roofing: Inspections & Repairs 590 All Units & Bldgs Ongoing	1	45,356	46,490
Total 05000 - Roofing:		56,218	57,623
<b>19000 - Fencing</b>			
350 - Wood: Repair On-going Repairs Per Year	1	26,723	27,391
Total Unit Exteriors:		217,902	223,349
<b>00020 - Main Clubhouse Areas</b>			
<b>03000 - Painting: Exterior</b>			
400 - Wrought Iron 258 lf Pool Perimeter Fence	6	2,711	2,778
<b>08000 - Rehab</b>			
100 - General Clubhouse- Lounge: Skylights & Windows	30	29,417	30,153

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
<b>2021</b>			
<b>00020 - Main Clubhouse Areas</b>			
<b>12000 - Pool</b>			
700 - Equipment: Replacement 3 Main & Lap Pool Filters Only	8	5,558	5,697
702 - Equipment: Replacement Main Pool Chlorinator	4	1,261	1,292
703 - Equipment: Replacement Lap Pool Chemical Feeder	4	1,097	1,124
790 - Miscellaneous On-going (Yearly) Pool Mechanical Repairs	1	3,587	3,677
990 - Miscellaneous 2012 Misc. Safety, Caps, Water Quality, etc.	10	18,911	19,384
Total 12000 - Pool:		30,414	31,174
<b>13000 - Spa</b>			
100 - Re-Plaster Main Clubhouse	6	4,203	4,308
710 - Pumps Vari Speed Pentair Pump	6	2,942	3,015
Total 13000 - Spa:		7,145	7,323
<b>22000 - Office Equipment</b>			
200 - Computers, Misc. Clubhouse Offices	3	4,200	4,305
<b>23000 - Mechanical Equipment</b>			
200 - HVAC 4 Lennox Units- Clubhouse- A/C	15	41,426	42,461
210 - HVAC 4 Units Clubhouse- Heating	15	46,227	47,383
Total 23000 - Mechanical Equipment:		87,653	89,844
Total Main Clubhouse Areas:		161,540	165,577
<b>00030 - Dunbarton Clubhouse Areas</b>			
<b>03000 - Painting: Exterior</b>			
136 - Surface Restoration Clubhouse & Pool Fence	6	3,152	3,231
<b>03500 - Painting: Interior</b>			
900 - Miscellaneous Clubhouse- Dunbarton All Rooms	4	3,822	3,917
<b>12000 - Pool</b>			
704 - Equipment: Replacement Filtration Only (50%)	5	2,627	2,692
<b>23000 - Mechanical Equipment</b>			
604 - Water Heater Clubhouse Kitchen Closet	12	1,891	1,938
<b>25000 - Flooring</b>			
220 - Carpeting 60 Sq. Yds. Clubhouse	10	2,458	2,520
<b>27000 - Appliances</b>			
241 - Dishwasher Clubhouse	10	1,261	1,292
Total Dunbarton Clubhouse Areas:		15,211	15,590

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
<b>2021</b>			
<b>00040 - Elmhurst Cabana Areas</b>			
<b>03000 - Painting: Exterior</b>			
138 - Surface Restoration Cabana & Pool Fence	6	2,732	2,800
<b>08000 - Rehab</b>			
230 - General Restrooms	20	46,227	47,383
<b>12000 - Pool</b>			
106 - Re-plaster 159 If Elmhurst Pool	12	18,375	18,835
714 - Equipment: Replacement Elmhurst Pool Pump Only	8	2,942	3,015
716 - Equipment: Replacement Elmhurst Pool Chlorinator Only	4	605	620
Total 12000 - Pool:		21,922	22,470
Total Elmhurst Cabana Areas:		70,881	72,653
<b>00050 - Grounds</b>			
<b>01000 - Paving</b>			
114 - Asphalt: Sealing 60,092 sf Zone 2- 2 Coats	5	12,627	12,943
124 - Asphalt: Sealing 113,674 sf Zone 3, 4- 2 Coats	5	23,886	24,483
184 - Asphalt: Sealing 71,000 sf PS- Dunbarton- 1 Coat[nr:1]	3	11,935	12,233
188 - Asphalt: Sealing 64,975 sf PS- Elmhurst- 1 Coat[nr:1]	3	10,922	11,195
200 - Asphalt: Ongoing Repairs 70,541 sf Zone 1 (5%)	5	16,675	17,092
210 - Asphalt: Ongoing Repairs 60,092 sf Zone 2 (5%)	5	14,205	14,560
277 - Asphalt: Ongoing Repairs PS- All Private Streets- 2021 Only[nr:1]	2	10,250	10,506
279 - Asphalt: Ongoing Repairs PS- All Private Streets- 2021 Only[nr:1]	1	10,250	10,506
Total 01000 - Paving:		110,750	113,518
<b>02000 - Concrete</b>			
200 - Sidewalks, Curbs & Gutters 307,641 sf Public Streets- On-going (0.46%)	2	132,000	135,300
<b>18000 - Landscaping</b>			
100 - Irrigation: Misc. Misc. Irrigation Repairs	1	27,723	28,416
115 - Irrigation: Misc. Distribution Upgrade[nr:1]	2	102,500	105,063
120 - Shrubs Shrubs, Trees, Ground Cover Remediation- Ongoing	1	150,000	153,750
160 - Tree Maintenance Tree Pruning & Forest Health Management	1	181,391	185,926
Total 18000 - Landscaping:		461,614	473,155
<b>20000 - Lighting</b>			
110 - Exterior: Misc. Fixtures 640 Fixtures Approx. Ongoing Maintenance	1	12,305	12,613



Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
<b>2021</b>			
<b>00050 - Grounds</b>			
<b>30000 - Miscellaneous</b>			
990 - Utilities PS- Neighborhood Clean-up	1	1,654	1,695
992 - Utilities Underground	1	47,329	48,513
Total 30000 - Miscellaneous:		48,983	50,208
Total Grounds:		765,652	784,794
<b>00060 - Administrative</b>			
<b>31000 - Reserve Study</b>			
100 - 3 Year Update with Site Visit On-going	3	6,150	6,304
500 - Annual Update Yearly consulting	1	600	615
Total 31000 - Reserve Study:		6,750	6,919
<b>32000 - Undesignated</b>			
100 - Miscellaneous Reserve Items	1	7,880	8,077
Total Administrative:		14,630	14,996
Total 2021:		1,245,816	1,276,959
<b>2022</b>			
<b>00010 - Unit Exteriors</b>			
<b>03000 - Painting: Exterior</b>			
198 - Supervision Construction Mgmt- Pre-Cycle Eval.	8	5,253	5,519
350 - Touch-Up On-going	1	10,506	11,038
Total 03000 - Painting: Exterior:		15,759	16,557
<b>04000 - Structural Repairs</b>			
204 - Wood: Siding & Trim On-going Repairs- Yearly, Work Orders, Etc.	1	124,455	130,755
<b>05000 - Roofing</b>			
920 - Roofing: Inspections & Repairs 590 All Units & Bldgs Ongoing	1	45,356	47,652
<b>19000 - Fencing</b>			
350 - Wood: Repair On-going Repairs Per Year	1	26,723	28,076
Total Unit Exteriors:		212,293	223,040
<b>00020 - Main Clubhouse Areas</b>			
<b>12000 - Pool</b>			
100 - Re-plaster 116 lf Clubhouse Main Pool	12	14,625	15,365
701 - Equipment: Replacement 3 Main & Lap Pool Pumps Only	4	8,773	9,217
790 - Miscellaneous On-going (Yearly) Pool Mechanical Repairs	1	3,587	3,769
942 - Furniture: Misc 4 Clubhouse- Umbrellas	8	1,723	1,810

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
<b>2022</b>			
<b>00020 - Main Clubhouse Areas</b>			
<b>12000 - Pool</b>			
Total 12000 - Pool:		28,708	30,161
<b>13000 - Spa</b>			
700 - Equipment Main Spa	10	3,887	4,084
<b>14000 - Recreation</b>			
205 - Exercise: Treadmill Matrix Commercial Series	5	3,903	4,101
212 - Exercise: Miscellaneous Equip. 2 Matrix Recumbent Bike	10	6,304	6,623
218 - Miscellaneous Matrix Elliptical Machine	6	6,304	6,623
224 - Miscellaneous Stair Climber	6	3,152	3,311
226 - Miscellaneous Upright Cycle	6	2,311	2,428
230 - Exercise: Miscellaneous Equip. Weight Bench	10	840	883
860 - Television Fitness Room- LG 42" TV	6	840	883
864 - Television Library- LG 32" TV	6	630	662
Total 14000 - Recreation:		24,284	25,514
Total Main Clubhouse Areas:		56,879	59,759
<b>00030 - Dunbarton Clubhouse Areas</b>			
<b>24000 - Furnishings</b>			
400 - Miscellaneous Clubhouse	10	5,253	5,519
Total Dunbarton Clubhouse Areas:		5,253	5,519
<b>00050 - Grounds</b>			
<b>01000 - Paving</b>			
142 - Asphalt: Sealing 109,237 sf Zone 5, 6- 2 Coats	5	22,953	24,115
152 - Asphalt: Sealing 32,877 sf Zone 7- 2 Coats	5	6,908	7,258
220 - Asphalt: Ongoing Repairs 113,674 sf Zone 3, 4 (5%)	5	26,871	28,232
240 - Asphalt: Ongoing Repairs 109,237 sf Zone 5, 6 (5%)	5	25,823	27,130
250 - Asphalt: Ongoing Repairs 32,877 sf Zone 7 (5%)	5	7,772	8,165
280 - Asphalt: Ongoing Repairs PS- All Private Streets- Yearly Repairs	1	3,587	3,769
Total 01000 - Paving:		93,914	98,669
<b>02000 - Concrete</b>			
208 - Sidewalks, Curbs & Gutters 307,641 sf All Areas- On-going (1%)	1	10,000	10,506
<b>18000 - Landscaping</b>			
100 - Irrigation: Misc. Misc. Irrigation Repairs	1	27,723	29,127

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
<b>2022</b>			
<b>00050 - Grounds</b>			
<b>18000 - Landscaping</b>			
120 - Shrubs Shrubs, Trees, Ground Cover Remediation- Ongoing	1	150,000	157,594
160 - Tree Maintenance Tree Pruning & Forest Health Management	1	181,391	190,574
Total 18000 - Landscaping:		359,114	377,295
<b>20000 - Lighting</b>			
110 - Exterior: Misc. Fixtures 640 Fixtures Approx. Ongoing Maintenance	1	12,305	12,928
<b>30000 - Miscellaneous</b>			
990 - Utilities PS- Neighborhood Clean-up	1	1,654	1,737
992 - Utilities Underground	1	47,329	49,725
Total 30000 - Miscellaneous:		48,983	51,462
Total Grounds:		524,316	550,860
<b>00060 - Administrative</b>			
<b>31000 - Reserve Study</b>			
500 - Annual Update Yearly consulting	1	600	630
<b>32000 - Undesignated</b>			
100 - Miscellaneous Reserve Items	1	7,880	8,279
Total Administrative:		8,480	8,909
Total 2022:		807,221	848,087

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

Browning Reserve Group ("BRG") prepared a reserve study for the Association during the 2020 fiscal year. This was done to help determine the Association's reserve contribution for the next fiscal year (2021) 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 2020 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, 2019. You will notice in Section III, Reserve Fund Balance Forecast, a Beginning Reserve Balance of \$8,501,059 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 2020, and estimates an ending reserve fund balance. Again, see Section III and the 2020 ending reserve balance estimate of \$10,187,633.

"Re-building" the first year of the study as mentioned above simply means using the 2020 adopted budget for the 2020 reserve contribution. Finally, the 2020 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*

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
<b>00010 - Unit Exteriors</b>						
<b>03000 - Painting: Exterior</b>						
120 - Surface Restoration 171 Homes- Phase 1 of 3[se:2]	188,640	8	3	117,900	145,017	18,397
120 - Surface Restoration 171 Homes- Phase 1 of 3[se:2]	188,640	8	4	94,320	120,847	18,397
122 - Surface Restoration 217 Homes- Phase 2 of 3[se:2]	239,385	8	4	119,692	153,356	23,930
122 - Surface Restoration 217 Homes- Phase 2 of 3[se:2]	239,385	8	5	89,769	122,685	23,930
126 - Surface Restoration 202 Homes- Phase 3 of 3- Future[se:2]	222,838	8	5	83,564	114,204	22,833
126 - Surface Restoration 202 Homes- Phase 3 of 3- Future[se:2]	222,838	8	6	55,709	85,653	22,833
190 - Miscellaneous Construction Management: Color Consultant Only	3,677	16	3	2,988	3,298	177
198 - Supervision Construction Mgmt- Pre-Cycle Eval.	5,253	8	2	3,940	4,711	494
200 - Supervision 171 CM- Future Painting, Siding- PH 1	82,642	8	3	51,651	63,531	7,960
208 - Supervision 217 CM- Future Painting, Siding- PH 2	104,873	8	4	52,437	67,185	10,354
210 - Supervision 202 CM- Future Painting, Siding- PH 3	97,624	8	5	36,609	50,032	9,879
350 - Touch-Up On-going	10,506	1	1	5,253	10,769	3,853
920 - Power Washing 171 Unit Brickwork (sealing added)	23,355	16	3	18,976	20,947	1,125
924 - Power Washing 217 Unit Brickwork (sealing added)	29,462	16	4	22,096	24,536	1,454
926 - Power Washing 202 Unit Brickwork (sealing added)	22,151	16	5	15,229	17,028	1,121
<b>04000 - Structural Repairs</b>						
204 - Wood: Siding & Trim On-going Repairs- Yearly, Work Orders, Etc.	124,455	1	1	62,227	127,566	45,640
205 - Wood: Siding & Trim On-going Repairs- 2020 Only[nr:1]	55,000	1	0	55,000	0	0
210 - Wood: Siding & Trim 171 2008 Siding Project- Long Term	1,437,255	30	25	239,542	294,637	63,555
212 - Wood: Siding & Trim 217 2009 Siding Project- Long Term	1,823,885	30	26	243,185	311,580	82,668
214 - Wood: Siding & Trim 202 2010 Siding Project- Long Term	1,697,810	30	27	169,781	232,034	78,877
220 - Wood: Siding & Trim 171 Homes- Ongoing Siding Project w Paint 1	449,142	8	3	280,714	345,278	43,262
230 - Wood: Siding & Trim 217 Homes- Ongoing Siding Project w Paint 2	569,964	8	4	284,982	365,133	56,272
232 - Wood: Siding & Trim 202 Homes- Ongoing Siding Project w Paint 3	530,566	8	5	198,962	271,915	53,692
290 - Miscellaneous Construction Management On-going	71,863	30	19	26,350	29,464	2,740
291 - Miscellaneous Construction Management On-going	91,194	30	20	30,398	34,274	3,564
292 - Miscellaneous	84,890	30	21	25,467	29,004	3,401

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
<b>00010 - Unit Exteriors</b>						
<b>04000 - Structural Repairs</b>						
Construction Management On-going						
<b>05000 - Roofing</b>						
200 - Low Slope: BUR 32 Squares- Small Flats- Done 2009	43,446	15	4	31,860	35,626	2,288
206 - Low Slope: BUR 8 Squares- Small Flats- Done 2006	10,862	15	1	10,137	11,133	531
212 - Low Slope: BUR 80 Squares- Large Flats- 2009	108,615	15	4	79,651	89,064	5,719
216 - Low Slope: BUR 4 Squares- Small Flats- Done 2009	5,431	15	4	3,983	4,453	286
220 - Low Slope: BUR 8 Squares- Small Flats- Done 2008	10,862	15	3	8,689	9,649	558
400 - Pitched: Dimensional Composition 3,257 Squares- 2000 - 2003 Roofing: 199 Homes[se:4]	1,497,075	30	20	499,025	562,651	60,742
400 - Pitched: Dimensional Composition 3,257 Squares- 2000 - 2003 Roofing: 199 Homes[se:4]	1,497,075	30	21	449,122	511,501	60,742
400 - Pitched: Dimensional Composition 3,257 Squares- 2000 - 2003 Roofing: 199 Homes[se:4]	1,497,075	30	22	399,220	460,351	60,742
400 - Pitched: Dimensional Composition 3,257 Squares- 2000 - 2003 Roofing: 199 Homes[se:4]	1,497,075	30	23	349,317	409,200	60,742
420 - Pitched: Dimensional Composition 2004 Roofing Project	2,472,081	30	24	494,416	591,239	106,649
440 - Pitched: Dimensional Composition 1,853 Squares- 2005 Roofing Project[se:2]	1,703,457	30	25	283,910	349,209	76,268
440 - Pitched: Dimensional Composition 1,853 Squares- 2005 Roofing Project[se:2]	1,703,457	30	26	227,128	291,007	76,268
444 - Pitched: Dimensional Composition 2,098 Squares- 2006 Roofing Project[se:2]	1,928,685	30	27	192,868	263,587	90,724
444 - Pitched: Dimensional Composition 2,098 Squares- 2006 Roofing Project[se:2]	1,928,685	30	28	128,579	197,690	90,724
466 - Pitched: Dimensional Composition 2007 Roofing Project[se:2]	1,516,840	30	29	50,561	103,651	37,019
466 - Pitched: Dimensional Composition 2007 Roofing Project[se:2]	1,516,840	30	30	48,930	51,825	37,019
690 - Gutters / Downspouts 2004	147,087	30	14	78,447	85,433	4,957
692 - Gutters / Downspouts 2005	152,341	30	15	76,170	83,280	5,263
694 - Gutters / Downspouts 2006	183,859	30	16	85,801	94,228	6,510
696 - Gutters / Downspouts 2007	157,594	30	17	68,291	75,382	5,720
701 - Gutters / Downspouts 1,484 lf 2008	28,234	30	18	11,294	12,541	1,050
702 - Gutters / Downspouts 994 lf 2009	18,911	30	19	6,934	7,754	721
703 - Gutters / Downspouts 10,741 lf 2010	209,915	30	20	69,972	78,893	8,204
810 - Pitched: Dimensional Composition 2003 Roofing Project: Beams, Crts/Vlys, FP Chs	157,594	30	13	89,303	96,920	5,182
820 - Beam Replacement 2004	68,291	30	14	36,422	39,665	2,302
822 - Beam Replacement 2005 Roofing w/ 70% increase due to related siding	341,453	30	15	170,727	186,661	11,795
824 - Beam Replacement 2006- Roofing w/ 70% inc. due to related siding	138,682	30	16	64,719	71,075	4,910
826 - Beam Replacement 2007- Roofing-w/ 70% inc. due to related siding	288,922	30	17	125,199	138,201	10,486

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
<b>00010 - Unit Exteriors</b>						
<b>05000 - Roofing</b>						
840 - Hog Valleys 2000 - 2003 Roofing Project Midcycle	157,594	30	4	136,581	145,380	4,149
841 - Hog Valleys 2004 Roofing Project Midcycle	157,594	30	4	136,581	145,380	4,149
842 - Hog Valleys 2005 Roofing Project Midcycle	157,594	30	5	131,328	139,996	4,253
843 - Hog Valleys 2006 Roofing Project Midcycle	157,594	30	6	126,075	134,611	4,359
844 - Hog Valleys 2007 Roofing Project Midcycle	157,594	30	7	120,822	129,227	4,468
920 - Roofing: Inspections & Repairs 590 All Units & Bldgs Ongoing	45,356	1	0	45,356	46,490	32,455
930 - Miscellaneous 590 Major Repairs to Extend Life[nr:1]	16,079	2	0	16,079	0	0
<b>19000 - Fencing</b>						
300 - Wood 22,881 If Patios (33%)[se:3]	143,821	8	3	89,888	110,562	14,202
300 - Wood 22,881 If Patios (33%)[se:3]	143,821	8	4	71,910	92,135	14,202
300 - Wood 22,881 If Patios (33%)[se:3]	143,821	8	5	53,933	73,708	14,202
304 - Wood 1,900 If Interior Patio Party Fence (20%)	51,250	8	3	32,031	39,398	2,468
350 - Wood: Repair On-going Repairs Per Year	26,723	1	1	13,361	27,391	9,800
351 - Wood: Repair 2020 Only[nr:1]	39,301	1	0	39,301	0	0
<b>21000 - Signage</b>						
400 - Unit Address Plaques 590 Units with 2 at each	56,073	25	14	24,672	27,588	2,268
Sub-total Unit Exteriors	#####			7,565,337	9,068,421	1,545,504
<b>00020 - Main Clubhouse Areas</b>						
<b>02000 - Concrete</b>						
400 - Pool Deck Main Clubhouse- Ongoing Repairs	1,358	5	5	226	278	183
<b>03000 - Painting: Exterior</b>						
130 - Surface Restoration Main Clubhouse	15,759	10	10	1,433	1,615	1,312
400 - Wrought Iron 258 If Pool Perimeter Fence	2,711	6	1	2,259	2,778	331
<b>03500 - Painting: Interior</b>						
300 - Clubhouse 11,806 sf Clubhouse	17,365	10	4	10,419	12,459	1,372
<b>04000 - Structural Repairs</b>						
200 - Wood: Siding & Trim Ongoing Prior to Paint	68,105	30	0	68,105	2,327	1,624
302 - Awnings Clubhouse Pool Awning	5,463	15	9	2,185	2,613	325
900 - Door: Hardware 16 Clubhouse- Exit Doors & Pool Pedestrian Gates	16,810	15	9	6,724	8,041	1,001
901 - Door: Hardware Pool Deck Door (2020 Only)[nr:1]	2,900	1	0	2,900	0	0
906 - Steel Doors 4 Exterior Storage Room Metal Doors	10,506	25	15	4,203	4,738	436
<b>05000 - Roofing</b>						
208 - Low Slope: BUR 6 Squares- Clubhouse- Vinyl	18,911	15	3	15,129	16,799	971
460 - Pitched: Dimensional Composition Clubhouse- 44 Squares	64,718	30	18	25,887	28,746	2,408



Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
<b>00020 - Main Clubhouse Areas</b>						
<b>08000 - Rehab</b>						
094 - General Professional Fees	52,531	20	14	15,759	18,846	2,656
100 - General Clubhouse- Lounge: Skylights & Windows	29,417	30	1	28,437	30,153	719
102 - General Clubhouse- Living Rm & Kitchen Furnishings (50%)	28,104	10	4	16,863	20,165	2,220
112 - General Clubhouse- Card Room Misc. (50%)	7,880	10	4	4,728	5,654	622
113 - General Clubhouse Card Room- Counter & Cabinets	18,911	25	19	4,539	5,428	865
114 - General 6 -Exterior Store-Front Door Sets	37,822	25	18	10,590	12,406	1,688
136 - General Clubhouse- Interior Doors	16,810	25	19	4,034	4,824	769
138 - General Clubhouse- Entry Area- Furnishings- 50%	1,576	10	4	946	1,131	124
140 - General Clubhouse Security System / Entry Access	43,486	10	4	26,091	31,201	3,435
141 - General Clubhouse Security (2020 Only)[nr:1]	4,265	1	0	4,265	0	0
142 - General Clubhouse Audio/Video Upgrades	34,469	10	8	6,894	10,599	3,005
144 - Clubhouse 2 Drinking Fountain	2,732	15	9	1,093	1,307	163
150 - General Lobby Admin. Office- 50%	7,354	10	4	4,413	5,277	581
156 - General Clubhouse- Manager's Office 50%	3,677	10	4	2,206	2,638	290
160 - General Clubhouse- Gym 50%	7,880	10	4	4,728	5,654	622
180 - General Clubhouse- 2 Restrooms	88,252	30	24	17,651	21,107	3,807
190 - General Clubhouse- Maintenance Office	2,627	10	4	1,576	1,885	207
192 - General Clubhouse- Audio Room (50%)	1,576	10	7	473	646	134
194 - General Kitchen	48,329	25	19	11,599	13,870	2,211
344 - General 2013 Contingency	42,550	20	14	12,765	15,265	2,151
<b>12000 - Pool</b>						
100 - Re-plaster 116 lf Clubhouse Main Pool	14,625	12	2	12,187	13,741	916
102 - Re-plaster 176 lf Clubhouse Lap Pool	23,027	12	11	1,919	3,934	1,802
200 - Edge: Tile, Coping, Mastic 116 lf Clubhouse Main Pool	6,094	24	18	1,523	1,822	283
202 - Edge: Tile, Coping, Mastic 176 lf Clubhouse Lap Pool	9,245	24	18	2,311	2,764	430
600 - Deck: Re-Surface 10,526 sf Main Pool Area	238,184	30	24	47,637	56,966	10,276
700 - Equipment: Replacement 3 Main & Lap Pool Filters Only	5,558	8	1	4,863	5,697	510
701 - Equipment: Replacement 3 Main & Lap Pool Pumps Only	8,773	4	2	4,386	6,744	1,649
702 - Equipment: Replacement Main Pool Chlorinator	1,261	4	1	946	1,292	231
703 - Equipment: Replacement Lap Pool Chemical Feeder	1,097	4	1	823	1,124	201
704 - Equipment: Replacement Speed pump motor (2020 Only)[nr:1]	1,525	1	0	1,525	0	0

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
<b>00020 - Main Clubhouse Areas</b>						
<b>12000 - Pool</b>						
790 - Miscellaneous On-going (Yearly) Pool Mechanical Repairs	3,587	1	1	1,794	3,677	1,316
910 - Furniture: Chairs 16 Clubhouse	1,849	10	4	1,109	1,327	146
915 - Furniture: Lounges 18 Clubhouse	13,238	10	4	7,943	9,498	1,046
920 - Furniture: Tables 6 Clubhouse	3,152	10	4	1,891	2,261	249
940 - Furniture: Misc 4 Clubhouse- Umbrellas Stands	651	10	4	391	467	51
942 - Furniture: Misc 4 Clubhouse- Umbrellas	1,723	8	2	1,292	1,545	162
990 - Miscellaneous 2012 Misc. Safety, Caps, Water Quality, etc.	18,911	10	1	17,020	19,384	1,387
994 - Miscellaneous Signage- Main CH	1,261	12	6	630	754	87
<b>13000 - Spa</b>						
100 - Re-Plaster Main Clubhouse	4,203	6	1	3,503	4,308	514
120 - Tile Main CH Spa	2,101	24	18	525	628	98
700 - Equipment Main Spa	3,887	10	2	3,110	3,586	292
710 - Pumps Vari Speed Pentair Pump	2,942	6	1	2,451	3,015	360
780 - Heater Main Clubhouse- Spa Heater	5,537	8	6	1,384	2,128	574
<b>14000 - Recreation</b>						
201 - Exercise: Treadmill Matrix Commercial Series	3,862	5	3	1,545	2,375	595
205 - Exercise: Treadmill Matrix Commercial Series	3,903	5	2	2,342	3,201	587
212 - Exercise: Miscellaneous Equip. 2 Matrix Recumbent Bike	6,304	10	2	5,043	5,815	474
218 - Miscellaneous Matrix Elliptical Machine	6,304	6	2	4,203	5,384	790
222 - Exercise: Weight Machine Matrix Hoist & Press H2200	6,304	20	8	3,782	4,200	275
224 - Miscellaneous Stair Climber	3,152	6	2	2,101	2,692	395
226 - Miscellaneous Upright Cycle	2,311	6	2	1,541	1,974	290
230 - Exercise: Miscellaneous Equip. Weight Bench	841	10	2	672	775	63
860 - Television Fitness Room- LG 42" TV	841	6	2	560	718	105
864 - Television Library- LG 32" TV	630	6	2	420	538	79
<b>17000 - Tennis Court</b>						
100 - Reseal 4 Main Clubhouse	48,000	10	0	48,000	4,920	3,435
306 - Miscellaneous 2 Tennis Court Awning & Bench	5,043	16	4	3,782	4,200	249
500 - Resurface 4 Main Clubhouse	100,000	40	29	27,500	30,750	3,661
<b>19000 - Fencing</b>						
130 - Chain Link: 10' 770 lf Main Clubhouse Tennis Courts	32,359	25	10	19,416	21,228	1,186
200 - Wrought Iron 258 lf Main Clubhouse	29,275	25	19	7,026	8,402	1,340
340 - Wood: 6'	1,324	18	12	441	528	71

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
<b>00020 - Main Clubhouse Areas</b>						
<b>19000 - Fencing</b>						
28 If Trash & Roof Access Enclosure						
<b>20000 - Lighting</b>						
260 - Bollard Lights 6 Clubhouse Front	6,304	20	13	2,206	2,585	311
<b>22000 - Office Equipment</b>						
200 - Computers, Misc. Clubhouse Offices	4,200	3	1	2,800	4,305	1,027
<b>23000 - Mechanical Equipment</b>						
200 - HVAC 4 Lennox Units- Clubhouse- A/C	41,426	15	1	38,664	42,461	2,026
210 - HVAC 4 Units Clubhouse- Heating	46,227	15	1	43,146	47,383	2,260
600 - Water Heater Clubhouse- State Select Water Heater	1,891	10	4	1,135	1,357	149
<b>24000 - Furnishings</b>						
910 - Window Coverings Clubhouse	4,202	15	9	1,681	2,010	250
<b>25000 - Flooring</b>						
200 - Carpeting 298 Sq. Yds. Clubhouse	29,047	10	4	17,428	20,841	2,294
400 - Tile 295 sf Kitchen	3,099	20	14	930	1,112	157
600 - Vinyl 19 Sq. Yds. Clubhouse Restrooms	779	12	5	454	532	53
608 - Vinyl 53 Sq. Yds. Lobby	2,172	20	14	651	779	110
612 - Vinyl 6 Sq. Yds. Storage/Janitorial Room	246	20	14	74	88	12
620 - Vinyl 15 Sq. Yds. Storage/Security Room- Incl other work	630	20	18	63	97	35
<b>26000 - Outdoor Equipment</b>						
900 - Miscellaneous Outdoor Ping Pong Table	735	10	6	294	377	61
<b>27000 - Appliances</b>						
200 - Refrigerator Clubhouse- GE Profile	2,101	10	4	1,261	1,508	166
204 - Refrigerator Clubhouse- Frigidaire Caterer's Refrigerator	2,627	15	9	1,051	1,256	156
220 - 4-Burner Stove & Oven Clubhouse- Whirlpool Stove & Oven	1,471	20	14	441	528	74
240 - Dishwasher Clubhouse- Whirlpool Dishwasher	1,261	10	4	756	905	100
740 - Microwave Oven Clubhouse	841	10	4	504	603	66
950 - Ice Machine Clubhouse- Scotman	3,362	10	4	2,017	2,412	266
998 - Miscellaneous Kitchen Aid Warming Oven	946	10	4	567	678	75
Sub-total Main Clubhouse Areas	1,481,305			684,781	664,632	82,056
<b>00030 - Dunbarton Clubhouse Areas</b>						
<b>02000 - Concrete</b>						
404 - Pool Deck Clubhouse Pool- Ongoing Repairs	1,366	5	5	228	280	184
<b>03000 - Painting: Exterior</b>						
136 - Surface Restoration Clubhouse & Pool Fence	3,152	6	1	2,627	3,231	385
<b>03500 - Painting: Interior</b>						
900 - Miscellaneous Clubhouse- Dunbarton All Rooms	3,822	4	1	2,866	3,917	701

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
<b>00030 - Dunbarton Clubhouse Areas</b>						
<b>04000 - Structural Repairs</b>						
900 - Door: Hardware 2 Pool Gates & Clubhouse	2,101	18	11	817	957	110
<b>05000 - Roofing</b>						
464 - Pitched: Dimensional Composition 20 Squares- Clubhouse	25,215	30	18	10,086	11,200	938
<b>08000 - Rehab</b>						
200 - Restrooms Clubhouse- 2 Restrooms	5,253	20	5	3,940	4,308	213
220 - General Clubhouse Interior	6,829	20	11	3,073	3,500	321
221 - General Cabana- Lighting Project	4,202	20	11	1,891	2,154	197
224 - General Clubhouse- Kitchen	10,506	20	11	4,728	5,384	493
<b>12000 - Pool</b>						
104 - Resurface 148 lf Pool	17,104	12	4	11,403	13,149	1,126
204 - Edge: Tile, Coping, Mastic 104 lf Pool	7,430	24	18	1,858	2,221	346
601 - Deck: Re-Surface 3,384 sf Clubhouse Pool Area	74,662	30	24	14,932	17,857	3,221
704 - Equipment: Replacement Filtration Only (50%)	2,627	5	1	2,101	2,692	385
730 - Heater Pool Heater	5,143	8	6	1,286	1,977	533
960 - Furniture: Misc Lounges, Tables & Chairs	3,152	10	7	946	1,292	268
995 - Miscellaneous Signage	1,471	12	6	735	879	102
<b>13000 - Spa</b>						
102 - Re-Plaster Spa	9,225	6	5	1,538	3,152	1,245
120 - Tile Spa	1,576	24	17	460	538	71
700 - Equipment Spa (50%)	3,152	5	4	630	1,292	498
782 - Heater Clubhouse Attached Equipment Rm	5,143	8	6	1,286	1,977	533
<b>19000 - Fencing</b>						
202 - Wrought Iron 146 lf Pool Perimeter	14,867	25	19	3,568	4,267	680
<b>23000 - Mechanical Equipment</b>						
300 - HVAC Trane Central Furnace- Dunbarton	9,666	15	3	7,733	8,586	497
604 - Water Heater Clubhouse Kitchen Closet	1,891	12	1	1,734	1,938	116
<b>24000 - Furnishings</b>						
400 - Miscellaneous Clubhouse	5,253	10	2	4,203	4,846	395
<b>24600 - Safety / Access</b>						
520 - Card Readers 4 Gates & Clubhouse	24,650	10	9	2,465	5,053	2,203
<b>25000 - Flooring</b>						
220 - Carpeting 60 Sq. Yds. Clubhouse	2,458	10	1	2,213	2,520	180
<b>27000 - Appliances</b>						
202 - Refrigerator Clubhouse	1,261	10	4	756	905	100
221 - 4-Burner Stove & Oven Clubhouse- GE Electric Profile Model	3,152	20	11	1,418	1,615	148

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
<b>00030 - Dunbarton Clubhouse Areas</b>						
<b>27000 - Appliances</b>						
241 - Dishwasher Clubhouse	1,261	10	1	1,135	1,292	92
742 - Microwave Oven Clubhouse	630	15	6	378	431	35
Sub-total Dunbarton Clubhouse Areas	258,219			93,031	113,411	16,315
<b>00040 - Elmhurst Cabana Areas</b>						
<b>02000 - Concrete</b>						
408 - Pool Deck Cabana- Ongoing Repairs	1,366	5	5	228	280	184
<b>03000 - Painting: Exterior</b>						
138 - Surface Restoration Cabana & Pool Fence	2,732	6	1	2,276	2,800	334
<b>03500 - Painting: Interior</b>						
920 - Miscellaneous All Rooms	4,833	10	4	2,900	3,468	382
<b>05000 - Roofing</b>						
462 - Pitched: Dimensional Composition 11 Squares- Elmhurst Cabana	13,868	30	18	5,547	6,160	516
<b>08000 - Rehab</b>						
230 - General Restrooms	46,227	20	1	43,916	47,383	1,695
234 - General Elmhurst- Gardeners Rstrm & Entry	7,585	20	19	379	777	434
<b>12000 - Pool</b>						
106 - Re-plaster 159 lf Elmhurst Pool	18,375	12	1	16,844	18,835	1,123
206 - Edge: Tile, Coping, Mastic 159 lf Elmhurst Pool	11,693	24	18	2,923	3,496	544
602 - Deck: Re-Surface 2,900 sf Elmhurst Pool Area	67,030	30	24	13,406	16,031	2,892
712 - Equipment: Replacement Elmhurst Pool Filter Only	1,891	8	4	946	1,211	187
713 - Equipment: Replacement Pressure Gauges (2020 Only)[nr:1]	520	1	0	520	0	0
714 - Equipment: Replacement Elmhurst Pool Pump Only	2,942	8	1	2,574	3,015	270
716 - Equipment: Replacement Elmhurst Pool Chlorinator Only	605	4	1	454	620	111
960 - Furniture: Misc Lounges, Tables & Chairs	5,907	10	7	1,772	2,422	502
996 - Miscellaneous Signage- Elmhurst	1,216	12	3	912	1,039	78
<b>17000 - Tennis Court</b>						
106 - Reseal 2 Elmhurst	12,607	7	3	7,204	9,230	1,388
310 - Miscellaneous Tennis Court Awning & Bench	2,101	16	3	1,707	1,885	101
504 - Resurface 2 Elmhurst	50,430	21	10	26,416	29,538	2,200
<b>19000 - Fencing</b>						
134 - Chain Link: 10' 476 lf Elmhurst Tennis Courts	20,004	25	9	12,803	13,943	715
204 - Wrought Iron 260 lf Elmhurst Pool	27,316	25	19	6,556	7,840	1,250
<b>23000 - Mechanical Equipment</b>						
606 - Water Heater Elmhurst CH- 50 US Gallon	1,891	10	4	1,135	1,357	149
<b>24600 - Safety / Access</b>						
524 - Card Readers 2 Gates & Clubhouse	3,677	10	4	2,206	2,638	290

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
<b>00040 - Elmhurst Cabana Areas</b>						
Sub-total Elmhurst Cabana Areas	304,818			153,624	173,968	15,345
<b>00045 - Commons Tennis Ct Area</b>						
<b>04000 - Structural Repairs</b>						
302 - Awnings Tennis Court Awning & Bench	2,101	16	4	1,576	1,750	104
<b>17000 - Tennis Court</b>						
104 - Reseal 2 Commons	10,506	7	3	6,004	7,692	1,157
502 - Resurface 2 Commons	50,430	21	3	43,226	46,768	1,850
<b>19000 - Fencing</b>						
132 - Chain Link: 10' 470 lf Commons Tennis Courts	19,752	25	13	9,481	10,528	779
Sub-total Commons Tennis Ct Area	82,789			60,286	66,738	3,890
<b>00050 - Grounds</b>						
<b>01000 - Paving</b>						
100 - Asphalt: Sealing 70,541 sf Zone 1- 1 Coat	8,893	5	3	3,557	5,469	1,371
114 - Asphalt: Sealing 60,092 sf Zone 2- 2 Coats	12,627	5	1	10,101	12,943	1,852
124 - Asphalt: Sealing 113,674 sf Zone 3, 4- 2 Coats	23,886	5	1	19,109	24,483	3,504
142 - Asphalt: Sealing 109,237 sf Zone 5, 6- 2 Coats	22,953	5	2	13,772	18,822	3,451
152 - Asphalt: Sealing 32,877 sf Zone 7- 2 Coats	6,908	5	2	4,145	5,665	1,039
182 - Asphalt: Sealing 64,975 sf PS- Elmhurst- 2 Coats	13,653	5	3	5,461	8,397	2,104
184 - Asphalt: Sealing 71,000 sf PS- Dunbarton- 1 Coat[nr:1]	11,935	3	1	7,957	12,233	2,918
186 - Asphalt: Sealing 71,000 sf PS- Dunbarton- 2 Coats	14,919	5	3	5,968	9,175	2,299
188 - Asphalt: Sealing 64,975 sf PS- Elmhurst- 1 Coat[nr:1]	10,922	3	1	7,282	11,195	2,670
200 - Asphalt: Ongoing Repairs 70,541 sf Zone 1 (5%)	16,675	5	1	13,340	17,092	2,446
210 - Asphalt: Ongoing Repairs 60,092 sf Zone 2 (5%)	14,205	5	1	11,364	14,560	2,084
220 - Asphalt: Ongoing Repairs 113,674 sf Zone 3, 4 (5%)	26,871	5	2	16,123	22,035	4,040
240 - Asphalt: Ongoing Repairs 109,237 sf Zone 5, 6 (5%)	25,823	5	2	15,494	21,175	3,883
250 - Asphalt: Ongoing Repairs 32,877 sf Zone 7 (5%)	7,772	5	2	4,663	6,373	1,169
277 - Asphalt: Ongoing Repairs PS- All Private Streets- 2021 Only[nr:1]	10,250	2	1	5,125	10,506	3,759
279 - Asphalt: Ongoing Repairs PS- All Private Streets- 2021 Only[nr:1]	10,250	1	1	5,125	0	3,759
280 - Asphalt: Ongoing Repairs PS- All Private Streets- Yearly Repairs	3,587	1	2	1,196	1,839	899
282 - Asphalt: Ongoing Repairs 64,975 PS- Elmhurst Ongoing (5%)	16,213	5	3	6,485	9,971	2,499
286 - Asphalt: Ongoing Repairs 71,000 PS- Dunbarton Ongoing (5%)	17,716	5	3	7,086	10,895	2,730
300 - Asphalt: Mill & Inlay 70,541 sf Zone 1 / W/ CH Driveway & Pkg	296,449	15	4	217,396	243,088	15,610
310 - Asphalt: Overlay 60,092 sf Zone 2	189,402	15	9	75,761	90,598	11,284
320 - Asphalt: Overlay 113,674 sf Zone 3, 4	358,286	15	9	143,314	171,380	21,345
340 - Asphalt: Overlay	344,301	15	9	137,721	164,691	20,512

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
<b>00050 - Grounds</b>						
<b>01000 - Paving</b>						
109,237 sf Zone 5, 6						
350 - Asphalt: Overlay 32,877 sf Zone 7- Continued University	138,166	15	4	101,321	113,296	7,275
380 - Asphalt: Overlay 64,975 sf PS- Elmhurst Circle- 2010 Last Done	177,487	15	6	106,492	121,283	9,819
382 - Asphalt: Overlay 71,000 sf PS- Dunbarton Circle	193,945	15	6	116,367	132,529	10,729
<b>02000 - Concrete</b>						
200 - Sidewalks, Curbs & Gutters 307,641 sf Public Streets- On-going (0.46%)	132,000	2	1	66,000	135,300	48,407
201 - Sidewalks, Curbs & Gutters All Areas- 2020 Only[nr:1]	5,000	1	0	5,000	0	0
208 - Sidewalks, Curbs & Gutters 307,641 sf All Areas- On-going (1%)	10,000	1	2	3,333	5,125	2,506
<b>04000 - Structural Repairs</b>						
550 - Bridge Maintenance Zone 1 Common Area	1,935	22	16	528	631	93
<b>18000 - Landscaping</b>						
100 - Irrigation: Misc. Misc. Irrigation Repairs	27,723	1	1	13,862	28,416	10,167
101 - Irrigation: Misc. Irrigation Repairs (2020 Only)[nr:1]	16,500	1	0	16,500	0	0
106 - Irrigation: Misc. Automation	565,704	15	8	263,995	309,252	32,880
115 - Irrigation: Misc. Distribution Upgrade[nr:1]	102,500	2	1	51,250	105,063	37,589
120 - Shrubs Shrubs, Trees, Ground Cover Remediation- Ongoing	150,000	1	1	75,000	153,750	55,008
121 - Shrubs Shrubs, 2020 Only[nr:1]	174,250	1	0	174,250	0	0
160 - Tree Maintenance Tree Pruning & Forest Health Management	181,391	1	0	181,391	185,926	129,795
<b>19000 - Fencing</b>						
140 - Miscellaneous Storage Lot Fence	14,709	25	16	5,295	6,031	625
<b>20000 - Lighting</b>						
100 - Exterior: Misc. Fixtures 640 Fixtures Approx. Total- Conversion to LED	42,447	12	10	7,075	10,877	3,240
110 - Exterior: Misc. Fixtures 640 Fixtures Approx. Ongoing Maintenance	12,305	1	0	12,305	12,613	8,915
<b>21000 - Signage</b>						
200 - Street Signs 53 Alley Signage /Private Property/Tow	13,658	15	4	10,016	11,200	719
204 - Monument 60 Wooden Alley Address Sign Holders	35,833	25	24	1,433	2,938	1,855
712 - Lollipop 35 Speed Limit Signage Inserts	4,158	15	5	2,772	3,125	224
713 - Lollipop Add'l Sign (2020 Only)[nr:1]	200	1	0	200	0	0
<b>30000 - Miscellaneous</b>						
990 - Utilities PS- Neighborhood Clean-up	1,654	1	1	827	1,695	606
992 - Utilities Underground	47,329	1	0	47,329	48,513	33,867
997 - Utilities Paint (2020 Only)[nr:1]	5,000	1	0	5,000	0	0
Sub-total Grounds	3,518,392			2,005,086	2,280,145	511,544

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
<b>00060 - Administrative</b>						
<b>31000 - Reserve Study</b>						
100 - 3 Year Update with Site Visit On-going	6,150	3	1	4,100	6,304	1,504
500 - Annual Update Yearly consulting	600	1	0	600	615	429
<b>32000 - Undesignated</b>						
100 - Miscellaneous Reserve Items	7,880	1	1	3,940	8,077	2,890
Sub-total Administrative	14,630			8,640	14,995	4,823
				[A]	[B]	
<b>Totals</b>	<b>36,562,099</b>			<b>10,570,786</b>	<b>12,382,310</b>	<b>2,179,476</b>
				[EndBal] [A]	[EndBal] [B]	
<b>Percent Funded</b>				<b>96.38%</b>	<b>91.71%</b>	



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## Terms & Definitions CAI

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

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

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

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

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

**CURRENT REPLACEMENT COST:** See "Replacement Cost."

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

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

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

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

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

or

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

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

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

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

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

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

**FUNDING PRINCIPLES:**

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

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

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

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

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

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

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

**RESERVE PROVIDER:** An individual that prepares Reserve Studies.

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

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

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

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

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

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

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

## Terms & Definitions BRG

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

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

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

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

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

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

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



## RESERVE STUDY

Member Distribution Materials

### Nepenthe Association

*Update w/o Site Visit Review*

2020 Update- 4

Published - October 06, 2020

Prepared for the 2021 Fiscal Year

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<i>Section III:</i>	30 Year Reserve Funding Plan	<i>Cash Flow Method {c}</i> 5

October 06, 2020

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

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

Browning Reserve Group prepared this Update w/o Site Visit Review for the January 1, 2021 - December 31, 2021 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  
2020 Update- 4  
Prepared for the 2021 Fiscal Year

Reserve Component	Current Replacement Cost	Useful Life	Remaining Life	2020 Fully Funded Balance	2021 Fully Funded Balance	2021 Line Item Contribution based on Cash Flow Method
<b>01000 - Paving</b>	<b>1,974,096</b>	<b>1-15</b>	<b>1-9</b>	<b>1,061,725</b>	<b>1,259,692</b>	<b>145,048</b>
<b>02000 - Concrete</b>	<b>151,089</b>	<b>1-5</b>	<b>0-5</b>	<b>75,015</b>	<b>141,263</b>	<b>51,465</b>
<b>03000 - Painting: Exterior</b>	<b>1,705,622</b>	<b>1-16</b>	<b>1-10</b>	<b>778,728</b>	<b>1,014,224</b>	<b>169,099</b>
<b>03500 - Painting: Interior</b>	<b>26,020</b>	<b>4-10</b>	<b>1-4</b>	<b>16,185</b>	<b>19,845</b>	<b>2,454</b>
<b>04000 - Structural Repairs</b>	<b>7,045,946</b>	<b>1-30</b>	<b>0-27</b>	<b>1,703,646</b>	<b>2,061,943</b>	<b>437,366</b>
<b>05000 - Roofing</b>	<b>21,802,558</b>	<b>1-30</b>	<b>0-29</b>	<b>4,910,148</b>	<b>5,715,858</b>	<b>892,786</b>
<b>08000 - Rehab</b>	<b>560,852</b>	<b>1-30</b>	<b>0-24</b>	<b>237,576</b>	<b>271,560</b>	<b>29,624</b>
<b>12000 - Pool</b>	<b>575,528</b>	<b>1-30</b>	<b>0-24</b>	<b>183,803</b>	<b>219,735</b>	<b>32,428</b>
<b>13000 - Spa</b>	<b>37,766</b>	<b>5-24</b>	<b>1-18</b>	<b>14,887</b>	<b>20,625</b>	<b>4,185</b>
<b>14000 - Recreation</b>	<b>34,451</b>	<b>5-20</b>	<b>2-8</b>	<b>22,210</b>	<b>27,674</b>	<b>3,653</b>
<b>17000 - Tennis Court</b>	<b>279,118</b>	<b>7-40</b>	<b>0-29</b>	<b>163,839</b>	<b>134,982</b>	<b>14,040</b>
<b>18000 - Landscaping</b>	<b>1,218,068</b>	<b>1-15</b>	<b>0-8</b>	<b>776,248</b>	<b>782,406</b>	<b>265,438</b>
<b>19000 - Fencing</b>	<b>708,341</b>	<b>1-25</b>	<b>0-19</b>	<b>365,010</b>	<b>415,959</b>	<b>61,520</b>
<b>20000 - Lighting</b>	<b>61,056</b>	<b>1-20</b>	<b>0-13</b>	<b>21,586</b>	<b>26,074</b>	<b>12,466</b>
<b>21000 - Signage</b>	<b>109,922</b>	<b>1-25</b>	<b>0-24</b>	<b>39,093</b>	<b>44,851</b>	<b>5,066</b>
<b>22000 - Office Equipment</b>	<b>4,200</b>	<b>3-3</b>	<b>1-1</b>	<b>2,800</b>	<b>4,305</b>	<b>1,027</b>
<b>23000 - Mechanical Equipment</b>	<b>102,992</b>	<b>10-15</b>	<b>1-4</b>	<b>93,545</b>	<b>103,083</b>	<b>5,197</b>
<b>24000 - Furnishings</b>	<b>9,456</b>	<b>10-15</b>	<b>2-9</b>	<b>5,884</b>	<b>6,856</b>	<b>645</b>
<b>24600 - Safety / Access</b>	<b>28,327</b>	<b>10-10</b>	<b>4-9</b>	<b>4,671</b>	<b>7,692</b>	<b>2,493</b>
<b>25000 - Flooring</b>	<b>38,431</b>	<b>10-20</b>	<b>1-18</b>	<b>21,813</b>	<b>25,969</b>	<b>2,841</b>
<b>26000 - Outdoor Equipment</b>	<b>735</b>	<b>10-10</b>	<b>6-6</b>	<b>294</b>	<b>377</b>	<b>61</b>
<b>27000 - Appliances</b>	<b>18,911</b>	<b>10-20</b>	<b>1-14</b>	<b>10,286</b>	<b>12,133</b>	<b>1,278</b>
<b>30000 - Miscellaneous</b>	<b>53,983</b>	<b>1-1</b>	<b>0-1</b>	<b>53,156</b>	<b>50,208</b>	<b>34,473</b>
<b>31000 - Reserve Study</b>	<b>6,750</b>	<b>1-3</b>	<b>0-1</b>	<b>4,700</b>	<b>6,919</b>	<b>1,933</b>
<b>32000 - Undesignated</b>	<b>7,880</b>	<b>1-1</b>	<b>1-1</b>	<b>3,940</b>	<b>8,077</b>	<b>2,890</b>
Totals	<b>\$36,562,099</b>			<b>\$10,570,786</b>	<b>\$12,382,310</b>	<b>\$2,179,476</b>
Estimated Ending Balance				<b>\$10,187,633</b>	<b>\$11,356,120</b>	<b>\$307.84</b>
Percent Funded				<b>96.4%</b>	<b>91.7%</b>	/Lot/month @ 590

October 6, 2020

- (1) The regular assessment per ownership interest is \_\_\_\_\_ per month for the fiscal year beginning January 1, 2021.

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

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

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

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

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

Yes ☒ No ☐

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

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

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

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

- (6) Based on the method of calculation in paragraph (4) of the subdivision (b) of section 5570, the estimated amount required in the reserve fund at the end of the current fiscal year is \$10,570,786, based in whole or in part on the last reserve study or update prepared by Browning Reserve Group as of October, 2020. The projected reserve fund cash balance at the end of the current fiscal year is \$10,187,633 resulting in reserves being 96% 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)
2021	\$12,382,310	\$11,356,120	91.7%
2022	\$13,921,672	\$13,043,220	93.7%
2023	\$15,998,857	\$13,595,153	85.0%
2024	\$16,943,809	\$12,878,704	76.0%
2025	\$16,612,893	\$13,101,677	78.9%

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 2.50% per year was the assumed long-term interest rate.

#### Additional Disclosures

**§5565(d)** The current deficiency in reserve funding as of December 31, 2021 is \$1,739 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 = 
$$\frac{2021 \text{ Fully Funded Balance} - 2021 \text{ Reserve Ending Balance}}{\text{Ownership Interest Quantity}}$$

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

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

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

## 30 Year Reserve Funding Plan Cash Flow Method

2020 Update- 4

Prepared for the 2021 Fiscal Year

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
<b>Beginning Balance</b>	8,501,059	10,187,633	11,356,120	13,043,220	13,595,153	12,878,704	13,101,677	14,189,667	15,851,529	17,259,477
<b>Inflated Expenditures @ 2.5%</b>	723,626	1,276,962	848,090	2,066,747	3,399,504	2,522,319	1,743,800	1,276,226	1,642,490	2,212,999
<b>Reserve Contribution <sup>1</sup></b>	2,179,476	2,179,476	2,233,963	2,289,812	2,356,217	2,424,547	2,494,859	2,567,210	2,641,659	2,718,267
<i>Lots/month @ 590</i>	307.84	307.84	315.53	323.42	332.80	342.45	352.38	362.60	373.12	383.94
<i>Percentage Increase</i>		0.0%	2.5%	2.5%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 2.50%</b>	230,725	265,972	301,226	328,869	326,838	320,745	336,930	370,879	408,778	437,803
<b>Ending Balance</b>	10,187,633	11,356,120	13,043,220	13,595,153	12,878,704	13,101,677	14,189,667	15,851,529	17,259,477	18,202,548

1) The funding plan does not have a traditional "low year" or "threshold year" in terms of a dollar amount. The percent funded calculation is driving the increases to keep the Percent Funded above 60% in the long term, per the association.

	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
<b>Beginning Balance</b>	18,202,548	20,329,164	21,290,846	22,080,023	22,463,689	24,061,612	26,031,827	28,257,452	30,287,338	32,981,278
<b>Inflated Expenditures @ 2.5%</b>	1,146,181	2,430,358	2,707,947	3,213,827	2,112,414	1,875,115	1,765,086	2,109,656	1,603,007	4,225,627
<b>Reserve Contribution</b>	2,797,097	2,878,213	2,961,681	3,047,570	3,135,950	3,226,893	3,320,473	3,416,767	3,515,853	3,617,813
<i>Lots/month @ 590</i>	395.07	406.53	418.32	430.45	442.93	455.78	468.99	482.59	496.59	510.99
<i>Percentage Increase</i>	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 2.50%</b>	475,700	513,827	535,443	549,922	574,386	618,438	670,238	722,775	781,094	816,934
<b>Ending Balance</b>	20,329,164	21,290,846	22,080,023	22,463,689	24,061,612	26,031,827	28,257,452	30,287,338	32,981,278	33,190,398

	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
<b>Beginning Balance</b>	33,190,398	31,448,834	29,071,249	29,325,170	28,884,800	25,006,495	22,477,648	19,250,730	13,621,297	10,666,740
<b>Inflated Expenditures @ 2.5%</b>	6,262,309	6,955,436	4,408,802	5,215,102	8,717,348	7,409,827	8,161,387	10,582,725	7,933,749	7,536,634
<b>Reserve Contribution</b>	3,722,730	3,830,689	3,941,779	4,056,091	4,173,718	4,294,756	4,419,304	4,547,464	4,679,340	4,815,041
<i>Lots/month @ 590</i>	525.81	541.06	556.75	572.89	589.51	606.60	624.20	642.30	660.92	680.09
<i>Percentage Increase</i>	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%
<b>Special Assessments / Other</b>	0	0	0	0	0	0	0	0	0	0
<b>Interest Pre Tax @ 2.50%</b>	798,015	747,162	720,943	718,642	665,325	586,224	515,165	405,828	299,852	232,649
<b>Ending Balance</b>	31,448,834	29,071,249	29,325,170	28,884,800	25,006,495	22,477,648	19,250,730	13,621,297	10,666,740	8,177,796