

**NEPENTHE ASSOCIATION
BOARD OF DIRECTORS MEETING
October 4, 2017, 5:30 PM**

Nepenthe Clubhouse | 1131 Commons Drive | Sacramento, CA 95825

WELCOME

Thank you for attending. This is a business meeting, open to members of the Nepenthe Association and guests of the Board. The primary purpose of the meeting is to ensure that the Association is meeting its responsibility to maintain the property and to serve homeowners.

Two three-ring binders with supporting documentation for agenda items are available in the room for homeowner use. Please share them. The packets are always available in the office at least four days prior to Board meetings.

Please silence all electronic devices. These proceedings may be recorded to assist with the preparation of minutes. The Board appreciates your cooperation.

OPEN SESSION AGENDA

I. CALL TO ORDER

Present	Arrival	Board Member	Position	Departure
		Steve Huffman	President	
		Joan Haradon	Vice President	
		Linda Cook	Secretary	
		Christina George	Treasurer	
		Frank Loge	Member at Large	

II. ANNOUNCEMENTS

- a. **Executive Session Disclosure:** In accordance with Civil Code Section 4935(a), the Board met in Executive Session on September 13, 2017 and October 4, 2017 in order to consider matters relating to personnel matters, contract negotiations, legal matters and member discipline.
- b. **Board Announcements**
 - i. As the Board moves through the agenda, members may comment or ask questions about any agenda item during the two homeowner forums. Please address all comments or questions to the chair. The Board will be unable to accept comments or questions from the floor during its deliberations.

III. COMMITTEE REPORTS

- a. Ad Hoc Committee on Underground Utilities
- b. Architectural Review Committee **Pages 7-9**
- c. Finance Committee **Page 10-12**
- d. Grounds Committee **Page 13**
- e. Insurance, Legal and Safety Committee (no meeting)
- f. Outreach Committee (no meeting)

IV. MANAGEMENT REPORT Pages 14-16

V. HOMEOWNER CORRESPONDENCE.....none

VI. HOMEOWNER FORUM

In accordance with California Civil Code Section 4920(a), the Association must post or distribute the agenda for Regular Session Meetings no fewer than four (4) days prior to a Regular Session Meeting. During Homeowner Forum, items not included on the agenda that are raised by homeowners may be briefly responded to by the Board and/or Management; however, no action may occur with respect to that item unless it is deemed an emergency by the Board of Directors and developed after the agenda was posted and/or distributed. The Board of Directors may refer informational matters and direct administrative tasks to Management and/or contractors. Each homeowner will be given three (3) to five (5) minutes to speak in accordance with the Open Meeting Act, California Civil Code 4925(b), or a total of twenty (20) minutes will be granted for all to address the Board of Directors regarding items of interest or concern.

VII. CONSENT CALENDAR In an effort to expedite the Board meetings, Management has placed several business items on a Consent Calendar. Please review the items prior to the meeting so that you may have your questions answered in advance. Action required: Board Resolution.

Proposed Resolution: The Board approves Consent Calendar items A to D as presented.

Begin Consent Calendar

a. Approval of Minutes September 6, 2017 Open Session Pages 17-21

Proposed Resolution: The Open Session minutes dated September 6, 2017 are approved as presented.

b. Financial Statement: August 2017 Pages 22-33

Proposed Resolution: The Board accepts the August 2017 interim financial reports and bank reconciliations as presented, subject to annual review. The reports reflects a positive year to date variance of \$163244.94 and reserve funding of \$1,389,340 compared to the reserve funding budget of \$1,360,336. The reserves are funded through August 2017. The Association has \$467,700 in operating funds, which represents 1.68 months of budgeted expenses and reserve contributions. The Association has \$5,980,840 in reserve funds.

c. Lien ResolutionPage 34

Per the enclosed Resolution dated August 17, 2017, Management is requesting authorization to place liens on the following accounts should the delinquent assessments not be paid within the time period established in the Intent-to-Lien letter.

Account Number	Past Due Amount
2312-02	\$938.00

- d. **Architectural Applications** **Pages 35-41**
 The Architectural Review Committee met on September 12, 2017 to review the enclosed applications.

Proposed Resolution: The Board confirms the recommendations of the committee.

	<i>Address</i>	<i>Application for</i>	<i>Recommendation</i>
1	1009 Dunbarton	Patio hardscape	Approval
2	509 Elmhurst	Window replacements	Approval
3	1124 Vanderbilt	Window replacements	Approval
4	2267 Swarthmore	Window Replacements	Approval
5	1109 Dunbarton	Window Replacements	Approval
6	1366 Commons	HVAC Replacement	Approval
7	1236 Vanderbilt	Fence Relocation for HVAC	Approval

End Consent Calendar

VIII. UNFINISHED BUSINESS

- a. **Parking Remedies** **Pages 42-43**

At the September 6th open session, the Board agreed to undertake the following actions with follow up reports to be provided at this meeting.

- Instruct management to increase enforcement of CC&R Article III, Section 3.3(a) requiring owners to use their garage for parking. See manager’s report under Item IV of this Agenda for update on this effort.
- Appoint Director George to represent the Board to meet with management to assess red curb or parking signage enhancements on our private streets. See attached report and recommendations from Director George.
- Appoint Director Loge to represent the Board to meet with management and the City of Sacramento to develop actions the City is willing to take to improve parking control on Nepenthe public streets. Items to consider are, but not limited to: red curb enhancements, City “no parking” signage, increased parking patrols, or any other appropriate measures. Director Loge will provide a verbal report.

Action required: Board discussion

- b. **Clubhouse Sign Proposal** **Pages 44-45**

The directors last reviewed this item at their August 4, 2017 meeting. Since that time, the vendor, Capital City Signs, has prepared the enclosed graphic showing what the sign would look like. This sign would be mounted on the exterior west wall of the Clubhouse to help guests find the building.

Action required: Board resolution

Proposed resolution: The Board approves the proposal from Capital City Signs for one exterior mounted sign for the clubhouse for a fee not to exceed \$2,003.04 payable from Reserves for miscellaneous items which has an available balance of \$7,538.

IX. NEW BUSINESS

a. **2018 Reserve Study Update Pages 46-192**

A Draft Reserve Study (DRAFT A) has been prepared by specialist Robert Browning on August 1, 2017 consistent with parameters used in the past. The study calls for an increase in the monthly per owner contribution of \$10.29, from \$288 to \$298.29 in order to meet the future replacement needs of the community. Management recommends the Board adopt this version of the study. A Board Agenda Report has been enclosed for the directors' review.

A second draft reserve study (DRAFT B) was prepared at the request of the Finance Committee. See the attachment to the committee's minutes under Item III.c of this Agenda outlining the requested changes. The most substantial change is to the useful life of the siding and painting project. It pushes out the length between cycles from six years to eight years. The net effect of this change is to reduce the monthly contribution to the reserves by \$1.29 per owner per month, making the increase \$9 per unit per month. By a majority vote of the committee, they recommend this version for Board approval.

Action Required: Board review and possible resolution.

Resolution: The Board adopts DRAFT A / DRAFT B for the fiscal year ending 2018.

The Board directs management to adjust the unfunded reserve balance consistent with the actual reserve fund amount and with the reserve analyst's projection of that balance as of December 31, 2017, if any.

b. **2018 Draft BudgetPages 193-200**

Management, with input from the Finance Committee, has prepared two draft 2018 budgets for Board review. The first budget (DRAFT 1) calls for an increase to the monthly assessment of \$18, from \$469 to \$487. The \$18 represents the increase of \$10.29 to the Reserves, plus increases various operating accounts including utilities, some of the service contracts and onsite staff.

The second draft budget (DRAFT 2) is the same as above except it shows the lower contribution to Reserves as discussed in Item IV.a above. Should the Board adopt the second draft Reserve Study option, the monthly assessment per unit will be \$486, an increase of \$17.

Below is a table of increases over the past 12 years:

Year	Assessment
2005	\$387
2006	\$387
2007	\$387
2008	\$387 + \$5,000 S.A.
2009	\$399
2010	\$403
2011	\$403

Year	Assessment
2012	\$408
2013	\$424
2014	\$430
2015	\$440
2016	\$457
2017	\$469
2018	\$

Action required: Discussion only. No action at this time.

c. **Proposal for motion sensor lights on the Clubhouse Pool Deck..... Pages 201**

Upon the Board’s request, Management obtained the enclosed proposal for the installation of three motion sensing lights at the clubhouse pool.

Action Required: Board Resolution.

Proposed Resolution: The Board approves the proposal from River City Electric in the amount of \$_____, payable from Reserves which has a remaining 2017 allocation for lighting of \$5,675+/-.

d. **Request from owner to prune limbs over patioPages 202-205**

The owner of 507 Elmhurst has submitted the enclosed request to have a large Birch limb removed. The Arborist’s opinion is also enclosed. Management recommends denial of the homeowner’s request.

Action Required: Board Resolution

Proposed Resolution: The Board denies the homeowner’s request and directs management to supervise the suggested pruning outlined in the Arborist’s letter.

e. **Proposal for Annual Tree Maintenance Pruning.....Pages 206-222**

The Grove Total Tree Care has submitted the enclosed proposal for annual maintenance (also known as “clearance”) pruning. Specifically, this work will provide crown thinning and reduction for excessive end weight on lateral limbs as needed throughout canopies with 1” and larger cuts to improve branch spacing or to improve branch structure. All dead, dying, diseased and decayed branches will be removed as will water sprouts and suckers. Trees will be cleared 3-5 feet away from buildings and 5-7 feet away from roofs. Trees will be cleared away from all signage and lights by 3-5 feet. Trees will be cleared to provide an 8 foot canopy over walkways and 14 foot canopy over parking and roads. Visible, hazardous branches will also be removed. Priority will be given to trees over buildings, structures, streets and sidewalks while trees over open green spaces will have lesser priority. The enclosed proposal shows the anticipated amount of man hours needed for each of the seven zones and the path of travel. The Grove is ready to begin this work the first week of November.

The Grounds Committee reviewed this proposal at their September 14 and recommend it to the Board. Management also recommends this proposal to the Board.

Action required: Board resolution

Proposed Resolution: The Board approves the removals and specific tree pruning as proposed by Grove Total Tree Care for the amount of \$90,000, payable from Reserves which has a 2018 allocation for tree work of \$168,455.

f. **Proposals for Tree Maintenance WorkPages 223-225**

Arborist Paul Dubois of The Grove Total Tree Care walked the property on August 29, 2017 accompanied by Grounds Chair Pam Livingston and General Manager Bettsi Ledesma. The purpose of the walk was to inspect trees identified by residents, Grounds Committee members and management as potentially failing and/or hazardous and to complete an overview inspection of the trees in Zones 5. His report was provided to the Grounds Committee who reviewed the report and proposals at their September 14, 2017 meeting. The Grounds Committee voted to recommend Board approval of the attached proposals.

Action required: Board resolution.

Proposed resolution: The Board approves the removals and specific tree pruning as proposed by Grove Total Tree Care for the amount of \$15,675, payable from Reserves which has a remaining 2017 allocation for tree work of \$35k +/-.

g. **University Lot Discussion**

The Board has become aware that the developer interested in purchasing 910 University Avenue may also be interested in purchasing Nepenthe's lot that the Association is currently using as a staging area for the siding and painting project. The directors will discuss whether to consider selling the lot.

X. HOMEOWNER FORUM

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XI. NEXT MEETING: Wednesday, November 1, 2017 at 5:30 pm in the Nepenthe clubhouse

XII. ADJOURN

NEPENTHE ARCHITECTURAL COMMITTEE MINUTES

Tuesday, September 12, 2017 at 5:30 pm in Clubhouse

Members present: Jenny Smith, chair; Alan Watters, Bill Henle, Jan Summers, Diane Vanderpot, Joel Weeden.

Members absent: Cheryll Cochrane.

Present: Bettsi Ledesma, Gen. Manager.

Meeting was convened at 5:31 pm.

A. Welcome and Opening Remarks.

B.1. Homeowner requests not decided on: none.

B.2. Homeowner Requests Recommended to be Approved. (With conditions if so noted.)

1. **1009 Dunbarton Circle** – Steve Farrar & Norma Carolan – In this 3300 model, comprehensive remodels of two fenced-in yard areas: install new patio hardscapes in both patio areas, including new planting, down-lighting, and water drainage lines draining into catch basins. **Approval Recommended with Conditions:** with the condition that all storm water drainage discharge/catch basins will be located within the fence line of the 1009 Dunbarton patio areas.
2. **509 Elmhurst Circle** – Leo Masson – Windows replacement in this 5500A model: Replace via retrofit installation three second-story bedroom windows using Anlin's Del Mar vinyl-framed windows, to be painted in exterior color bronze. Contractor is to be Northwest, in Sacramento. **Approval Recommended.**
3. **1124 Vanderbilt Way** – Laurel O'Leary – In this 4000F model, install five Milgard Style Line vinyl-framed windows and two Milgard Tuscany sliding doors, all except entry-door area window. Color is to be a painted bronze, including any painted jamb liners. Contractor will be Dick's Rancho Glass. **Approval Recommended with Conditions:** with the condition that installation be according to the details agreed to in Joel Weeden's Sept. 12, 2017 email (attached).
4. **2267 Swarthmore Drive** – Bonnie Jacobson – Windows replacement in this 4400 model: replace all windows with Simonton Daylight Max vinyl-framed windows and sliding doors. The exterior color of the frames will be bronze. The contractor is to be C.E.C.S. with Gary Lee. (At least) Some of the windows in this residence were originally installed inside out, with the result that the

windows are inset from the exterior siding and that they lack sills indoors. Mr. Lee has already helped other Nepenthe homeowners with this anomaly. This owner has opted to have these new windows retrofitted into the existing recessed frame: Because the width of the replacement vinyl dual-pane windows is wider than the removed Blomberg single panes, retrofitting into these recessed frames would result in the new vinyl window protruding into the home's interior space. But CECS will solve this problem by adhering an outer vinyl block to the outer (home exterior) face of the existing frame before attaching and sealing the retrofit window fin. Also, CECS will also refinish the existing recessed wooden wall frame with paint to match the new windows.

Approval Recommended with Conditions: that the installation proceed according to the September 21, 2017 revision by C.E.C.S.

5. **1109 Dunbarton Circle** – Rebecca Stene and Renee Allbright – Windows replacement in this 4400 model. Earlier, Ms. Stene received permission in April and again in May, 2016, to replace various windows in this unit using Anderson windows. Now, turning to the home's patio doors, she proposes to replace three patio sliders with Simonton Daylight Max vinyl-framed sliding doors; and to remove the kitchen's garden window and replace it with a conventional, flat sliding window of the same make and model. The exterior color of the frames will be bronze. The contractor is to be C.E.C.S. with Gary Lee. **Approval Recommended.**

B.2.A. Homeowner Requests Already Approved:

6. **1236 Vanderbilt Way** – Mary Lou Pierce – HVAC system problem requires fence modification: The outdoor compressor is hemmed in by the fence and lacks adequate clearance to run. The recommended and feasible option is to first try removing some fence boards (i.e., the narrower slats) on two sides the fence enclosing the HVAC compressor to see if air circulation would improve so that the electrical breaker would no longer trip and shut the unit down. The narrower slats within this fence are the wider two-inch width (rather than 1.5 inches elsewhere). **Emergency Approval granted August 30, 2017 with Conditions:**

Recommend HVAC-related emergency approval to remove existing two-inch fence slats within the three-foot section at the front entrance and 90 degrees around the corner in the 4.5-foot section facing the commons greenspace with the understanding the homeowner will negotiate with the Grounds Committee for the addition of two bushes that would fill in gaps within the existing bushes fronting the fence facing the commons greenspace.

7. **1366 Commons Drive** – Barry Brokaw – HVAC replacement in this 2000 Model: install a Lennox CBX27UH-030 air handler and a Lennox 14HPX-030 2 ½ ton, 15 SEER, 13 EER heat pump, as proposed by Warren Wright, design specialist for Garrick Air Conditioning. The larger new air

exchange/compressor unit will be located about two feet within the fenced patio to accommodate the larger size and better airflow, resulting in no change to Nepenthe fencing. New exterior refrigerant lines from the air exchange/compressor to the new unit located above the kitchen ceiling will be placed on top of the siding on the inside corner of the exterior wall extending out from the kitchen. All new lines were required because of burnout of existing service lines. Warren advised the homeowners that they will box in these installed lines and paint the wood so they will not see the lines when using their patio.

NOTE: This approval represents a *variance* from the current Nepenthe criteria of requiring new refrigerant lines, wiring, etc. to be installed inside the exterior wall. The committee voted in favor of this variance from the criteria because of the location of the refrigerant lines: being in a corner of the house, there is not room underneath the siding because of the 2x4 framing underneath. **Emergency Approval granted September 20, 2017.**

B.3. Homeowner Requests Not Approved: none.

C. Approval of Minutes: done via email.

D. Reviewed Non-Compliance Notices from Homeowners:

F. Old Business: none.

Steve Farrar's windows application for 1009 Dunbarton was reviewed and summarized.

- 1) Estoppel Process – discussion held. Legal opinion will be sought about exactly what the Estoppel Process entails.
- 2) Security Camera Criteria – Bill presented his text; discussion ensued. Edits were proposed.

G. New Business:

General Manager Ledesma passed along from homeowner Joe Bender a folder of information about the Gutterglove Pro gutter guard product.

H. Meeting adjourned at 6:57 pm.

I. Next meeting. Next regular meeting on Tuesday, October 10, at 5:30 pm in the Clubhouse.

Respectfully submitted, Alan Watters, A.R.C. secretary

**Nepenthe Reserve Study
Comments on Draft**

8/12/2017
JAB

<u>reserve component code</u>	<u>reserve component description</u>	<u>years expenditure</u>	<u>Expenditure Amount</u>	<u>observations/comments/recommendations</u>
00010/03000	unit exterior paint	2021-2023	\$ 1,227,757.00	based on 6 year cycle. Delay 2 to 4 years. Reestimate cost based on recent Williams experience
00010/04000	unit siding replacement	2021-2023	\$ 1,357,295.00	based on 6 year cycle. Delay 2 to 4 years. Reestimate costs based on recent Williams experience
00010/05000	unit roofing	2028-2031	\$ 7,001,503.00	based on 25 year life. Delay to 30 year life, Reestimte cost in 2018 Reserve study update
00010/19000	unit fencing	2020-2023	\$ 566,348.00	based on 6 year cycle. Delay 2 to 4 years. Reestimate cost based on recent Williams experience
00020/12000	Clubhouse pools replaster	2018	\$ 26,946.00	delay 3-4 years
00020/19000	Clubhouse tennis courts new chain link fencing	2020	\$ 30,021.00	Delete, replace wind screens instead
00020/23000	HVAC replacement Clubhouse	2021	\$ 81,194.00	needed this soon after renovation ?
00030/12000	Dunbarton pool replaster	2021	\$ 15,447.00	delay 3-4 years
00030/14000	Dunbarton sauna repair	2030	\$ 21,406.00	Delete, sauna no longer exists
00040/12000	Elmhurst pool replaster	2018	\$ 15,410.00	delay 3-4 years
00040/17000	Emhurst tennis court reseal	2017	\$ 11,650.00	delete, work already completed
00040/19000	new fencing Elmhurst tennis courts	2019	\$ 17,864.00	delete, purchase new wind screens instead
00045/19000	new fencing Commons tennis court area	2023	\$ 19,470.00	delete, purchase new wind screens instead
00050/02000	Grounds sidewalk, walkways, driveways curb and gutter repairs	2018 and on	\$60,000 to \$ 80,000.00 yearly	Re-evaluate the need and cost
00050/18000	Grounds landscaping	2017 and on	\$ 512,000.00 to \$1,128,618 depending on the year	reevaluate reserve componet. Recent GP experiece shows \$400,000 to \$759,000 annual total with significant portion coming from operation funds not reserves 2017 owner assesment includes \$346,920 for operations portion of landscaping

Meeting Minutes

Nepenthe Finance Committee

September 25, 2017

The Finance Committee met in Bettsi's office at 4:00 pm on September 25, 2017. Those in attendance included:

Bettsi Ledesma, staff
Christina George, Board of Directors Liaison
Will Vizzard, Committee Member
Susan Timmer, Committee Member
John Baker, Chair

1. The Committee, at its meeting on August 31st, had asked Robert Browning of the Browning Reserve Group to make several modifications to his recent first draft of the 2018 study. Those suggested changes included extending the life of siding and painting by two years, combining fencing work in the same timetable as the siding/painting, and several others. The complete list of suggested changes is included in a separate transmittal.

The result of this effort lowered the Reserve Assessment contribution from **\$298.29** to \$297.00. This action will reduce the overall monthly assessment per unit from \$491 to \$489. By a 2-1 vote, the committee accepted the revised study and will recommend the same to the Board of Directors.

Some discussion ensued, regarding next year's Reserve Study, which will include an onsite inspection. The Committee indicated to staff that it wishes to meet with Robert Browning to ask that he pay particular attention to those costly items in the study, namely: roofing, siding, painting, fences, paving, and grounds.

2. The Committee then discussed the proposed 2018 budget, the first draft of which recommended an increase in monthly assessment from the current \$469 to \$491.

The issue of a possible increase in flood insurance rates was of particular concern. Staff expects a firm estimate from the insurance agent prior to the October 4th Board meeting. The Committee will withhold a recommendation on the budget until this item is finalized. In the interim, the Committee asked staff to increase Nepenthe revenue to offset the \$225, refundable FEMA insurance assessment on investor properties. There are currently 94 investor properties, which results in an increase in revenue to \$21,150. This will also be reflected in a reduced flood insurance line item, even before the final quote is obtained. The total assessment per unit reflected in this version of the budget was reduced once more to \$486 per month.

There being no further business to come before the committee, the meeting was adjourned at 5:20 pm

Respectfully Submitted.

John Baker
Chair

Nepenthe Grounds Committee Meeting Minutes

September 14, 2017 - 3:00PM - Dunbarton Cabana

Present: Pam Livingston, Committee Chair; General Manager, Bettsi Ledesma; GP Landscape, George Procida; The Grove Arborist, Paul Dubois; Zone 1 - Diane Luttrell and Grace Long; Zone 2 - Elsa Morrison and Diana Mortimore; Zone 3 - Lyn Livingston, and Liza Tafoya; Zone 4 - Kay Chmielewski and Don Landsittel; Zone 5 - Pam Sechrist; Zone 6 - Diana Vizzard; Zone 7 - Renee Mendez

Absent: Board Liaison - Frank Loge; Irrigation - Marty Henderson; Zone 3 - Ken Gromacki; Zone 6 - Kathy Waugh

The meeting was called to order by committee chair, Pam Livingston at 3:00PM.

Don Landsittel - Grounds Statement of Work Committee is working with Frank Loge and Bettsi. The Committee will meet next week.

Renee Mendez - Ad Hoc Lighting Committee Report - Renee thanked the Grounds Committee for their assistance with the Lighting project.

Marty Henderson, Irrigation (written report provided) - [The drip irrigation project Phase 3 has been approved by the City. GP Landscape crew with Gabriel in charge has been working on it since the third week of August. This phase should take us through Zone 6 and a good part of Zone 5. The rebate from the City will be 50K. Phase 4 will have to wait until July 2018.](#)

George Procida, GP Landscape - Jay and crew have started trimming in Zone 3. He will be here for the rest of the year

Bettsi Ledesma, General Manager - "Monthly Grounds Concerns Log" to record Grounds issues that come to her though out the month and provided the GP invoice for extra work for August to the committee.

REQUEST FOR BOARD ACTION - September 11, 2017 Annual Tree Maintenance Pruning
[The Grounds Committee recommends to the Nepenthe Board of Directors the September 11, 2017 Annual Tree Maintenance Pruning by The Grove Total Tree Care](#)
Motion - made by Lyn and seconded by Elsa - Motion passed unanimously

REQUEST FOR BOARD ACTION - August 29, 2017 Tree Walk
[The Grounds Committee recommends to the Nepenthe Board of Directors the remedies recommended in the August 29, 2017 Nepenthe Tree Walk Report by Paul Dubois, Arborist, with The Grove Total Tree Care.](#)
Motion - made by Don and seconded by Diana M - Motion passed unanimously.

The meeting was adjourned at 4:15PM

Next Tree Walk - Tuesday, September 26th - Zone 5

Next Grounds Meeting - Thursday, October 12th - 3:00 PM - Main Clubhouse



Nepenthe Association

Management Report – October 4, 2017

1 COMMUNICATION

1.1 THE NEPENTHE NEWS WAS LAST PUBLISHED ON SEPTEMBER 8, 2017. THE NEXT NEWSLETTER WILL BE PUBLISHED ON OCTOBER 6, 2017. TOPICS TO BE COVERED ARE:

- Manager's Report
- President's Report
- Parking Update
- Estate Sale Regulations
- Reserve Study Update

1.2 WEBSITE:

- Regular updates to contact pages have been completed.

2 ADMINISTRATION

2.1.1 Manager attended the Architectural Review Committee meeting on September 12, 2017.

2.1.2 Manager met with Finance Committee on September 25, 2017 to review current proposed Reserve Study and 2018 Budget.

3 FACILITIES

3.1 PHASE III SIDING AND PAINTING PROJECT IS RUNNING ON SCHEDULE. IT IS APPROXIMATELY 3/4 COMPLETED.

3.2 COMMUNITY POOLS

3.2.1 All serviced on schedule. Service occurs three to five days each week and includes all pools and spas. Pools are tested daily. Pools passed inspection by The City of Sacramento.

3.3 JANITORIAL SERVICE

3.3.1 All regular scheduled cleanings which include cleaning the clubhouse, the Dunbarton cabana restrooms and the Elmhurst cabana service restroom were five days per week.

4 GROUNDS

4.1 GROUND WALKS:

9/8/17, Zone 7. Attended by Bettsi Ledesma, General Manager; Pete Gerould, GP Landscape,

Renee Mendez, Zone Steward.

9/15/17, Zone 1. Attended by Pete Gerould, GP Landscape, Diane Luttrell and Grace Long, Zone Stewards.

9/22/17, Zone 2. Attended by Pete Gerould, GP Landscape, Pam Livingston, Grounds Chair, Elsa Morrison and Diana Vizzard, Zone Stewards.

9/29/17, Zone 3. Attended by Pete Gerould, GP Landscape, Pam Livingston, Grounds Chair, Liza Tafoya and Lyn Livingston, Zone Steward.

- 4.1.1 All Zone Stewards walked their area regularly during the month of September and reported any maintenance issues to management.
- 4.1.2 The walk notes showing photographs of all extra work are filed in a binder in the library. Board members and homeowners interested in reviewing the walk notes are always welcome to do so.
- 4.2 **TREE MAINTENANCE:** ON SEPTEMBER 26, 2017, PAUL DUBOIS INSPECTED SEVERAL TREES ON THE NEPENTHE PROPERTY DURING THE MONTHLY TREE WALKS. THE FOCUS OF THE WALKS IS TO ADDRESS RESIDENT/MANAGEMENT CONCERNS REGARDING MATURE TREES ON THE PROPERTY. THE PURPOSE OF THIS REPORT IS TO DEVELOP MITIGATION PLANS FOR THE AFFECTED TREES. PROPOSALS FOR THIS WALK WILL BE ON THE OCTOBER 4TH OPEN SESSION AGENDA.
 - 4.2.1 Management, Grounds Steward Elsa Morrison and arborist Paul Dubois will continue the monthly practice of tree walks in the community. Owners with tree concerns are welcome to forward them to the office for inclusion on the walk list. The next tree walk is planned for Zone 5 on September 26th.
 - 4.2.2 The Grounds Committee is currently reviewing a total tree care health package proposal that will include treatments against insects, anti-fruiting measures and deep root watering for particularly vulnerable redwood trees. Their recommendation to the Board will be on the November 1 Open Session agenda.

5 FINANCIAL

- 5.1.1 The August Financials were published on September 16, 2017. There is a current positive variance of \$163,245.
- 5.1.2 Manager has provided first draft of 2018 Budget to the Finance Committee. Particular line items are still being investigated and/or negotiated.

6 GOVERNANCE

6.1 COURTESY PATROL:

- 6.1.1 Since the last Board meeting, there were a total of 18 violation notices placed on vehicles in the community by the security patrol. There were 2 vehicle towed during this time. Reports are reviewed by management daily, recapping the rounds and interactions of the officers on duty.

6.2 PARKING RULES:

6.2.1 Management has been compiling an inventory of vehicles parked regularly on the street in order to ascertain which owners are not using their garages. This is to assist management in its efforts to comply with last month's directive to strictly enforce the garage parking requirements of the CC&Rs. A series of letters have been prepared to encourage compliance.

6.3 NON-COMPLIANCE NOTICES

6.3.1 Notices have been sent to owners and tenants for the following violations:

- Unapproved patio structure and lights
- Estate Sale violations
- Common Area Encroachment
- Patio landscape overgrown
- Pets not on leash
- Trash cans not put away

7 PERSONNEL

7.1 CRYSTLE RHINE HAS SUCCESSFULLY COMPLETED AND PASSED CAI'S M-100 COURSE, COMMUNITY ASSOCIATION ESSENTIALS.

**NEPENTHE ASSOCIATION
BOARD OF DIRECTORS MEETING
September 6, 2017, 5:30 PM**

Nepenthe Clubhouse | 1131 Commons Drive | Sacramento, CA 95825

OPEN SESSION MINUTES

I. CALL TO ORDER

Present	Board Member	Positon
X	Steve Huffman	President
	Joan Haradon	Vice President
X	Linda Cook	Secretary
X	Christina George	Treasurer
X	Frank Loge	Member at Large

II. ANNOUNCEMENTS

- a. **Executive Session Disclosure:** In accordance with Civil Code Section 4935(a), the Board met in Executive Session on September 6, 2017 in order to consider matters relating to personnel matters, contract negotiations, legal matters and member discipline.
- b. **Board Announcements**
 - i. As the Board moves through the agenda, members may comment or ask questions about any agenda item during the two homeowner forums. Please address all comments or questions to the chair. The Board will be unable to accept comments or questions from the floor during its deliberations.

III. COMMITTEE REPORTS

- a. Ad Hoc Committee on Lighting- Verbal report provided at meeting. Minutes provided to Board in their packet.
- b. Ad Hoc Committee on Underground Utilities- Verbal report provided at meeting.
- c. Architectural Review Committee- Verbal report provided at meeting. Minutes provided to Board in their packet.
- d. Finance Committee- Verbal report provided at meeting. Minutes provided to Board in their packet.
- e. Grounds Committee- Verbal report provided at meeting. Minutes provided to Board in their packet.
- f. Insurance, Legal and Safety Committee- Verbal report provided at meeting. Minutes provided to Board in their packet.
- g. Outreach Committee-No meeting.

IV. MANAGEMENT REPORT Written report provided in packet, highlights are included here:

- a. Newsletter and website update
 - i. September topics: parking rule update, water conservation
- b. Administration updates
- c. Facility project updates
 - i. Phase III siding and painting project in final section- University Avenue
- d. Grounds and Trees

- i. Grounds walks with committee and landscaper
 - 1. Zone 2, 8/4/17, \$2,358
 - 2. Zone 3, 8/11/17, \$11,133
 - 3. Zone 4, 8/18/17, \$4,863
 - 4. Zone 5, 8/25/17, \$11,805
 - 5. Zone 6, 9/1/17, Walk notes not yet approved
- ii. Monthly tree walk Zone 5 with Arborist
- e. Financial
- f. Governance
 - i. Parking infractions
 - ii. Other compliance issues

V. HOMEOWNER CORRESPONDENCE

- a. Parking Correspondence- Reviewed by Board of Directors.
- b. General Correspondence- Reviewed by Board of Directors.

VI. HOMEOWNER FORUM - Comments were received on a number of topics. Management made notes of the comments for possible future Board action.

VII. CONSENT CALENDAR Director Steve Huffman motioned to remove and correct item A from Consent Calendar. Director Frank Lodge seconded this motion and it passed unanimously. **Director Steve Huffman Motioned to approve corrected item A. Minutes August 2, 2017 Open Session.**

Second: Director Linda Cook

Vote: All in favor

The Board approved Consent Calendar items A to E as presented excepting therefrom the item removed by unanimous consent: Item A. Minutes August 2, 2017 Open Session. - Joan Haradon was not present during the August 2, 2017 Open Session Meeting and will be marked not present in the August 2, 2017 Open Session Minutes.

Begin Consent Calendar

a. Approval of Minutes August 2, 2017 Open Session

Resolution: The Open Session minutes dated August 2, 2017 were approved with changes.

b. Financial Statement: July 2017

Proposed Resolution: The Board accepted the July 2017 interim financial reports and bank reconciliations as presented, subject to annual review. The reports reflects a positive year to date variance of \$154,118 and reserve funding of \$1,216,650 compared to the reserve funding budget of \$1,190,2940. The reserves are funded through July 2017. The Association has \$458,402 in operating funds, which represents 1.64 months of budgeted expenses and reserve contributions. The Association has \$6,325,383 in reserve funds.

c. Lien Resolution

Per the enclosed Resolution dated August 17, 2017, Management is requesting authorization to place liens on the following accounts should the delinquent assessments not be paid within the time period established in the Intent-to-Lien letter.

Account Number	Past Due Amount
2000-01	\$938.00

d. Architectural Applications

The Architectural Review Committee met on August 8, 2017 to review the enclosed applications.

Resolution: The Board confirmed the recommendations of the committee.

	Address	Application for	Recommendation
1	407 Dunbarton	Window Replacements	Approval
2	1049 Commons	Window Replacements	Approval
3	1049 Commons	Solartubes	Approval
4	1521 University	Window Replacements	Approval
5	2320 Swarthmore	Window Replacements	Approval
6	2330 Swarthmore	Window Replacements	Approval
7	801 Dunbarton	HVAC Replacement	Emergency Approval

e. Charter for the Outreach Committee

In accordance with the 2017 Board Goals, the Directors adopted enclosed charter.

<i>End Consent Calendar</i>

VIII. UNFINISHED BUSINESS

a. Proposed Parking Rules

No motion for the proposed parking rules.

Director Loge moved the following actions with a follow up report to take place at the October 4, 2017 meeting:

- Instruct management to increase enforcement of CC&R Article III, Section 3.3(a) requiring owners to use their garage for parking.
- Appoint Director George to represent the Board to meet with management to assess red curb or parking signage enhancements on our private streets.
- Appoint Director Loge to represent the Board to meet with management and the City of Sacramento to develop actions the City is willing to take to improve parking control on Nepenthe public streets. Items to consider are,

but not limited to: red curb enhancements, City “no parking” signage, increased parking patrols, or any other appropriate measures.

Director George seconded the motion.

The motion passed unanimously.

b. **Discussion: Put the 2017 Landscape Contract to Bid?**

Motion: Director Linda Cook

Second: Director Frank Loge

Vote: All in favor

Resolution: The Board hereby agrees to not solicit bids for the monthly landscape monthly maintenance contract.

IX. NEW BUSINESS

a. **Insurance Renewal**

Motion: Christina George

Second: Director Linda Cook

Vote: All in favor

Resolution: The Board accepted the renewal offer from Farmers in the amount of \$93,670 annually to be paid in 12 monthly installments from operating funds.

b. **Proposal for Construction Management Services to Conduct Roof Inspections and oversee repairs as needed**

Motion: Director Linda Cook

Second: Director Frank Loge

Vote: All in favor

Proposed Resolution: The Board approved the proposal from CM2 Construction Management in the amount of \$5,900 plus 5% of total construction, payable from Reserves which has a 2018 allocation of \$61,987. Management to negotiate and prepare contract for Board signature.

c. **Proposals for Tree Maintenance Work**

Motion: Director Frank Loge

Second: Director Linda Cook

Vote: All in favor

Resolution: The Board approved the removals and specific tree pruning as proposed by Grove Total Tree Care for the amount of \$15,675, payable from Reserves which has a remaining 2017 allocation for tree work of \$55k +/-.

d. **Proposal for Drains at 1106-1136 Vanderbilt**

Motion: Director Frank Lodge

Second: Director Christina George

Vote: All in favor

Resolution: The Board accepted the proposal from 1st Call Plumbing & Sewer Service to install approx. 160' of 3" hard pipe with approx. 10 catch basin for drainage for a fee of \$9,000 to be paid from the Grounds Reserves which has a 2017 remaining allocation of \$713,192+/-.

- e. **Received Report of AD HOC Lighting Committee**
Director Frank Lodge moved to accept the report and disband the committee.
Second: Director Christina George
Vote: All in favor

X. HOMEOWNER FORUM- Comments were received on a number of topics. Management made notes of the comments for possible future Board action.

XI. NEXT MEETING: Wednesday, October 4, 2017 at 5:30 pm in the Nepenthe clubhouse

XII. ADJOURN @7:00pm

NEPENTHE ASSOCIATION

CASH BASIS FINANCIAL STATEMENTS

FOR THE MONTH AND EIGHT MONTH(S) ENDED
AUGUST 31, 2017

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BANK RECONCILIATIONS	

THE ACCOMPANYING FINANCIAL STATEMENTS ARE SUBJECT TO AUDIT
AND ARE ONLY INTENDED FOR THE ASSOCIATION'S INTERNAL USE.

PREPARED BY:



FirstService
RESIDENTIAL
22 of 225

NEPENTHE ASSOCIATION

FINANCIAL SUMMARY

Fiscal Year End: December 31, 2017

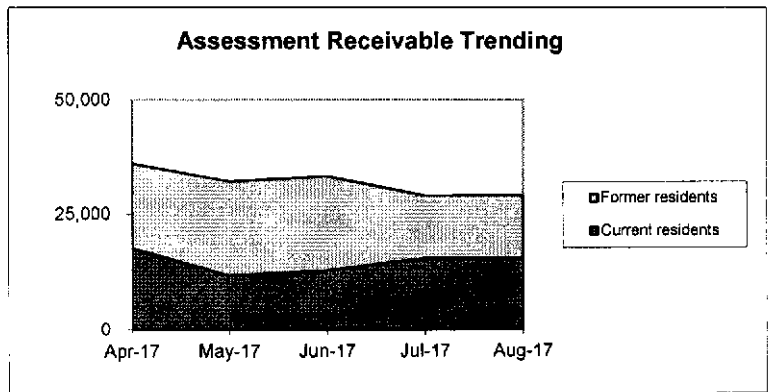
For the Month Ended: August 31, 2017

CASH SUMMARY

	<u>This month</u>	<u>Last Month</u>	<u>Change in Cash</u>	
Operating cash	467,700.34	458,551.61	Increase in Cash	9,148.73
Reserve Cash General Reserve	5,980,840.15	5,866,831.61	Increase in Cash	114,008.54
Adj Operating Cash (see note 1)	368,548.38	354,749.57	Increase in Cash	13,798.81
Average budgeted expenses / month		278,914.00		
Average # of months of available cash		1.68		
Percent Funded Per 2016 Reserve Study		41%		

ASSESSMENT SUMMARY

Monthly Assessment Budget	276,710.00
Assessment Cash Received	272,070.46
<u>Total Assessments Receivable</u>	
0-30 days (see note 1)	0.00
31-60 days late	8,094.32
61-90 days late	2,409.51
<u>over 90 days late</u>	<u>18,429.03</u>
Total Assessments Due	28,932.86
<u>Other Receivable</u>	8,318.62
Total Owners Receivable	37,251.48
Past Residents Assessments Rec.	13,446.90
Prepaid Assessments	99,151.96



OPERATING SUMMARY

Category	August Expenses	YTD Expenses	YTD Budget	YTD Variance	Negative YTD Variances >\$2500
Utilities	14,157	77,776	64,840	(12,936)	Gas, Water
Landscape	28,567	231,231	230,216	(1,015)	
Common Area	4,343	71,582	88,168	16,586	
Management/On-Site Admin	33,027	308,276	259,096	(49,180)	see note 3
Insurance	15,593	61,920	228,656	166,736	
Total Operating Expenses	95,687	750,784	870,976	120,192	Spending underbudget year-to-date

RESERVE SUMMARY

Contribution to Reserves this month:	170,042.00	Rsv Disbursement this month:	58,681.87
Contribution to Rsvs Year-to-Date:	1,360,338.00	Rsv Disbursement YTD:	960,987.38
Interest on reserve funds Year-to-Date:	29,003.97		

ITEMS OF NOTE

1. Adj Operating Cash is calculated by Operating Account Funds minus Prepaid Assessments.
2. In a month with 31 days, assessments owed for that month would be reflected under 31-60 days late.
3. Federal Tax, Franchise Tax, General Counsel, Admin Misc, On-site Staff, Payroll Taxes/Benefits

Nepenthe's Year To Date Cash Flow

Sources/Uses		Operations	Reserves
Beginning Balance 1/01/2017		303,773	5,552,488
	Prior year Due from Management	52	
	8/31/2017	0	
Plus	Income	2,274,364.71	
	Reserve Investment Income		29,003.97
	Contributions to Reserves		1,360,336.00
	Pending Reserve Expense	0.00	
	Due From Vendor	(101.78)	
	Receivable from Mgmt	0.00	
	Processing Fees	732.00	
Less	Operating Expenses	(750,783.77)	
	Reserve Funding	(1,360,336.00)	
	Reserve Expenses		(960,987.38)
Ending Balance 8/31		467,700	5,980,840.15

Budget Report

Actual year-to-date income of \$2,303,368.08 versus year-to-date budgeted income of \$2,231,312 produced a positive year-to-date income variance of \$72,056.68.

Actual year-to-date operating expenses of \$750,783.77 versus year-to-date budgeted expenses of \$870,976 produced a positive year-to-date operating expenses variance of \$120,192.23.

The two combined variances produced a positive year-to-date variance of \$163,244.94.

Other Information

Unpaid assessments at August 31, 2017 were:	\$	28,933
Prepaid assessments at August 31, 2017 were:	\$	99,152

NEPENTHE ASSOCIATION
COMPARATIVE BALANCE SHEET
08/31/2017

c/o FirstService Residential
15241 Laguna Canyon Rd
Irvine CA 92618

FirstService Residential CA
15241 Laguna Canyon Road
Irvine CA 92618

	CURRENT MONTH	PRIOR MONTH
<hr/>		
----- CASH AND INVESTMENTS		
OPERATING ACCOUNT FUNDS	467,550.34	458,401.61
PETTY CASH	150.00	150.00
RESERVE ACCOUNT FUNDS	5,980,840.15	5,866,831.61
	-----	-----
TOTAL CASH AND INVESTMENTS	6,448,540.49	6,325,383.22
OTHER ASSETS		
DUE FROM VENDOR- RECEIVABLE FROM MANAGEMENT	101.78 0.00	101.78 21.74
	-----	-----
TOTAL OTHER ASSETS	101.78	123.52
TOTAL ASSETS	6,448,642.27	6,325,506.74
	=====	=====
LIABILITIES		

PROCESSING FEES	732.00	732.00
	-----	-----
TOTAL LIABILITIES	732.00	732.00
MEMBERS EQUITY		

GENERAL RESERVE FUND BALANCE	5,980,840.15	5,866,831.61
OPERATING FUND BALANCE-BEG OF YEAR	303,825.18	303,825.18
CURRENT YEAR INCOME/(LOSS)	163,244.94	154,117.95
	-----	-----
TOTAL LIABILITIES & MEMBERS EQUITY	6,448,642.27	6,325,506.74
	=====	=====

Entity: NEP NEPENTHE ASSOCIATION

FirstService Residential CA
 15241 Laguna Canyon Road
 Irvine, CA 92618

As of date: 08/31/2017

Account	Type	Inv Acct	Maturity	Rate	Amount
11105	PETTY CASH	PETTY PETTY CASH	PTYCSH ON-SITE (CLUBHOUSE)		150.00
11110	OPERATING CHECKING	USBANK US BANK	CKING 153495833060		311,906.82
11112	OPERATING INVESTMENT	UNION+ UNION BANK	MNYMKT 1880024236	0.90%	155,643.52
Total (Cash)					467,700.34
21110	RESERVE FUNDS IN OPERATING CHECKING	USBANK US BANK	CHKING 153495833060		1,000.00
21138	RESERVE INVESTMENT	WELLS WELLS FARGO	INVSMT 66896148		4,168,948.90
21139	RESERVE INVESTMENT	WELLS WELLS FARGO	MNYMKT 66896148		1,810,891.25
Total (Reserves)					5,980,840.15
Grand Total					6,448,540.49

NEPENTHE ASSOCIATION
RESERVE FUND BALANCES SUPPORT SCHEDULES
08/31/2017

c/o FirstService Residential
15241 Laguna Canyon Rd
Irvine CA 92618

FirstService Residential CA
15241 Laguna Canyon Road
Irvine CA 92618

	PRIOR YEAR BALANCE	BEG BAL REALLOCATION	ADDITIONS THIS YEAR	EXPENSE CURRENT MONTH	PREVIOUS EXP CURRENT YEAR	CURRENT BALANCE
GENERAL RESERVES						
N23277 ROOF INSPECTIONS & REPAIR	(74.78)	74.78	0.00	0.00	0.00	0.00
N23282 TREE REMOVAL/ANNUAL MAINTENANCE	25,317.56	(25,317.56)	0.00	(7,300.00)	(148,962.50)	(156,262.50)
N22911 UNDERGROUND UTILITY REPR RSV	(20,825.00)	20,825.00	0.00	(5,600.00)	(23,425.00)	(29,025.00)
N23017 CLUBHOUSE INTERIOR RENOVATION	92,839.23	(15,273.38)	28,216.00	0.00	(25,009.15)	80,772.70
N23130 MISCELLANEOUS RSV	47,876.66	(3,992.20)	15,232.00	(425.75)	8,959.93	67,650.64
23103 INTEREST ON RESERVE FUNDING	39,725.21	(39,725.21)	29,003.97	0.00	0.00	29,003.97
23130 CONTIGENCY RESERVES	0.00	0.00	0.00	0.00	(600.00)	(600.00)
N23270 UNIT EXTERIOR RESERVE	4,883,894.20	(328,850.09)	1,020,104.00	(16,362.59)	(472,015.28)	5,086,770.24
N23271 MAIN CLUBHOUSE AREA RSV	106,365.55	39,696.82	44,320.00	0.00	(6,595.00)	183,787.37
N23275 GROUNDS RESERVE	375,423.92	352,780.77	251,024.00	(28,993.53)	(234,658.51)	715,576.65
N23276 ADMINISTRATIVE RESERVE	1,945.01	(218.93)	1,440.00	0.00	0.00	3,166.08
	-----	-----	-----	-----	-----	-----
TOTAL GENERAL RESERVES	5,552,487.56	0.00	1,389,339.97	(58,681.87)	(902,305.51)	5,980,840.15

NEPENTHE ASSOCIATION
INCOME STATEMENT
08/31/2017

c/o FirstService Residential
15241 Laguna Canyon Rd
Irvine CA 92618

FirstService Residential CA
15241 Laguna Canyon Road
Irvine CA 92618

----- ACTUAL	---MONTH--- BUDGETED	----- VARIANCE	G/L NUMBER	DESCRIPTION	----- ACTUAL	YEAR TO DATE BUDGETED	----- VARIANCE	ANNUAL BUDGET	\$ REMAINING IN BUDGET
REVENUE									
272,070.46	276,709	(4,638.54)	14000	HOMEOWNER ASSESSMENT REVENUE	2,232,245.06	2,213,672	18,573.06	3,320,508	1,088,262.94
1,739.06	1,430	309.06	14087	EASEMENT AGREEMENT	10,067.24	11,440	(1,372.76)	17,160	7,092.76
89.51	0	89.51	14101	INTEREST ON PAST DUE ASSESSMENTS	1,385.47	0	1,385.47	0	(1,385.47)
135.00	75	60.00	14110	KEY REVENUE	540.00	600	(60.00)	900	360.00
715.00	700	15.00	14113	CLUBHOUSE RENTAL	3,565.00	5,600	(2,035.00)	8,400	4,835.00
0.00	0	0.00	14116	CC&R VIOLATIONS/FINES	900.00	0	900.00	0	(900.00)
0.00	0	0.00	14132	MISCELLANEOUS REVENUE	150.00	0	150.00	0	(150.00)
107.38	0	107.38	14162	OPERATING INTEREST REVENUE	511.94	0	511.94	0	(511.94)
2,648.41	0	2,648.41	14163	RESERVE INTEREST REVENUE	29,003.97	0	29,003.97	0	(29,003.97)
0.00	0	0.00	14194	LANDSCAPE REVENUE	25,000.00	0	25,000.00	0	(25,000.00)
277,504.82	278,914	(1,409.18)		TOTAL REVENUE	2,303,368.68	2,231,312	72,056.68	3,346,968	1,043,599.32
RESERVE CONTRIBUTION									
170,042.00	170,042	0.00	19758	GENERAL RESERVES	1,360,336.00	1,360,336	0.00	2,040,504	680,168.00
2,648.41	0	(2,648.41)	19803	GENERAL RESERVE INTEREST	29,003.97	0	(29,003.97)	0	(29,003.97)
172,690.41	170,042	(2,648.41)		TOTAL RESERVE CONTRIBUTION	1,389,339.97	1,360,336	(29,003.97)	2,040,504	651,164.03
104,814.41	108,872	(4,057.59)		AVAILABLE OPERATING REVENUE	914,028.71	870,976	43,052.71	1,306,464	392,435.29
OPERATING EXPENSES									
UTILITIES									
5,662.21	2,725	(2,937.21)	15101	ELECTRICITY	22,792.74	21,800	(992.74)	32,700	9,907.26
692.64	1,200	507.36	15102	GAS	15,892.92	9,600	(6,292.92)	14,400	(1,492.92)
3,355.11	350	(3,005.11)	15103	REFUSE COLLECTION	4,791.43	2,800	(1,991.43)	4,200	(591.43)
293.87	430	136.13	15105	TELEPHONE EXPENSE	2,637.65	3,440	802.35	5,160	2,522.35
4,153.39	3,400	(753.39)	15106	WATER	31,661.12	27,200	(4,461.12)	40,800	9,138.88
14,157.22	8,105	(6,052.22)		TOTAL UTILITIES	77,775.86	64,840	(12,935.86)	97,260	19,484.14
LAND MAINTENANCE									
28,567.00	28,567	0.00	15500	CONTRACT LANDSCAPE SERVICE	228,536.00	228,536	0.00	342,804	114,268.00
0.00	185	185.00	15511	BACKFLOW DEVICE TEST	2,695.00	1,480	(1,215.00)	2,220	(475.00)
0.00	25	25.00	15597	COMMON AREA IMPROVEMENT	0.00	200	200.00	300	300.00
28,567.00	28,777	210.00		TOTAL LAND MAINTENANCE	231,231.00	230,216	(1,015.00)	345,324	114,093.00
COMMON AREA									
1,700.00	1,350	(350.00)	16020	CONTRACT POOL/SPA SERVICE	11,720.00	10,800	(920.00)	16,200	4,480.00
0.00	25	25.00	16022	POOL EQUIPMENT REPAIR	300.00	200	(100.00)	300	0.00
0.00	115	115.00	16027	POOL INSPECTION	1,808.48	920	(888.48)	1,380	(428.48)

NEPENTHE ASSOCIATION
INCOME STATEMENT
08/31/2017

c/o FirstService Residential
15241 Laguna Canyon Rd
Irvine CA 92618

FirstService Residential CA
15241 Laguna Canyon Road
Irvine CA 92618

----- ACTUAL	---MONTH--- BUDGETED	----- VARIANCE	G/L NUMBER	DESCRIPTION	----- ACTUAL	YEAR TO DATE BUDGETED	----- VARIANCE	ANNUAL BUDGET	\$ REMAINING IN BUDGET
0.00	25	25.00	18510	ROOF MAINTENANCE	0.00	200	200.00	300	300.00
0.00	279	279.00	18524	MATERIAL SUPPLIES	2,711.83	2,232	(479.83)	3,348	636.17
0.00	190	190.00	18526	PEST CONTROL	2,275.00	1,520	(755.00)	2,280	5.00
1,525.00	1,525	0.00	18531	JANITORIAL SERVICE	10,675.00	12,200	1,525.00	18,300	7,625.00
162.97	247	84.03	18532	JANITORIAL SUPPLIES	1,095.16	1,976	880.84	2,964	1,868.84
107.16	10	(97.16)	18534	FIRE EXTINGUISHER	107.16	80	(27.16)	120	12.84
0.00	25	25.00	18544	LIGHT REPAIRS	0.00	200	200.00	300	300.00
0.00	125	125.00	18564	SPECIAL SECURITY	3,352.75	1,000	(2,352.75)	1,500	(1,852.75)
0.00	1,200	1,200.00	18579	PATROL SERVICE	6,900.00	9,600	2,700.00	14,400	7,500.00
0.00	4,993	4,993.00	18736	GUTTER & DOWNSPOUT CLEANING	25,899.40	39,944	14,044.60	59,916	34,016.60
672.52	400	(272.52)	18767	REPAIR & MAINTENANCE	2,678.12	3,200	521.88	4,800	2,121.88
0.00	172	172.00	18905	KITCHEN SUPPLIES	1,088.64	1,376	287.36	2,064	975.36
175.00	300	125.00	18957	JANITORIAL EXTRA	400.00	2,400	2,000.00	3,600	3,200.00
0.00	40	40.00	18986	FITNESS CONTRACT	570.04	320	(250.04)	480	(90.04)
4,342.65	11,021	6,678.35		TOTAL COMMON AREA	71,581.58	88,168	16,586.42	132,252	60,670.42
				MANAGEMENT/ON-SITE ADMIN EXP					
0.00	150	150.00	18001	COMMUNITY WEBSITE	3,527.98	1,200	(2,327.98)	1,800	(1,727.98)
(20.00)	75	95.00	18003	COMMUNITY EVENTS/PROGRAMS	1,337.10	600	(737.10)	900	(437.10)
0.00	75	75.00	18008	VOLUNTEER RECOGNITION	74.64	600	525.36	900	825.36
124.00	75	(49.00)	18092	EDUCATION/ADULT PROGRAM	621.91	600	(21.91)	900	278.09
7,159.31	6,970	(189.31)	19109	CONTRACT MANAGEMENT	57,274.48	55,760	(1,514.48)	83,640	26,365.52
0.00	160	160.00	19101	CPA SERVICES	1,895.00	1,280	(615.00)	1,920	25.00
0.00	650	650.00	19104	FEDERAL TAX EXPENSE	11,740.00	5,200	(6,540.00)	7,800	(3,940.00)
0.00	375	375.00	19105	FRANCHISE TAX BOARD	7,060.00	3,000	(4,060.00)	4,500	(2,560.00)
0.00	175	175.00	19106	TAXES & LICENSES	1,088.52	1,400	311.48	2,100	1,011.48
600.00	0	(600.00)	19121	RESERVE STUDY CONSULTANT SRVC	600.00	0	(600.00)	0	(600.00)
2,900.40	500	(2,400.40)	19108	GENERAL COUNSEL SERVICE	17,039.62	4,000	(13,039.62)	6,000	(11,039.62)
1,956.45	2,100	143.55	19111	MANAGEMENT REIMBURSABLE	19,118.33	16,800	(2,318.33)	25,200	6,081.67
47.81	50	2.19	19112	POSTAGE, ON-SITE	387.14	400	12.86	600	212.86
0.00	0	0.00	19116	ADMINISTRATIVE MISC	3,500.00	0	(3,500.00)	0	(3,500.00)
0.00	40	40.00	19117	DUES & PUBLICATIONS	0.00	320	320.00	480	480.00
35.00	35	0.00	19119	BANK FEES	280.00	280	0.00	420	140.00
13,745.31	14,000	254.69	19124	ON-SITE STAFF	120,750.17	112,000	(8,750.17)	168,000	47,249.83
494.10	60	(434.10)	19126	DELINQUENCY MONITORING	495.41	480	(15.41)	720	224.59
0.00	182	182.00	19132	OPERATING CONTINGENCY	3,540.00	1,456	(2,084.00)	2,184	(1,356.00)
0.00	100	100.00	19143	LEGAL-COLLECTIONS	2,990.82	800	(2,190.82)	1,200	(1,790.82)
214.60	100	(114.60)	19172	ACCOUNTING REIMBURSABLES	1,262.80	800	(462.80)	1,200	(62.80)
(90.65)	135	225.65	19174	AMS COLLECTION EXPENSE	379.57	1,080	700.43	1,620	1,240.43
0.00	75	75.00	19178	PROPERTY TAX	265.80	600	334.20	900	634.20
4,889.83	5,300	410.17	19247	PAYROLL TAXES & BENEFITS	46,441.85	42,400	(4,041.85)	63,600	17,158.15
257.40	5	(252.40)	19281	WEBSITE MONTHLY FEE	707.40	40	(667.40)	60	(647.40)
373.86	150	(223.86)	19295	ON-SITE OFFICE SUPPLIES	1,779.86	1,200	(579.86)	1,800	20.14

NEPENTHE ASSOCIATION
INCOME STATEMENT
08/31/2017

c/o FirstService Residential
15241 Laguna Canyon Rd
Irvine CA 92618

FirstService Residential CA
15241 Laguna Canyon Road
Irvine CA 92618

----- ACTUAL	---MONTH--- BUDGETED	----- VARIANCE	G/L NUMBER	DESCRIPTION	----- ACTUAL	YEAR TO DATE BUDGETED	----- VARIANCE	ANNUAL BUDGET	\$ REMAINING IN BUDGET
339.65	400	60.35	19382	COPIER LEASE	4,020.77	3,200	(820.77)	4,800	779.23
0.00	50	50.00	19442	CLAC CONTRIBUTION	0.00	400	400.00	600	600.00
0.00	400	400.00	19505	CC&R REVISION	96.36	3,200	3,103.64	4,800	4,703.64
33,027.07	32,387	(640.07)		TOTAL MANAGEMENT/ON-SITE ADMIN E	308,275.53	259,096	(49,179.53)	388,644	80,368.47
				INSURANCE					
15,593.48	7,801	(7,792.48)	19107	INSURANCE	62,563.80	62,408	(155.80)	93,612	31,048.20
0.00	20,781	20,781.00	DC19307	FLOOD INSURANCE	(644.00)	166,248	166,892.00	249,372	250,016.00
15,593.48	28,582	12,988.52		TOTAL INSURANCE	61,919.80	228,656	166,736.20	342,984	281,064.20
95,687.42	108,872	13,184.58		TOTAL OPERATING EXPENSES	750,783.77	870,976	120,192.23	1,306,464	555,680.23
9,126.99	0	9,126.99		<i>NET INCOME/(LOSS)</i>	163,244.94	0	163,244.94	0	(163,244.94)

NEPENTHE ASSOCIATION
INCOME STATEMENT FOR 12 MONTHS ENDING
08/31/2017

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c/o FirstService Residential
15241 Laguna Canyon Rd
Irvine CA 92618

FirstService Residential CA
15241 Laguna Canyon Road
Irvine CA 92618

	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	TOTAL	
REVENUE														
14000	HOMEOWNER ASSESSMENT REVENUE	278859	257374	256396	281848	278952	266931	306681	259767	292586	279285	275972	272070	3306721
14087	EASEMENT AGREEMENT	1836	1826	721	29782	0	1790	1816	379	1856	758	1729	1739	44233
14101	INTEREST ON PAST DUE ASSESMEN	67	387	73	81	5	24	611	84	382	107	83	90	1994
14110	KEY REVENUE	40	15	10	75	40	-20	85	60	-20	110	150	135	680
14113	CLUBHOUSE RENTAL	140	1060	435	1625	240	510	270	750	450	470	160	715	6825
14116	CC&R VIOLATIONS/FINES	0	0	0	0	0	0	0	15	25	489	372	0	900
14132	MISCELLANEOUS REVENUE	0	0	0	0	0	0	0	0	105	45	0	0	150
14162	OPERATING INTEREST REVENUE	25	26	25	25	15	97	59	54	63	57	59	107	614
14163	RESERVE INTEREST REVENUE	3330	2174	1757	9407	2089	1733	3039	6348	1913	9623	1611	2648	45671
14194	LANDSCAPE REVENUE	0	0	0	0	0	25000	0	0	0	0	0	0	25000
	TOTAL REVENUE	284297	262862	259417	322844	281341	296064	312561	267457	297361	290944	280137	277505	3432789
RESERVE CONTRIBUTION														
19758	GENERAL RESERVES	163766	163766	163766	163766	170042	170042	170042	170042	170042	170042	170042	170042	2015400
19803	GENERAL RESERVE INTEREST	3330	2174	1757	9407	2089	1733	3039	6348	1913	9623	1611	2648	45671
	TOTAL RESERVE CONTRIBUTION	167096	165940	165523	173173	172131	171775	173081	176390	171955	179665	171653	172690	2061071
	AVAILABLE OPERATING REVENUE	117202	96922	93894	149671	109210	124289	139480	91066	125406	111279	108484	104814	1371718
OPERATING EXPENSES														
UTILITIES														
15101	ELECTRICITY	5498	2661	0	2669	5848	0	6117	0	2572	2593	0	5662	33620
15102	GAS	790	1926	1603	2688	1804	2398	1724	3377	2013	1310	2575	693	22901
15103	REFUSE COLLECTION	273	286	216	269	144	422	0	631	240	0	0	3355	5835
15105	TELEPHONE EXPENSE	492	364	570	559	126	943	261	63	299	357	294	294	4623
15106	WATER	3658	4609	3315	3430	4137	3994	3633	2791	5457	4175	3320	4153	46674
	TOTAL UTILITIES	10711	9846	5704	9616	12059	7757	11735	6862	10582	8435	6189	14157	113653
LAND MAINTENANCE														
15500	CONTRACT LANDSCAPE SERVICE	26823	26823	26823	26823	0	28567	57134	0	57134	28567	28567	28567	335828
15504	TREE MAINTENANCE	0	180	0	0	0	0	0	0	0	0	0	0	180
15511	BACKFLOW DEVICE TEST	0	0	0	0	0	0	0	0	0	2695	0	0	2695
	TOTAL LAND MAINTENANCE	26823	27003	26823	26823	0	28567	57134	0	57134	31262	28567	28567	338703
COMMON AREA														
16020	CONTRACT POOL/SPA SERVICE	1350	1350	1350	1350	1350	1350	1350	1350	1350	1570	1700	1700	17120
16022	POOL EQUIPMENT REPAIR	0	0	0	31 0f 225	0	0	0	0	0	300	0	0	300

NEPENTHE ASSOCIATION
 INCOME STATEMENT FOR 12 MONTHS ENDING
 08/31/2017

c/o FirstService Residential
 15241 Laguna Canyon Rd
 Irvine CA 92618

FirstService Residential CA
 15241 Laguna Canyon Road
 Irvine CA 92618

	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	TOTAL
16027 POOL INSPECTION	0	0	793	0	0	0	490	0	1243	75	0	0	2601
18457 PLUMBING REPAIR	0	0	0	200	0	0	0	0	0	0	0	0	200
18510 ROOF MAINTENANCE	0	0	520	0	0	0	0	0	0	0	0	0	520
18524 MATERIAL SUPPLIES	437	54	453	222	1372	392	194	411	299	43	0	0	3878
18526 PEST CONTROL	0	0	0	1750	145	0	0	350	0	285	1495	0	4025
18531 JANITORIAL SERVICE	1525	1525	1525	1525	1525	1525	1525	1525	1525	1525	0	1525	16775
18532 JANITORIAL SUPPLIES	224	343	33	440	0	230	0	382	14	306	0	163	2136
18534 FIRE EXTINGUISHER	245	0	0	0	0	0	0	0	0	0	0	107	352
18564 SPECIAL SECURITY	354	0	40	59	99	0	0	0	1804	1450	0	0	3806
18579 PATROL SERVICE	1000	1000	1000	1000	1000	1000	2000	0	0	0	2900	0	10900
18736 GUTTER & DOWNSPOUT CLEANING	0	289	12153	24306	12153	396	12153	178	1019	0	0	0	62648
18767 REPAIR & MAINTENANCE	681	309	0	133	346	200	0	0	627	348	485	673	3801
18905 KITCHEN SUPPLIES	173	90	233	110	100	0	372	150	235	0	232	0	1695
18957 JANITORIAL EXTRA	140	0	0	0	0	0	120	0	55	50	0	175	540
18986 FITNESS CONTRACT	85	0	0	85	0	240	85	141	0	105	0	0	740
TOTAL COMMON AREA	6215	4960	18100	31181	18090	5333	18289	4487	8173	6056	6811	4343	132037
MANAGEMENT/ON-SITE ADMIN EXP													
18001 COMMUNITY WEBSITE	-1188	0	225	0	0	228	0	983	450	833	1033	0	2565
18003 COMMUNITY EVENTS/PROGRAMS	-2271	-105	93	571	0	639	155	332	452	295	-516	-20	-375
18008 VOLUNTEER RECOGNITION	0	0	0	0	0	0	0	0	70	0	5	0	75
18092 EDUCATION/ADULT PROGRAM	330	0	0	98	0	99	0	76	205	86	32	124	1050
19109 CONTRACT MANAGEMENT	6818	6818	6818	6818	7159	7159	7159	7159	7159	7159	7159	7159	84548
19101 CPA SERVICES	0	0	0	0	0	0	1895	0	0	0	0	0	1895
19104 FEDERAL TAX EXPENSE	1800	0	0	1800	0	0	0	9161	0	2579	0	0	15340
19105 FRANCHISE TAX BOARD	0	0	0	1322	0	0	0	4648	0	2412	0	0	8382
19106 TAXES & LICENSES	0	0	0	0	0	30	0	0	0	1059	0	0	1089
19121 RESERVE STUDY CONSULTANT SRVC	0	0	0	0	0	0	0	0	0	0	0	600	600
19108 GENERAL COUNSEL SERVICE	2763	514	0	313	2489	990	0	1006	9654	0	0	2900	20629
19111 MANAGEMENT REIMBURSABLE	963	1304	1015	1040	5245	1484	1082	1137	6864	250	1100	1956	23440
19112 POSTAGE, ON-SITE	96	0	73	0	0	213	0	0	0	111	16	48	557
19116 ADMINISTRATIVE MISC	0	0	0	0	3500	0	0	0	0	0	0	0	3500
19117 DUES & PUBLICATIONS	0	440	0	590	0	0	0	0	0	0	0	0	1030
19119 BANK FEES	35	35	35	35	35	35	35	35	35	35	35	35	420
19124 ON-SITE STAFF	12553	12630	12688	18859	15237	12800	13084	12865	12242	26764	14011	13745	177479
19126 DELINQUENCY MONITORING	27	-120	79	116	93	367	-1032	206	414	-226	179	494	598
19132 OPERATING CONTINGENCY	380	0	0	0	0	0	0	0	0	3250	290	0	3920
19143 LEGAL-COLLECTIONS	0	0	0	0	0	0	0	0	1034	1957	0	0	2991
19172 ACCOUNTING REIMBURSABLES	47	81	46	89	31	352	372	37	181	0	75	215	1526
19174 AMS COLLECTION EXPENSE	665	-390	-141	420	365	390	-325	626	-1796	-245	1456	-91	934
19178 PROPERTY TAX	0	949	0	0	0	0	0	0	0	0	266	0	1214
19247 PAYROLL TAXES & BENEFITS	4987	5008	5029	7440	5565	5857	5646	5277	4990	9369	4848	4890	68906
19281 WEBSITE MONTHLY FEE	0	0	0	32 of 225	0	0	0	0	150	150	150	257	707

NEPENTHE ASSOCIATION
 INCOME STATEMENT FOR 12 MONTHS ENDING
 08/31/2017

c/o FirstService Residential
 15241 Laguna Canyon Rd
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FirstService Residential CA
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 Irvine CA 92618

	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	TOTAL
19295 ON-SITE OFFICE SUPPLIES	76	152	213	192	98	44	551	54	546	101	13	374	2413
19382 COPIER LEASE	328	902	336	0	328	655	387	902	340	351	719	340	5586
19505 CC&R REVISION	0	0	0	0	0	0	0	0	96	0	0	0	96
TOTAL MANAGEMENT/ON-SITE ADM	28410	28218	26509	39702	40145	31341	29009	44504	43087	56289	30871	33027	431115
INSURANCE													
19107 INSURANCE	15779	7797	0	7797	7797	7797	7797	7797	8313	7797	-326	15593	93936
DC1930 FLOOD INSURANCE	0	0	298846	0	0	0	0	0	0	-644	0	0	298202
TOTAL INSURANCE	15779	7797	298846	7797	7797	7797	7797	7797	8313	7153	-326	15593	392138
TOTAL OPERATING EXPENSES	87938	77823	375983	115119	78091	80795	123964	63650	127289	109196	72113	95687	1407646
<i>NET INCOME/(LOSS)</i>	<i>29264</i>	<i>19099</i>	<i>-282088</i>	<i>34552</i>	<i>31119</i>	<i>43494</i>	<i>15516</i>	<i>27417</i>	<i>-1883</i>	<i>2084</i>	<i>36371</i>	<i>9127</i>	-35928

NEPENTHE

September 15, 2017

WHEREAS, Section 5673 of the California Civil Code requires that, the decision to record a lien for delinquent assessments shall be made only by the Board of Directors of the association and may not be delegated to an agent of the association; and

WHEREAS, Section 5660 of the California Civil Code requires that a warning letter be sent by certified mail to the owner of record at least 30 days prior to recording a lien; and

WHEREAS, the Association has sent this letter and the 30 days has or will soon expire; and

WHEREAS, as of the date of this report payment has not been received to pay the delinquent assessment amount on the property listed below

NOW THEREFORE BE IT RESOLVED that the Board of Directors approves by a majority vote of the board members present at a duly called open meeting for FirstService Residential to record a lien on the separate interests/accounts listed below on behalf of the association and to mail a copy of the recorded lien to all known owners and addresses once the 30 days has elapsed from the mailing of the warning letter and no payment has been received.

<i>Date</i>	<i>Account No.</i>	<i>Total Amt Due</i>	<i>Past Due Assessment Only</i>	<i>Approved</i>	<i>Denied</i>	<i>Comment</i>
9/15/17	2312-02	\$1,292.17	\$938.00			

Deferred Items from prior meeting

<i>Date</i>	<i>Account No.</i>	<i>Total Amt Due</i>	<i>Past Due Assessment Only</i>	<i>Approved</i>	<i>Denied</i>	<i>Comment</i>

Any two (2) Board members must sign:

By: _____ Date: _____

By: _____ Date: _____



Nepenthe Association, 1131 Commons Drive, Sacramento, CA 95825
916.929.8380 / nepenthe@residential.com

HOME IMPROVEMENT APPLICATION

Date: 31 August 2017

Phone: 916-515-9807

Name: Norma Carolan & Steve Farrar

Email: normacarolan@yahoo.com

Address: 1009 Dunbarton Circle

House Model: Powell 3300

What improvement are you applying for? One improvement per application, please.

These items can be approved in management office:

- Front door per criteria
- Screen door from approved styles
- Garage exterior man door per criteria
- Garage vehicle door per criteria
- Cable/Satellite Dish installations
- Mail Box from approved styles
- Mail Slot, if replacing or approved by Postmaster
- Chimney Cap

These items require ARC & Board approval:

- Air Conditioner / Heat Pump Replacement
- Check if emergency approval is needed
- Window or Patio Slider Replacement
- Window – new construction
- Window – Security Features/Bars
- Window – Sun Screens
- Skylights or Solar Tubes
- Solar Roof Panels (Thermal or Electric)
- Gas Line and Meter
- Shade Structure – Trellis, Awnings, Sails, Etc.
- Trellis – Floral Support / Garden Feature
- ✓ Patio Hardscape / Planter Boxes
- Patio Pool / Spa and Equipment
- Attic Fans
- Vents – Installations and/or Relocations
- Security Camera and/or Lighting
- Hand Rail
- ✓ Fence Relocation
- Outbuilding / Shed

If you have an improvement not listed, describe it here:

Attach the following items to your application:

1. Floor Plan (available at clubhouse or www.NepentheHOA.com) of your model showing the location of the proposed improvement.
2. Brochure and/or Specifications for proposed items.
3. Your contractor's proposal (prices may be blacked out).

Please read and sign below:

I have read the Architectural Guidelines (available at clubhouse or www.NepentheHOA.com) and understand that the approval timeline can take up to 90 days.

Steve Farrar
Signature

31 August 2017
Date

The Architectural Review Committee recommends:

Approval
 Approval with Conditions
 Disapproval

Chair: [Signature] Date: 9/12/17

The Board of Directors will review for final approval at their next open session on _____

HOME IMPROVEMENT APPLICATION

New

Nepenthe Association
C/O Merit Property Management, Inc.
1131 Commons Dr., Sacramento, CA 95825

Phone: 916-929-8380; Fax: 916-929-1773

House Model Number: 5500A

NAME Leo Masson SIGNATURE [Signature]
ADDRESS 509 Elmhurst Cir DATE 9/12/17
PHONE: 977-9979 ALT. PHONE _____

SUBMITTAL CHECK LIST: (Please attach the following to this Home Improvement Application if applicable)

- Facing, Adjacent and Impacted Neighbor Statement when the change is visible from the exterior
- 1 Set of Drawings - Should include details of dimensions, height, distance from fencing, size, design, color and materials. Location of drains must be included on drawings. Please fold plans to 8 1/2" x 11".

PROJECTS BEING SUBMITTED: Please review Nepenthe Architectural Criteria.

DOORS

- Front Door (only approved doors)
- Screen Door (only approved doors)
- Rear Patio (if visible from common areas)
- Garage (only approved garage doors) *

POOL

- Patio Pool & Equipment

PATIO STRUCTURES

- Trellis (Floral/Overhead) (size, type, color) **
- Shed/Outbuilding

ROOF

- Chimney Caps
- Gutter/Downspouts
- Satellite Dishes *
- Skylight (**attach inspection fee)
- Solar Energy Roof Panels (**attach inspection fee)
- Solar Tubes (**attach inspection fee)

UTILITIES

- Air Conditioner/Heat Pump (placement & size)
- Gas Line and Meter (**attach inspection fee)

WINDOWS

- Garden
- Exterior - sun screen
- Exterior window - security
- Replacement - Frames and Glass (only approved windows, frame size, and color)
- Interior Coverings

SMALL EXTERIOR INSTALLATION

- Burglar Alarm
- Hand Rail (type and placement)
- Mail box insert (type and placement)
- Mail Slot (type and placement)
- Wire & Pipe installations
- Vent Relocations (placement) (**attach inspection fee)
- Signs (Nepenthe provides house numbers. Call the office. No exceptions)

OTHER Please describe in detail

*automatic approval from office if following Nepenthe criteria

**attach completion inspection fee - certain changes require post installation inspection by Nepenthe agent. Fee is \$40. Check must be attached.

DO NOT WRITE BELOW THIS LINE (For Committee Use Only)

The Architectural Review Committee has determined that the above submittal is:

- Approved Approved With Conditions Disapproved as Submitted

ARC Chair [Signature] Date 9/12/17

- See notes on plans.
- See comments below and/or on reverse
- Resubmit with more details for _____
- Resubmit patio cover with additional dimensions and elevation.
- Submit originally reviewed plans with revised drawings.

COMMENTS:

Final Inspection Required: Yes No

Nepenthe ARC Guidelines - Approved by BOD 8-31-08, updated November 2015

E-MAILED SEP 5 0 2017

RECEIVED SEP 05 2017

RECEIVED SEP 11 2017

Nepenthe Association, 1131 Commons Drive, Sacramento, CA 95825
916.429.8300 / nepenthe@fsresidential.com



HOME IMPROVEMENT APPLICATION

Date: September 11, 2017 Phone: 799-2057
 Name: LAUREL O'LEARY Email: laurelwright5@gmail.com
 Address: 1124 Vandubelt Way House Model: 4000 F

What improvement are you applying for? One improvement per application, please.

These items can be approved in management office:

<input type="checkbox"/>	Front door per criteria
<input type="checkbox"/>	Screen door from approved styles
<input type="checkbox"/>	Garage exterior man door per criteria
<input type="checkbox"/>	Garage vehicle door per criteria
<input type="checkbox"/>	Antenna/Cable/Satellite Dish installations
<input type="checkbox"/>	Mail Box from approved styles
<input type="checkbox"/>	Mail Slot, if replacing or approved by Postmaster
<input type="checkbox"/>	Chimney Cap

If you have an improvement not listed, describe it here:

These items require ARC & Board approval:

<input type="checkbox"/>	Air Conditioner / Heat Pump Replacement
<input type="checkbox"/>	___ Check if emergency approval is needed
<input checked="" type="checkbox"/>	Window or Patio Slider Replacement
<input type="checkbox"/>	Window - new construction
<input type="checkbox"/>	Window - Security Features/Bars
<input type="checkbox"/>	Window - Sun Screens
<input type="checkbox"/>	Skylights or Solar Tubes
<input type="checkbox"/>	Solar Roof Panels (Thermal or Electric)
<input type="checkbox"/>	Gas Line and Meter
<input type="checkbox"/>	Shade Structure - Trellis, Awnings, Sails, Etc.
<input type="checkbox"/>	Trellis - Floral Support / Garden Feature
<input type="checkbox"/>	Patio Hardscape / Planter Boxes
<input type="checkbox"/>	Patio Pool / Spa and Equipment
<input type="checkbox"/>	Attic Fans
<input type="checkbox"/>	Vents - Installations and/or Relocations
<input type="checkbox"/>	Security Camera and/or Lighting
<input type="checkbox"/>	Hand Rail
<input type="checkbox"/>	Fence Relocation
<input type="checkbox"/>	Outbuilding / Shed

Attach the following items to your application:

1. Floor Plan (available at clubhouse or www.NepentheHOA.com) of your model showing the location of the proposed improvement.
2. Brochure and/or Specifications for proposed items.
3. Your contractor's proposal (prices may be blacked out).

Please read and sign below:

I have read the Architectural Guidelines (available at clubhouse or www.NepentheHOA.com) and understand that the approval timeline can take up to 90 days.

Laurel O'Leary September 11, 2017
 Signature Date

The Architectural Review Committee recommends:

Approval Approval with Conditions Disapproval

Chair: Greg Morrison Date: 9/12/17

The Board of Directors will review for final approval at their next open session on _____

Condition: Joel's email dated 9/12/17

attached to application



Nepenthe Association, 1131 Commons Drive, Sacramento, CA 95825
 916.929.8380 / nepenthe@fsresidential.com

RECEIVED AUG 29 2017

HOME IMPROVEMENT APPLICATION

E-MAILED AUG 29 2017

Date: 8/14/17 Phone: 916-947-1557
 Name: Bonnie Jacobson Email: bonkata@sbcglobal.net
 Address: 2267 Swarthmore Dr. House Model: _____

What improvement are you applying for? One improvement per application, please.

These items can be approved in management office:	These items require ARC & Board approval:
Front door per criteria	Air Conditioner / Heat Pump Replacement
Screen door from approved styles	___ Check if emergency approval is needed
Garage exterior man door per criteria	<input checked="" type="checkbox"/> Window or Patio Slider Replacement
Garage vehicle door per criteria	Window – new construction
Cable/Satellite Dish installations	Window – Security Features/Bars
Mail Box from approved styles	Window – Sun Screens
Mail Slot, if replacing or approved by Postmaster	Skylights or Solar Tubes
Chimney Cap	Solar Roof Panels (Thermal or Electric)
If you have an improvement not listed, describe it here:	Gas Line and Meter
	Shade Structure – Trellis, Awnings, Sails, Etc.
	Trellis – Floral Support / Garden Feature
	Patio Hardscape / Planter Boxes
	Patio Pool / Spa and Equipment
	Attic Fans
	Vents – Installations and/or Relocations
	Security Camera and/or Lighting
	Hand Rail
	Fence Relocation
	Outbuilding / Shed

Attach the following items to your application:

1. Floor Plan (available at clubhouse or www.NepentheHOA.com) of your model showing the location of the proposed improvement.
2. Brochure and/or Specifications for proposed items.
3. Your contractor's proposal (prices may be blacked out).

Please read and sign below:

I have read the Architectural Guidelines (available at clubhouse or www.NepentheHOA.com) and understand that the approval timeline can take up to 90 days.

Bonnie Jacobson
 Signature

8/14/17
 Date

The Architectural Review Committee recommends:

___ Approval ___ Approval with Conditions ___ Disapproval

Chair: _____ Date: _____

The Board of Directors will review for final approval at their next open session on _____.

RECEIVED SEP 20 2017



Nepenthe Association, 1131 Commons Drive, Sacramento, CA 95825
916.929.8380 / nepenthe@essential.com

HOME IMPROVEMENT APPLICATION

E-MAILED SEP 20 2017

Date: 9/19/17

Phone: 916-915-2050

Name: REBECCA STENE

Email: rebecca.stene@gmail.com

Address: 1109 DUNBARTON CIRCLE

House Model: 3300

What improvement are you applying for? One improvement per application, please.

These items can be approved in management office:

These items require ARC & Board approval:

Front door per criteria	Air Conditioner / Heat Pump Replacement
Screen door from approved styles	___ Check if emergency approval is needed
Garage exterior man door per criteria	X Window or Patio Slider Replacement
Garage vehicle door per criteria	Window - new construction
Cable/Satellite Dish installations	Window - Security Features/Bars
Mail Box from approved styles	Window - Sun Screens
Mail Slot, if replacing or approved by Postmaster	Skylights or Solar Tubes
Chimney Cap	Solar Roof Panels (Thermal or Electric)
If you have an improvement not listed, describe it here:	Gas Line and Meter
	Shade Structure - Trellis, Awnings, Sails, Etc.
	Trellis - Floral Support / Garden Feature
	Patio Hardscape / Planter Boxes
	Patio Pool / Spa and Equipment
	Attic Fans
	Vents - Installations and/or Relocations
	Security Camera and/or Lighting
	Hand Rail
	Fence Relocation
	Outbuilding / Shed

Attach the following items to your application:

1. Floor Plan (available at clubhouse or www.NepentheHOA.com) of your model showing the location of the proposed improvement.
2. Brochure and/or Specifications for proposed items.
3. Your contractor's proposal (prices may be blacked out).

Please read and sign below:

I have read the Architectural Guidelines (available at clubhouse or www.NepentheHOA.com) and understand that the approval timeline can take up to 90 days.

Rebecca Stene
Signature

9/19/17
Date

The Architectural Review Committee recommends:

___ Approval ___ Approval with Conditions ___ Disapproval

Chair: _____ Date: _____

The Board of Directors will review for final approval at their next open session on _____



Nepenthe Association, 1131 Commons Drive, Sacramento, CA 95825
 916.929.8380 / nepenthe@fsresidential.com

RECEIVED AUG 28 2017

HOME IMPROVEMENT APPLICATION

E-MAILED AUG 28 2017

Date: 8/28/2017 Phone: 916 212-0904
 Name: MARYLOU PIERCE Email: justunderthelimit@gmail.com
 Address: 1236 VANDERBILT House Model: ~~3000F~~ 7000F

What improvement are you applying for? One improvement per application, please.

These items can be approved in management office:	These items require ARC & Board approval:
<input type="checkbox"/> Front door per criteria	Air Conditioner / Heat Pump Replacement
<input type="checkbox"/> Screen door from approved styles	<input checked="" type="checkbox"/> Check if emergency approval is needed
<input type="checkbox"/> Garage exterior man door per criteria	Window or Patio Slider Replacement
<input type="checkbox"/> Garage vehicle door per criteria	Window – new construction
<input type="checkbox"/> Cable/Satellite Dish installations	Window – Security Features/Bars
<input type="checkbox"/> Mail Box from approved styles	Window – Sun Screens
<input type="checkbox"/> Mail Slot, if replacing or approved by Postmaster	Skylights or Solar Tubes
<input type="checkbox"/> Chimney Cap	Solar Roof Panels (Thermal or Electric)
If you have an improvement not listed, describe it here:	Gas Line and Meter
	Shade Structure – Trellis, Awnings, Sails, Etc.
	Trellis – Floral Support / Garden Feature
	Patio Hardscape / Planter Boxes
	Patio Pool / Spa and Equipment
	Attic Fans
	Vents – Installations and/or Relocations
	Security Camera and/or Lighting
	Hand Rail
	<input checked="" type="checkbox"/> Fence Relocation
	Outbuilding / Shed

Attach the following items to your application:

1. Floor Plan (available at clubhouse or www.NepentheHOA.com) of your model showing the location of the proposed improvement.
2. Brochure and/or Specifications for proposed items.
3. Your contractor's proposal (prices may be blacked out).

Please read and sign below:

I have read the Architectural Guidelines (available at clubhouse or www.NepentheHOA.com) and understand that the approval timeline can take up to 90 days.

Marylou Pierce 8/29/2017
 Signature Date

The Architectural Review Committee recommends:

Approval Approval with Conditions Disapproval

Chair: *[Signature]* Date: 8/30/17

The Board of Directors will review for final approval at their next open session on _____



Nepenthe Association, 1131 Commons Drive, Sacramento, CA 95825
 916.929.8380 / nepenthe@fsresidential.com

HOME IMPROVEMENT APPLICATION

RECEIVED SEP 20 2017

E-MAILED SEP 20 2017

Date: 9/19/17
 Name: Barry S. Brokaw
 Address: 1366 Commons Drive

Phone: 916/708-7499
 Email: barrybrokaw@sacramentoadvocates.com
 House Model: 2000

What improvement are you applying for? One improvement per application, please.

These items can be approved in management office:

These items require ARC & Board approval:

Front door per criteria	<input checked="" type="checkbox"/> Air Conditioner / Heat Pump Replacement
Screen door from approved styles	<input checked="" type="checkbox"/> Check if emergency approval is needed
Garage exterior man door per criteria	Window or Patio Slider Replacement
Garage vehicle door per criteria	Window – new construction
Cable/Satellite Dish installations	Window – Security Features/Bars
Mail Box from approved styles	Window – Sun Screens
Mail Slot, if replacing or approved by Postmaster	Skylights or Solar Tubes
Chimney Cap	Solar Roof Panels (Thermal or Electric)
If you have an improvement not listed, describe it here:	Gas Line and Meter
	Shade Structure – Trellis, Awnings, Sails, Etc.
	Trellis – Floral Support / Garden Feature
	Patio Hardscape / Planter Boxes
	Patio Pool / Spa and Equipment
	Attic Fans
	Vents – Installations and/or Relocations
	Security Camera and/or Lighting
	Hand Rail
	Fence Relocation
	Outbuilding / Shed

Attach the following items to your application:

1. Floor Plan (available at clubhouse or www.NepentheHOA.com) of your model showing the location of the proposed improvement.
2. Brochure and/or Specifications for proposed items.
3. Your contractor's proposal (prices may be blacked out).

Please read and sign below:

I have read the Architectural Guidelines (available at clubhouse or www.NepentheHOA.com) and understand that the approval timeline can take up to 90 days.

Barry S. Brokaw 9/19/17
 Signature Date

The Architectural Review Committee recommends:

Approval Approval with Conditions Disapproval

Chair: _____ Date: _____

The Board of Directors will review for final approval at their next open session on _____.

NEPENTHE ASSOCIATION

Board Meeting: 10.4.2017

Submitted By: Christina George with concurrence from committee members:
David Madden, Pete Kieffer, Deborah Grutzmacher

Subject: Clarification of Private Street Parking Enforcement

The Board leaves intact the current private street parking program. Current parking regulations on private streets in Nepenthe specify that no public parking is allowed at any time. Further, no vehicles shall be parked on these streets between the hours of 2:00am and 6:00am. Residents may obtain permits from the Association Office for short-term overnight guest parking at Management discretion. No back-to-back permits are allowed. Residents whose garages are temporarily unavailable due to construction may also receive short-term permits at Management discretion.

Private streets in Nepenthe are winding, narrow and lack sidewalks. They are intended for walking and for resident and visitor vehicle ingress and egress. In addition, because of the narrowness of these streets, signage specifies no parking at all on one side of the street. It is clear that the intent of the CC&R's governing private street parking is that parking on these narrow streets be reserved for guests, contractors, service and delivery vehicles and that residents are to park in the two-car garages designed for that purpose. To minimize vehicle parking on these streets and to follow the clear intention of the CC&R's, we would like to offer the following Board action for consideration:

1. The Board should instruct Management to enforce the stipulation that no public parking is allowed on private streets. Increased diligence is necessary to avoid becoming a default parking space for CSUS students and faculty. Management should immediately follow up on any report of student cars left on private streets. We also suggest signage at the entry point from Vanderbilt to Elmhurst and clearer signage at other entry points into private streets to discourage vehicles with no legitimate purpose from turning into them.
2. The Board should instruct Management to increase the enforcement of requiring garages for parking cars at all times except for brief loading and unloading. Residents must use their garages, not the private street, as their designated parking spot. Minimal resident parking on these streets makes them safer and more enjoyable for walkers and children and more aesthetically pleasing and is a deterrent to public parking abuse. For non-compliance, penalties and fines shall apply in accordance with Governing

Document Enforcement Policy revised March 2, 2016, pursuant to the CC&Rs Article XVI, Section 16.6(b).

3. The Board should instruct Management to increase signage to indicate no parking at points where parking, even on one side, is obstructive, dangerous or aesthetically detrimental. For example, for safety it may be necessary to restrict parking on tight corners on curves such as at the Vanderbilt entry to Elmhurst Circle and the cul-de-sac near the Elmhurst Circle tennis courts. We need to ensure that emergency vehicles have swift access to our private streets at all points. On occasion, red lines may indicate no parking in front of fire hydrants and walkways. Red lines will be used sparingly. Parking in front of resident housing located immediately facing the street blocking main living room views is discouraged unless all other parking options are unavailable.
4. Overnight Guest Permits will be issued up to 14 days. Abuse of guest permits by residents will result in the forfeiture of the guest permit privilege.

Respectfully Submitted.

Christina George with concurrence from committee members:
David Madden, Pete Kieffer, Deborah Grutzmacher



4807 Auburn Blvd.
 Sacramento, CA 95841
 (916) 348-9378
 FAX 348-9379

ESTIMATE

DATE	ESTIMATE NO.
7/24/2017	43321

NAME / ADDRESS

Nepenthe Association
 1131 Commons Drive
 Sacramento CA 95825

TERMS

REP

Due on receipt

RJS

THIS ESTIMATE IS VALID FOR 30 DAYS


QTY	ITEM	DESCRIPTION	COST	TOTAL
1	ARTWORK SETUP	LAYOUT AND SETUP	125.00	125.00
1	SIGNS	One Single faced non-illuminated wall sign Aluminum pan with 1/2" Raised Acrylic letters painted One shot metallic gold to read " Nepenthe Clubhouse" with rule line Address to be 3m Metallic gold vinyl Lower badge to be 1/2" Acrylic painted One shot metallic gold with Brown vinyl lettering Body of pan to be texture coated and painted Includes all materials and labor	1,438.00	1,438.00T
1	INSTALLATION	Install sign to wall with angle cleat, blind mount	325.00	325.00
		Sales Tax	8.00%	115.04
			TOTAL	\$2,003.04



Qty (1) Single faced non-illuminated wall sign
 Size TBD
 Aluminum pan with 1/2" Raised Acrylic letters
 painted One shot metallic gold to read " Nepenthe
 Clubhouse" with rule line
 Address to be 3m Metallic gold vinyl
 Lower badge to be 1/2" Acrylic painted One shot
 metallic gold with Brown vinyl lettering
 Body of pan to be texture coated and painted
 Includes all materials and labor



NOT FOR CONSTRUCTION
 PRELIMINARY ONLY

 916-348-9378	Jobsite: <u>Nepenthe Clubhouse</u> Address: <u>1131 Common Drive</u> <u>Sacramento, CA</u>	Client: <u>Nepenthe Association</u> Contact: <u>Bettsi Ledesma</u> Est/Invoice: <u>43321</u> Address: <u>1131 Common Drive</u> <u>Sacramento, CA 95825</u>	7/18/17	Preliminary Drawing	KH	This is an original drawing by Capital City Signs Inc. It is submitted for your personal use in connection with a project being planned for you by CCS, Inc. It is not to be reproduced, copied, or exhibited in any fashion without the written permission of CCS, Inc. Please Note: Colors as displayed on this Conceptual Drawing are for presentation purposes only. Actual colors of final products may vary.

CALIFORNIA CONTRACTOR LICENSE NO. 753940

NOTE: COST FOR PROVIDING ELECTRICAL WIRING TO SIGN AREA / ALL REQUIRED PERMITS AND INSPECTIONS ARE NOT INCLUDED IN SIGN PROPOSAL



NEPENTHE ASSOCIATION

Board Meeting Date: October 6, 2017
Issued by: Bettisi Ledesma, General Manager
Subject: 2018 Reserve Study

Management's Proposed Resolution:

The Board approves the first Browning Reserve Group draft reserve study dated August 1, 2017 (DRAFT A) for the fiscal year ending 2018 as recommended by the Reserve Specialist, Robert Browning. The reserve study recommends an annual reserve contribution of \$2,111,922 (\$298.29 per unit, per month) based on projected reserve funds balance of \$6,405,741 as of December 31, 2017. The Board directs management to adjust the unfunded reserve balance consistent with the actual reserve fund amount and with the reserve analyst's projection of that balance as of December 31, 2017, if any.

Background:

In 2008, the ownership was assessed a special assessment of \$5,000 each to make up the shortfall in the Reserve Fund. The shortfall was due to a number of factors- some of it was due to inflation and not building enough of an inflation factor into previous Reserve Studies. Some of the shortfall was due to previous Boards not raising the monthly assessments enough to adequately fund the Reserves.

In 2003, 2004 and 2005 the reserve expenses were consistently more than what had been set aside and at the same time, the Association was not raising dues.

The maintenance obligations required of the association are some of the most extensive I have seen in my experience. As townhomes on acres of landscaped ground, there are many components for which the association is required to maintain and replace. In order to meet that obligation, the Board must fulfill its fiduciary duty by assessing the owners accurately.

Browning Reserve Group has been in business since 1999. They first prepared studies for Nepenthe in 2003 and alerted the Board to the shortfall at that time. Instead of increasing the dues, the Board kept them at \$387 for years. When Browning's staff reviews the components for which the Association is responsible to replace, they consult with experts in each industry- siding, asphalt, etc. to determine the Useful Life, Remaining Life and Replacement Costs. They then determine how much money needs to be reserved for each component.

The roofs are, hands down, the largest component with a replacement cost currently of \$18, 826,964. There is no way, outside of a special assessment, to have the funds necessary without an annual increase to the fund. Currently the association has \$5,980,840 in Reserves and is actively funding many other reserve components.

While the Finance Committee's goal to reduce the amount of the increase to the monthly assessment is admirable, it is not feasible to achieve by this method. Based on the experiences of the association, the



NEPENTHE ASSOCIATION

siding does not wear well and the six year cycle was chosen based on these experiences. There have been improvements to the siding being used and there is hope that the conversion to drip irrigation may extend the useful life of the siding, but to arbitrarily make that assumption and risk experiencing a shortfall during the next cycle represents a false economy.

Next year the Association will have a Reserve Study with Site Review. At that time, Browning will make a thorough study of existing conditions and consult with construction experts to ascertain whether the Useful Life of the siding has changed. I recommend allowing that process to take place before arbitrarily deciding on an eight year cycle.

DRAFT A

Reserve Study Transmittal Letter

Date: August 01, 2017
To: Bettsi Ledesma, First Service Residential (Sacramento)
From: Browning Reserve Group (BRG)

Re: Nepenthe Association (General Reserve); Update w/o Site Visit Review

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

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

This is found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* **\$2,111,922** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **\$298.29 /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, 2018, the Association is **46.8%** 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, (2017) the current fiscal year is dealt with in the study.

Thank you for the opportunity to work with the Nepenthe Association (General Reserve) on this study.



RESERVE STUDY

Update w/o Site Visit Review

Nepenthe Association (General Reserve)

2017 Update

Published - August 01, 2017

Prepared for the 2018 Fiscal Year

Browning Reserve Group

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

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Nepenthe Association (General Reserve)

2017 Update

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Nepenthe Association (General Reserve)

2017 Update

Member Distribution Materials

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

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

Nepenthe Association (General Reserve)

2017 Update

Published - August 01, 2017

Prepared for the 2018 Fiscal Year

Reserve Study Summary

A Reserve Study was conducted of Nepenthe Association (General Reserve) (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 (General Reserve) is a Planned Development with a total of 590 Lots.

Summary of Reserves

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

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

- 1. The Expenditure Forecast of the following Reserve Study identifies the major components which the Association is obligated to repair, replace, restore or maintain, as determined in accordance with the criteria specified above, and specifies for each such component:**
 - a. Its current estimated replacement cost;**
 - b. Its estimated useful life; and**
 - c. Its estimated remaining useful life.**
- 2. It is estimated that the total cash reserves necessary to repair, replace, restore or maintain such major components (in the aggregate) during and at the end of their first remaining useful life is \$15,707,085.**
 - **[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, 2018 is estimated to be \$7,353,230, constituting 46.8% 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 \$2,111,922 [*\$298.29 per Lot per month (average)*] for the fiscal year ending December 31, 2018 (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 46.8% funded. The following scale can be used as a measure to determine the Association's financial picture whereas the lower the percentage, the higher the likelihood of the Association requiring a special assessment, or other large increases to the reserve contribution in the future.



Methodology

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

Funding Goals

The funding goal employed for Nepenthe Association (General Reserve) is

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

Limitations

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

Statutory Disclosures

Compliance

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

Open Meeting

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

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

Supplemental Disclosures

General:

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

Personnel Credentials:

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

Completeness:

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

Reliance on Client Data:

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

Scope:

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

Reserve Balance:

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

Reserve Projects:

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

Component Quantities:

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



Browning Reserve Group

See Section VI-b for Excluded Components

Reserve Component	Current		Life	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Replacement	Useful /																
	Cost	Remaining																
00010 - Unit Exteriors																		
03000 - Painting: Exterior																		
120 - Surface Restoration 171 Homes- Phase 1 of 3[se:2]	341,348	6	4				188,392	193,102					218,477	223,939				
122 - Surface Restoration 217 Homes- Phase 2 of 3[se:2]	421,773	6	5					238,599	244,564					276,702	283,619			
126 - Surface Restoration 202 Homes- Phase 3 of 3	313,100	6	0	313,100						363,100					421,085			
190 - Miscellaneous Construction Management: Color Consultant Only	3,152	12	4				3,479											
198 - Supervision Construction Mgmt- Pre-Cycle Eval.	4,202	6	3			4,526						5,248						
200 - Supervision 171 CM- Future Painting, Siding- PH 1	66,473	6	4				73,374						85,091					
208 - Supervision 217 CM- Future Painting, Siding- PH 2	84,355	6	5					95,440						110,681				
210 - Supervision 202 CM- Future Painting, Siding- PH 3	78,524	6	6						91,063						105,606			
350 - Touch-Up On-going	26,266	1	1	26,922	27,595	28,285	28,992	29,717	30,460	31,222	32,002	32,802	33,622	34,463	35,324	36,207	37,113	
920 - Power Washing 171 Unit Brickwork (sealing added)	21,559	12	4				23,797											
924 - Power Washing 217 Unit Brickwork (sealing added)	27,358	12	5					30,953										
926 - Power Washing 202 Unit Brickwork (sealing added)	20,569	12	6						23,854									
Total 03000 - Painting: Exterior	1,408,679			313,100	26,922	27,595	32,811	318,034	587,811	753,041	31,222	32,002	38,051	337,191	645,784	845,634	36,207	37,113
04000 - Structural Repairs																		
204 - Wood: Siding & Trim On-going Repairs- Long Term	115,569	1	1	118,458	121,419	124,455	127,566	130,755	134,024	137,375	140,809	144,330	147,938	151,636	155,427	159,313	163,296	
205 - Wood: Siding & Trim 2017 Only[nr: 1]	17,679	1	0	17,679														
210 - Wood: Siding & Trim 171 2008 Siding Project	1,347,426	30	22															
212 - Wood: Siding & Trim 217 2009 Siding Project	1,709,892	30	23															
214 - Wood: Siding & Trim 202 2010 Siding Project	1,591,697	30	24															
220 - Wood: Siding & Trim 171 Homes- Ongoing Siding Project w Paint 1	403,132	6	4				444,983						516,044					
230 - Wood: Siding & Trim 217 Homes- Ongoing Siding Project w Paint 2	318,231	6	5					360,049						417,546				

See Section VI-b for Excluded Components

Reserve Component	Current	Life																
	Replacement Cost	Useful / Remaining	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
232 - Wood: Siding & Trim 202 Homes- Ongoing Siding Project w Paint 3	476,215	6 6							552,263							640,456		
233 - Wood: Siding & Trim Homes- Ongoing Siding Project w Paint 3[nr:1]	330,368	1 0	330,368															
290 - Miscellaneous Construction Management On-going	65,625	30 22																
291 - Miscellaneous Construction Management On-going	73,104	30 23																
292 - Miscellaneous Construction Management On-going	30,909	30 24																
Total 04000 - Structural Repairs	6,479,848		348,047	118,458	121,419	124,455	572,549	490,804	686,288	137,375	140,809	144,330	663,981	569,182	795,883	159,313	163,296	
05000 - Roofing																		
200 - Low Slope: BUR 32 Squares- Small Flats- Done 2009	40,344	15 7								47,956								
206 - Low Slope: BUR 8 Squares- Small Flats- Done 2006	10,086	15 4					11,133											
212 - Low Slope: BUR 80 Squares- Large Flats- 2009	100,860	15 7								119,891								
216 - Low Slope: BUR 4 Squares- Small Flats- Done 2009	5,043	15 7								5,995								
220 - Low Slope: BUR 8 Squares- Small Flats- Done 2008	10,086	15 6							11,697									
400 - Pitched: Dimensional Composition 3,257 Squares- 2000 -- 2003 Roofing: 199 Homes[se:4]	5,132,828	30 11												1,683,679	1,725,771	1,768,915	1,813,138	
420 - Pitched: Dimensional Composition 2004 Roofing Project	2,125,531	30 15																
440 - Pitched: Dimensional Composition 1,853 Squares- 2005 Roofing Project[se:2]	2,920,212	30 16																
444 - Pitched: Dimensional Composition 2,098 Squares- 2006 Roofing Project[se:2]	3,306,317	30 18																
466 - Pitched: Dimensional Composition 2007 Roofing Project[se:2]	2,600,297	30 20																
690 - Gutters / Downspouts 2004	126,075	30 17																
692 - Gutters / Downspouts 2005	131,328	30 18																
694 - Gutters / Downspouts 2006	157,594	30 19																
696 - Gutters / Downspouts 2007	136,581	30 20																
701 - Gutters / Downspouts 1,484 Lin. Ft. 2008	24,946	30 21																
702 - Gutters / Downspouts 994 Lin. Ft. 2009	16,709	30 22																
703 - Gutters / Downspouts 10,741 Lin. Ft. 2010	180,556	30 23																
810 - Pitched: Dimensional Composition 2003 Roofing Project: Beams, Crts/Vlys, FP Chs	126,075	30 16																

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
	Cost	Remaining																		
820 - Beam Replacement 2004	57,784	30	17																	
822 - Beam Replacement 2005 Roofing w/ 70% increase due to related siding	273,162	30	18																	
824 - Beam Replacement 2006- Roofing w/ 70% inc. due to related siding	100,860	30	19																	
826 - Beam Replacement 2007- Roofing-w/ 70% inc. due to related siding	241,644	30	20																	
840 - Hog Valleys 2000 - 2003 Roofing Project Midcycle	147,087	30	1		150,765															
841 - Hog Valleys 2004 Roofing Project Midcycle	147,087	30	2			154,534														
842 - Hog Valleys 2005 Roofing Project Midcycle	147,087	30	3				158,397													
843 - Hog Valleys 2006 Roofing Project Midcycle	147,087	30	4					162,357												
844 - Hog Valleys 2007 Roofing Project Midcycle	147,087	30	5						166,416											
920 - Roofing: Inspections & Repairs 590 All Units & Bldgs as Needed	30,993	1	1		31,768	32,562	33,377	34,211	35,066	35,943	36,841	37,762	38,707	39,674	40,666	41,683	42,725	43,793		
921 - Roofing: Inspections & Repairs 2017 Only[nr:1]	18,660	1	0	18,660																
924 - Roofing: Inspections & Repairs 590 All Units & Bldgs as Needed W Report	30,993	3	1		31,768			34,211			36,841			39,674					42,725	
930 - Miscellaneous 590 Major Repairs to Extend Life[se:3]	185,961	30	4				68,422	70,132	71,886											
Total 05000 - Roofing	18,826,964				18,660	214,301	187,096	191,774	310,334	271,615	119,525	247,525	37,762	38,707	79,348	1,724,345	1,767,454	1,854,365	1,856,931	
19000 - Fencing																				
300 - Wood 22,881 Lin. Ft. Patios (33%)[se:3]	400,655	7	3				143,821	147,416	151,102					170,958	175,232	179,612				
304 - Wood 1,900 Lin. Ft. Interior Patio Party Fence (20%)[se:3]	107,794	7	3				38,694	39,662	40,653					45,995	47,145	48,324				
350 - Wood: Repair On-going Repairs Per Year	25,495	1	0	25,495	26,132	26,786	27,455	28,142	28,845	29,566	30,306	31,063	31,840	32,636	33,452	34,288	35,145	36,024		
Total 19000 - Fencing	533,945			25,495	26,132	26,786	209,970	215,219	220,600	29,566	30,306	31,063	31,840	249,589	255,828	262,224	35,145	36,024		
21000 - Signage																				
400 - Unit Address Plaques 590 Units with 2 at each	52,069	25	17																	
Total 21000 - Signage	52,069																			
Total [Unit Exteriors] Expenditures Inflated @ 2.50%					705,302	385,814	362,897	559,010	1,416,137	1,570,830	1,588,421	446,427	241,637	252,926	1,330,109	3,195,140	3,671,195	2,085,030	2,093,363	
00020 - Main Clubhouse Areas																				
02000 - Concrete																				
400 - Pool Deck Main Clubhouse- Ongoing Repairs	1,261	5	8										1,536							1,738
Total 02000 - Concrete	1,261												1,536							1,738
03000 - Painting: Exterior																				

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Cost																		
130 - Surface Restoration Main Clubhouse	11,307	6	3				12,177							14,121					
400 - Wrought Iron 258 Lin. Ft. Pool Perimeter Fence	2,440	4	3				2,627					2,900				3,201			
Total 03000 - Painting: Exterior	13,747						14,804					2,900		14,121		3,201			
03500 - Painting: Interior																			
300 - Clubhouse 11,806 Sq. Ft. Clubhouse	11,860	10	7									14,097							
Total 03500 - Painting: Interior	11,860											14,097							
04000 - Structural Repairs																			
200 - Wood: Siding & Trim Ongoing Prior to Paint[nr:5]	5,253	1	1		5,384	5,519	5,657	5,798	5,943										
302 - Awnings Clubhouse Pool Awning	3,837	15	12															5,160	
900 - Door: Hardware 16 Clubhouse- Exit Doors & Pool Pedestrian Gates	15,129	15	12																20,347
906 - Steel Doors 4 Exterior Storage Room Metal Doors	9,245	25	18																
Total 04000 - Structural Repairs	33,465				5,384	5,519	5,657	5,798	5,943										25,507
05000 - Roofing																			
208 - Low Slope: BUR 6 Squares- Clubhouse- Vinyl	15,408	15	6								17,868								
460 - Pitched: Dimensional Composition Clubhouse- 44 Squares	54,760	30	21																
Total 05000 - Roofing	70,168										17,868								
08000 - Rehab																			
094 - General Professional Fees	47,246	20	17																
100 - General Clubhouse- Lounge: Skylights & Windows	27,414	30	1		28,099														
102 - General Clubhouse- Living Rm & Kitchen Furnishings (50%)	25,071	10	7									29,801							
112 - General Clubhouse- Card Room Misc. (50%)	7,524	10	7									8,944							
113 - General Clubhouse Card Room- Counter & Cabinets	18,103	25	22																
114 - General 6 -Exterior Store-Front Door Sets	35,408	25	21																
136 - General Clubhouse- Interior Doors	16,810	25	22																
138 - General Clubhouse- Entry Area- Furnishings- 50%	1,471	10	7									1,749							
140 - General Clubhouse Security System / Entry Access	40,381	10	7									48,000							
142 - General Clubhouse Audio/Video Upgrades	24,891	10	7									29,588							

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Cost		Remaining																
144 - Clubhouse Drinking Fountain	1,358	15	12																1,826
150 - General Lobby Admin. Office- 50%	6,788	10	7									8,069							
156 - General Clubhouse- Manager's Office 50%	3,394	10	7									4,035							
160 - General Clubhouse- Gym 50%	7,138	10	7									8,485							
180 - General Clubhouse- 2 Restrooms	77,321	30	27																
190 - General Clubhouse- Storeroom	2,263	10	7									2,690							
192 - General Clubhouse- Utility Room (50%)	1,293	10	7									1,536							
194 - General Kitchen	42,522	25	22																
344 - General 2013 Contingency	39,598	20	17																
Total 08000 - Rehab	425,993					28,099						142,896							1,826
12000 - Pool																			
100 - Re-plaster 116 Lin. Ft. Clubhouse Main Pool	11,156	12	1																15,378
102 - Re-plaster 176 Lin. Ft. Clubhouse Lap Pool	15,133	12	1																20,860
200 - Edge: Tile, Coping, Mastic 116 Lin. Ft. Clubhouse Main Pool	5,512	24	21																
202 - Edge: Tile, Coping, Mastic 176 Lin. Ft. Clubhouse Lap Pool	8,363	24	21																
600 - Deck: Re-Surface 10,526 Sq. Ft. Main Pool Area	221,178	30	27																
700 - Equipment: Replacement 3 Main & Lap Pool Filters Only	5,091	8	1											6,358					
701 - Equipment: Replacement 3 Main & Lap Pool Pumps Only	8,146	4	1											9,217					11,230
702 - Equipment: Replacement Main Pool Chlorinator	849	4	1											870					960
703 - Equipment: Replacement Lap Pool Chemical Feeder	1,018	4	1											1,044					1,152
790 - Miscellaneous On-going (Yearly) Pool Mechanical Repairs	3,820	1	0											3,820					3,916
910 - Furniture: Chairs 16 Clubhouse	1,533	10	7																1,823
915 - Furniture: Lounges 18 Clubhouse	12,219	10	7																14,525
920 - Furniture: Tables 4 Clubhouse	1,348	10	7																1,603
940 - Furniture: Misc 4 Clubhouse- Umbrellas Stands	500	10	7																594
942 - Furniture: Misc 4 Clubhouse- Umbrellas	1,542	10	7																1,833
950 - Furniture: Misc Re-Webbing, Powder Coat	9,787	10	2																10,282
																			13,162

See Section VI-b for Excluded Components

Nepenthe Association (General Reserve)
30 Year Expense Forecast - Detailed
2017 Update

Prepared for the 2018 Fiscal Year

Reserve Component	Current Replacement		Life Useful /		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Cost		Remaining																
990 - Miscellaneous 2012 Misc. Safety, Caps, Water Quality, etc.	16,971	10	2				17,830												22,824
994 - Miscellaneous Signage- Main CH	1,131	12	9											1,413					
Total 12000 - Pool	325,298			3,820	46,343	32,126	4,114	4,217	15,651	4,430	24,918	4,654	25,047	4,890	5,012	41,124	55,308	5,398	
13000 - Spa																			
100 - Re-Plaster Main Clubhouse	3,863	6	3				4,160							4,824					
120 - Tile Main CH Spa	1,810	24	21																
700 - Equipment Main Spa	3,168	10	4					3,497											4,476
710 - Pumps Vari Speed Pentair Pump	2,715	6	1		2,783						3,228								3,743
780 - Heater Main Clubhouse- Spa Heater	3,621	8	1		3,711									4,522					
Total 13000 - Spa	15,177			6,494	4,160	3,497			3,228		9,346							3,743	4,476
14000 - Recreation																			
201 - Exercise: Treadmill Matrix Commercial Series	3,625	5	2			3,808					4,309								4,875
205 - Exercise: Treadmill Matrix Commercial Series	3,625	5	2			3,808					4,309								4,875
212 - Exercise: Miscellaneous Equip. 2 Matrix Recumbent Bike	13,436	10	4					14,830											18,984
218 - Miscellaneous Matrix Elliptical Machine	5,253	6	4					5,798						6,724					
222 - Exercise: Weight Machine Matrix Hoist & Press H2200	5,253	20	11													6,893			
224 - Miscellaneous Stair Climber	2,521	6	4					2,783						3,228					
226 - Miscellaneous Upright Cycle	1,576	6	4					1,740						2,017					
230 - Exercise: Miscellaneous Equip. Weight Bench	315	10	2			331													424
860 - Television Fitness Room- LG 42" TV	666	6	5						754							874			
864 - Television Library- LG 32" TV	368	6	3				396							459					
Total 14000 - Recreation	36,638			7,947	396	25,152	754		8,617		459	11,970	7,767	10,173				18,984	
17000 - Tennis Court																			
100 - Reseal 4 Main Clubhouse	17,675	7	6							20,498									24,365
306 - Miscellaneous 2 Tennis Court Awning & Bench	4,202	16	7								4,995								
500 - Resurface 4 Main Clubhouse	81,461	21	12																109,557
Total 17000 - Tennis Court	103,339								20,498	4,995								109,557	24,365
19000 - Fencing																			
130 - Chain Link: 10' 770 Lin. Ft. Main Clubhouse Tennis Courts	27,878	25	3				30,021												

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost	Life Useful / Remaining	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
200 - Wrought Iron 258 Lin. Ft. Main Clubhouse	27,736	25 22															
340 - Wood: 6' 28 Lin. Ft. Trash & Roof Access Enclosure	883	18 15															
Total 19000 - Fencing	56,497					30,021											
20000 - Lighting																	
260 - Bollard Lights 6 Clubhouse Front	5,673	20 16															
Total 20000 - Lighting	5,673																
22000 - Office Equipment																	
200 - Computers, Misc. Clubhouse Offices	6,788	3 1		6,958			7,493			8,069			8,690				9,358
Total 22000 - Office Equipment	6,788			6,958			7,493			8,069			8,690				9,358
23000 - Mechanical Equipment																	
200 - HVAC 4 Lennox Units- Clubhouse- A/C	38,468	15 4					42,461										
204 - HVAC Ducting	38,468	30 20															
210 - HVAC 4 Units Clubhouse- Heating	35,090	15 4					38,733										
600 - Water Heater Clubhouse- State Select Water Heater	1,584	10 7								1,883							
Total 23000 - Mechanical Equipment	113,610						81,194			1,883							
24000 - Furnishings																	
910 - Window Coverings Clubhouse	3,756	15 12															5,051
Total 24000 - Furnishings	3,756																5,051
24500 - Audio / Visual																	
222 - Entertainment System Assisted Listening Hearing Loop	21,012	15 1		21,538													
Total 24500 - Audio / Visual	21,012			21,538													
25000 - Flooring																	
200 - Carpeting 298 Sq. Yds. Clubhouse	26,973	10 7								32,062							
400 - Tile 295 Sq. Ft. Kitchen	3,099	20 17															
600 - Vinyl 19 Sq. Yds. Clubhouse Restrooms	699	12 8										851					
600 - Vinyl 53 Sq. Yds. Lobby	1,448	20 17															
600 - Vinyl 6 Sq. Yds. Storage/ Janitorial Room	164	20 17															
604 - Vinyl 15 Sq. Yds. Storage/Security Room	410	20 1		420													
Total 25000 - Flooring	32,792			420						32,062		851					
26000 - Outdoor Equipment																	
900 - Miscellaneous Outdoor Ping Pong Table	564	10 9										704					

See Section VI-b for Excluded Components

Nepenthe Association (General Reserve)
30 Year Expense Forecast - Detailed
2017 Update

Prepared for the 2018 Fiscal Year

Reserve Component	Current Replacement Cost	Life Useful /	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Total 26000 - Outdoor Equipment	564											704					
27000 - Appliances																	
200 - Refrigerator Clubhouse- GE Profile	1,681	10 7								1,998							
204 - Refrigerator Clubhouse- Frigidaire Caterer's Refrigerator	1,681	15 12													2,261		
220 - 4-Burner Stove & Oven Clubhouse- Whirlpool Stove & Oven	735	20 17															
240 - Dishwasher Clubhouse- Whirlpool Dishwasher	1,051	10 7								1,249							
740 - Microwave Oven Clubhouse	735	10 7								874							
950 - Ice Machine Clubhouse- Scotman	2,101	10 7								2,498							
998 - Miscellaneous Kitchen Aid Warming Oven	840	10 7								999							
Total 27000 - Appliances	8,825									7,618					2,261		
Total [Main Clubhouse Areas] Expenditures Inflated @ 2.50%			3,820	115,237	45,592	59,152	127,351	22,348	42,796	251,284	7,042	49,677	25,549	15,980	195,499	94,512	28,858
00030 - Dunbarton Clubhouse Areas																	
02000 - Concrete																	
404 - Pool Deck Clubhouse Pool- Ongoing Repairs	1,261	5 8									1,536						1,738
Total 02000 - Concrete	1,261										1,536						1,738
03000 - Painting: Exterior																	
136 - Surface Restoration Clubhouse & Pool Fence	2,600	6 3				2,800						3,247					
Total 03000 - Painting: Exterior	2,600					2,800						3,247					
03500 - Painting: Interior																	
900 - Miscellaneous Clubhouse- Dunbarton All Rooms	3,549	4 1		3,638				4,015				4,432					4,892
Total 03500 - Painting: Interior	3,549			3,638				4,015				4,432					4,892
04000 - Structural Repairs																	
900 - Door: Hardware 2 Pool Gates & Clubhouse	1,891	18 14															2,672
Total 04000 - Structural Repairs	1,891																2,672
05000 - Roofing																	
464 - Pitched: Dimensional Composition 20 Squares- Clubhouse	23,744	30 21															
Total 05000 - Roofing	23,744																
08000 - Rehab																	
200 - Restrooms Clubhouse- 2 Restrooms	4,938	20 8									6,016						
220 - General Clubhouse Interior	6,094	20 14															8,610
221 - General Cabana- Lighting Project	3,877	20 14															5,478

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Cost		Remaining																
224 - General Clubhouse- Kitchen	9,051	20	14																12,789
Total 08000 - Rehab	23,960												6,016						26,877
12000 - Pool																			
104 - Resurface 148 Lin. Ft. Pool	13,994	12	4					15,447											
204 - Edge: Tile, Coping, Mastic 104 Lin. Ft. Pool	6,556	24	21																
601 - Deck: Re-Surface 3,384 Sq. Ft. Clubhouse Pool Area	69,329	30	27																
704 - Equipment: Replacement Filtration Only (50%)	2,521	5	4					2,783					3,149						3,563
730 - Heater Clubhouse Attached Equipment Rm	6,777	15	3				7,298												
731 - Heater 2017 Only[nr:1]	1,725	1	0	1,725															
954 - Furniture: Misc Re-Webbing, Powder Coat	9,787	10	2			10,282												13,162	
960 - Furniture: Misc Lounges, Tables & Chairs	5,485	10	0	5,485											7,021				
995 - Miscellaneous Signage	1,355	12	9										1,693						
Total 12000 - Pool	117,529			7,210		10,282	7,298	18,230					4,842	7,021			13,162		3,563
13000 - Spa																			
102 - Re-Plaster Spa	5,090	6	3				5,482						6,357						
121 - Tile Spa	1,355	24	21																
700 - Equipment Spa (50%)	2,820	5	0	2,820					3,191						3,610				
782 - Heater Clubhouse Attached Equipment Rm	3,194	8	1		3,274								3,989						
Total 13000 - Spa	12,459			2,820	3,274		5,482		3,191				10,346	3,610					
14000 - Recreation																			
148 - Sauna: Heaters Clubhouse	4,234	15	13																5,837
150 - Sauna: Wood Kit Clubhouse	11,294	25	13																15,569
Total 14000 - Recreation	15,528																		21,406
19000 - Fencing																			
202 - Wrought Iron 146 Lin. Ft. Pool Perimeter	13,805	25	22																
Total 19000 - Fencing	13,805																		
23000 - Mechanical Equipment																			
300 - HVAC Trane Central Furnace- Dunbarton	7,880	15	6							9,138									
604 - Water Heater Clubhouse Kitchen Closet	1,576	12	3				1,697												
Total 23000 - Mechanical Equipment	9,456						1,697		9,138										

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Cost	Remaining																
24000 - Furnishings																		
400 - Miscellaneous Clubhouse	5,043	10	5						5,706									
Total 24000 - Furnishings	5,043								5,706									
24600 - Safety / Access																		
520 - Card Readers 3 Gates & Clubhouse	4,728	10	7								5,620							
Total 24600 - Safety / Access	4,728										5,620							
25000 - Flooring																		
220 - Carpeting 60 Sq. Yds. Clubhouse	1,697	10	4				1,873											2,398
Total 25000 - Flooring	1,697						1,873											2,398
27000 - Appliances																		
202 - Refrigerator Clubhouse	1,024	10	7								1,218							
221 - 4-Burner Stove & Oven Clubhouse- GE Electric Profile Model	2,711	20	14															3,830
241 - Dishwasher Clubhouse	1,358	10	4				1,499											1,918
742 - Microwave Oven Clubhouse	849	15	9									1,060						
Total 27000 - Appliances	5,941						1,499				1,218		1,060					5,748
Total [Dunbarton Clubhouse Areas] Expenditures Inflated @ 2.50%				10,030	6,911	10,282	17,277	21,602	12,912	9,138	6,838	7,552	23,927	10,631		13,162	28,036	41,258
00040 - Elmhurst Cabana Areas																		
02000 - Concrete																		
408 - Pool Deck Cabana- Ongoing Repairs	1,261	5	8									1,536						1,738
Total 02000 - Concrete	1,261											1,536						1,738
03000 - Painting: Exterior																		
138 - Surface Restoration Cabana & Pool Fence	2,490	6	3				2,681						3,110					
Total 03000 - Painting: Exterior	2,490						2,681						3,110					
03500 - Painting: Interior																		
920 - Miscellaneous All Rooms	3,394	10	7								4,034							
Total 03500 - Painting: Interior	3,394										4,034							
05000 - Roofing																		
462 - Pitched: Dimensional Composition 11 Squares- Elmhurst Cabana	13,059	30	21															
Total 05000 - Roofing	13,059																	
08000 - Rehab																		
230 - General Restrooms	42,992	20	4					47,455										
234 - General Elmhurst- Gardeners Rstrm & Entry	13,574	20	1		13,913													
Total 08000 - Rehab	56,566				13,913			47,455										

See Section VI-b for Excluded Components

Nepenthe Association (General Reserve)
 30 Year Expense Forecast - Detailed
 2017 Update
 Prepared for the 2018 Fiscal Year

Reserve Component	Current Replacement		Life Useful /		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Cost		Remaining																
12000 - Pool																			
106 - Re-plaster 159 Lin. Ft. Elmhurst Pool	15,034	12	1		15,410														20,725
206 - Edge: Tile, Coping, Mastic 159 Lin. Ft. Elmhurst Pool	10,858	24	21																
602 - Deck: Re-Surface 2,900 Sq. Ft. Elmhurst Pool Area	60,936	30	27																
712 - Equipment: Replacement Elmhurst Pool Filter Only	1,666	8	7									1,980							
714 - Equipment: Replacement Elmhurst Pool Pump Only (50%)	1,358	6	1		1,392							1,614							1,872
716 - Equipment: Replacement Elmhurst Pool Chlorinator Only	562	4	1		576					636				702					775
958 - Furniture: Misc Re-Webbing, Powder Coat	9,787	10	2			10,282													13,162
960 - Furniture: Misc Lounges, Tables & Chairs	5,485	1	0	5,485	5,622	5,763	5,907	6,054	6,206	6,361	6,520	6,683	6,850	7,021	7,197	7,377	7,561	7,750	
996 - Miscellaneous Signage- Elmhurst	1,129	12	6							1,310									
Total 12000 - Pool	106,816			5,485	23,000	16,045	5,907	6,054	6,842	7,671	10,114	6,683	7,552	7,021	7,197	20,539	30,933	7,750	
17000 - Tennis Court																			
106 - Reseal 2 Elmhurst	11,650	7	0	11,650								13,848							16,461
310 - Miscellaneous Tennis Court Awning & Bench	2,101	16	7									2,498							
504 - Resurface 2 Elmhurst	47,520	21	7									56,486							
Total 17000 - Tennis Court	61,271			11,650								72,832							16,461
19000 - Fencing																			
134 - Chain Link: 10' 476 Lin. Ft. Elmhurst Tennis Courts	17,003	25	2		17,864														
204 - Wrought Iron 260 Lin. Ft. Elmhurst Pool	27,043	25	22																
Total 19000 - Fencing	44,046				17,864														
23000 - Mechanical Equipment																			
606 - Water Heater Elmhurst CH- 50 US Gallon	1,576	10	7									1,873							
Total 23000 - Mechanical Equipment	1,576											1,873							
24600 - Safety / Access																			
524 - Card Readers 2 Gates & Clubhouse	3,152	10	7									3,747							
Total 24600 - Safety / Access	3,152											3,747							
Total [Elmhurst Cabana Areas] Expenditures Inflated @ 2.50%				17,135	36,914	33,909	8,588	53,509	6,842	7,671	92,600	8,219	10,662	7,021	7,197	20,539	32,671	24,211	
00045 - Commons Tennis Ct Area																			
04000 - Structural Repairs																			
302 - Awnings Tennis Court Awning & Bench	2,101	16	7									2,498							
Total 04000 - Structural Repairs	2,101											2,498							

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost		Life Useful /		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Cost	Remaining																	
17000 - Tennis Court																			
104 - Reseal 2 Commons	9,926	7	6								11,511								13,683
502 - Resurface 2 Commons	47,520	21	6								55,108								
Total 17000 - Tennis Court	57,446										66,620								13,683
19000 - Fencing																			
132 - Chain Link: 10' 470 Lin. Ft. Commons Tennis Courts	16,789	25	6								19,470								
Total 19000 - Fencing	16,789										19,470								
Total [Commons Tennis Ct Area] Expenditures Inflated @ 2.50%											86,090	2,498							13,683
00050 - Grounds																			
01000 - Paving																			
100 - Asphalt: Sealing 70,541 Sq. Ft. Zone 1- 1 Coat	5,784	5	4					6,385						7,224					8,173
114 - Asphalt: Sealing 60,092 Sq. Ft. Zone 2- 2 Coats	11,364	5	2			11,939					13,508							15,284	
124 - Asphalt: Sealing 113,674 Sq. Ft. Zone 3, 4- 2 Coats	21,497	5	2			22,585					25,553							28,911	
142 - Asphalt: Sealing 109,237 Sq. Ft. Zone 5, 6- 2 Coats	20,658	5	3				22,246						25,170					28,477	
152 - Asphalt: Sealing 32,877 Sq. Ft. Zone 7- 2 Coats	6,217	5	3				6,696						7,575					8,571	
200 - Asphalt: Ongoing Repairs 70,541 Sq. Ft. Zone 1 (5%)	14,822	5	2			15,573					17,619							19,935	
210 - Asphalt: Ongoing Repairs 60,092 Sq. Ft. Zone 2 (5%)	12,627	5	2			13,266					15,009							16,982	
220 - Asphalt: Ongoing Repairs 113,674 Sq. Ft. Zone 3, 4 (5%)	23,886	5	3				25,722						29,102					32,927	
240 - Asphalt: Ongoing Repairs 109,237 Sq. Ft. Zone 5, 6 (5%)	22,953	5	3				24,718						27,967					31,642	
250 - Asphalt: Ongoing Repairs 32,877 Sq. Ft. Zone 7 (5%)	6,908	5	3				7,439						8,417					9,523	
300 - Asphalt: Mill & Inlay 70,541 Sq. Ft. Zone 1 / W/ CH Driveway & Pkng	259,392	15	5						293,479										
310 - Asphalt: Overlay 60,092 Sq. Ft. Zone 2	157,835	15	10												202,043				
320 - Asphalt: Overlay 113,674 Sq. Ft. Zone 3, 4	298,572	15	10												382,197				
340 - Asphalt: Overlay 109,237 Sq. Ft. Zone 5, 6	286,918	15	10												367,279				
350 - Asphalt: Overlay 32,877 Sq. Ft. Zone 7- Continued University	120,895	15	5						136,781										
Total 01000 - Paving	1,270,330					63,364	86,822	6,385	430,260		71,690	98,231	7,224	951,519			81,111	111,140	8,173
02000 - Concrete																			
200 - Sidewalks, Curbs & Gutters 59,816 Sq. Ft. Public Streets- On-going (0.8%)	9,552	1	1		9,791	10,036	10,287	10,544	10,808	11,078	11,355	11,639	11,930	12,228	12,533	12,847	13,168	13,497	

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
	Cost		Remaining																	
201 - Sidewalks, Curbs & Gutters 2017 Only[nr:1]	7,662	1	0		7,662															
220 - Walkways Common Area Interior Walkways- On-going	38,420	1	0		38,420	39,381	40,365	41,374	42,408	43,469	44,555	45,669	46,811	47,981	49,181	50,410	51,671	52,962	54,286	
302 - Driveways 51,477 Sq. Ft. Garage and Alley Aprons (2%)	12,980	1	1		13,304	13,637	13,978	14,327	14,686	15,053	15,429	15,815	16,210	16,615	17,031	17,457	17,893	18,340		
303 - Driveways 2017 Only[nr:1]	4,360	1	0		4,360															
Total 02000 - Concrete	72,974				50,442	62,476	64,038	65,639	67,280	68,962	70,686	72,453	74,264	76,121	78,024	79,975	81,974	84,023	86,124	
04000 - Structural Repairs																				
550 - Bridge Maintenance Zone 1 Common Area	1,797	22	19																	
Total 04000 - Structural Repairs	1,797																			
18000 - Landscaping																				
100 - Irrigation: Misc. Misc. Irrigation Repairs	20,287	1	1		20,794	21,314	21,847	22,393	22,953	23,526	24,115	24,717	25,335	25,969	26,618	27,283	27,966	28,665		
101 - Irrigation: Misc. 2017 Only[nr:1]	26,113	1	0		26,113															
106 - Irrigation: Misc. Automation	525,312	15	11												689,255					
110 - Irrigation: Misc. Water Conservation	16,397	1	1		16,807	17,227	17,658	18,099	18,552	19,015	19,491	19,978	20,478	20,989	21,514	22,052	22,603	23,168		
111 - Irrigation: Misc. Water Conservation (2017 Only)[nr:1]	20,745	1	0		20,745															
114 - Irrigation: Misc. Distribution Upgrade[se:3]	578,187	25	1		197,547	202,486	207,548													
115 - Irrigation: Misc. Distribution Upgrade (2017 Only)[nr:1]	139,313	1	0		139,313															
120 - Shrubs Shrubs	50,829	1	1		52,100	53,402	54,738	56,106	57,509	58,946	60,420	61,930	63,479	65,066	66,692	68,360	70,069	71,820		
121 - Shrubs Shrubs (2017 Only)[nr:1]	113,078	1	0		113,078															
130 - Irrigation: Misc. Shrubs Contingency	6,094	1	1		6,246	6,402	6,562	6,726	6,894	7,067	7,243	7,424	7,610	7,800	7,995	8,195	8,400	8,610		
140 - Miscellaneous Ground Cover / Turf Conversion	2,033	1	3				2,189	2,244	2,300	2,358	2,417	2,477	2,539	2,602	2,667	2,734	2,802	2,873		
144 - Miscellaneous Ground Cover / Turf Conversion 4 Y. Project[nr:3]	10,506	1	1		10,769	11,038	11,314													
145 - Miscellaneous Ground Cover / Turf Conversion (2017 Only)[nr:1]	30,170	1	0		30,170															
150 - Irrigation: Misc. Turf & Re-seed	74,868	1	1		76,739	78,658	80,624	82,640	84,706	86,823	88,994	91,219	93,499	95,837	98,233	100,689	103,206	105,786		
151 - Irrigation: Misc. 2017 Only[nr:1]	11,125	1	0		11,125															
160 - Tree Maintenance 20 Removals	37,822	1	1		38,768	39,737	40,731	41,749	42,793	43,863	44,959	46,083	47,235	48,416	49,626	50,867	52,139	53,442		
161 - Tree Maintenance Removals (2017 Only)[nr:1]	45,234	1	0		45,234															
164 - Tree Maintenance Remediation	37,691	1	1		38,633	39,599	40,589	41,604	42,644	43,710	44,803	45,923	47,071	48,248	49,454	50,690	51,958	53,257		

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
	Cost		Remaining																	
165 - Tree Maintenance Remediation (2017 Only)[nr:1]	3,322	1	0		3,322															
170 - Tree Maintenance Replace	4,647	1	1			4,763	4,882	5,004	5,129	5,258	5,389	5,524	5,662	5,803	5,948	6,097	6,250	6,406	6,566	
171 - Tree Maintenance Replace (2017 Only)[nr:1]	1,055	1	0		1,055															
174 - Tree Maintenance Contingency	12,923	1	1			13,246	13,577	13,916	14,264	14,621	14,986	15,361	15,745	16,139	16,542	16,956	17,380	17,814	18,259	
175 - Tree Maintenance Contingency (2017 Only)[nr:1]	24,505	1	0		24,505															
180 - Tree Maintenance Trimming	71,264	1	1			73,045	74,872	76,743	78,662	80,629	82,644	84,710	86,828	88,999	91,224	93,504	95,842	98,238	100,694	
181 - Tree Maintenance Trimming (2017 Only)[nr:1]	97,950	1	0		97,950															
Total 18000 - Landscaping	1,961,470				512,610	549,458	563,194	579,464	369,616	378,857	388,328	398,036	407,987	418,187	428,642	1,128,613	450,342	461,600	473,140	
19000 - Fencing																				
140 - Miscellaneous Storage Lot Fence	13,574	25	19																	
Total 19000 - Fencing	13,574																			
20000 - Lighting																				
100 - Exterior: Misc. Fixtures 400 Fixtures Approx. Total- Conversion to LED[se:3]	157,594	20	1			53,845	55,191	56,570												
110 - Exterior: Misc. Fixtures 400 Fixtures Approx. Ongoing Maintenance	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	
111 - Exterior: Misc. Fixtures Fixtures (2017 Only)[nr:1]	4,469	1	0		4,469															
Total 20000 - Lighting	172,569				4,469	64,613	66,229	67,884	11,597	11,887	12,184	12,489	12,801	13,121	13,449	13,785	14,130	14,483	14,845	
21000 - Signage																				
200 - Street Signs Alley Signage	11,315	15	7									13,450								
204 - Monument Alley Wood Entrance Signage	5,253	5	1			5,384					6,092					6,893				
712 - Lollipop 34 Speed Limit Signage Inserts	3,751	15	7									4,458								
Total 21000 - Signage	20,319					5,384					6,092	17,909				6,893				
26000 - Outdoor Equipment																				
320 - Benches 2 Per Year- New Installation (16 Total)[nr:7]	8,405	1	1			8,615	8,831	9,051	9,278	9,509	9,747	9,991								
321 - Benches Per Year- New Installation (16 Total)[nr:1]	2,703	1	0		2,703															
Total 26000 - Outdoor Equipment	11,108				2,703	8,615	8,831	9,051	9,278	9,509	9,747	9,991								
30000 - Miscellaneous																				
991 - Utilities Underground (0217 Only)[nr:1]	11,000	1	0		11,000															
992 - Utilities Underground	29,291	1	1			30,024	30,774	31,544	32,332	33,141	33,969	34,818	35,689	36,581	37,495	38,433	39,394	40,379	41,388	

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Cost		Remaining																
993 - Utilities Storm Drains Connection Cleaning	20,687	10	1			21,204										27,143			
994 - Utilities 590 Water Meter Installation[nr:1/se:2]	61,987	50	1			31,768	32,562												
995 - Utilities 2017 Only[nr:1]	1,925	1	0		1,925														
Total 30000 - Miscellaneous	124,890				12,925	82,996	63,337	31,544	32,332	33,141	33,969	34,818	35,689	36,581	37,495	65,576	39,394	40,379	41,388
Total [Grounds] Expenditures Inflated @ 2.50%					583,149	773,543	828,992	840,404	496,488	932,616	521,007	617,386	628,973	551,233	1,509,129	1,294,841	666,950	711,625	623,670

0055 - Private Streets

01000 - Paving

100 - Asphalt: Sealing 64,975 Sq. Ft. Elmhurst- 1 Coat[nr:1]	8,192	3	2			8,606													
104 - Asphalt: Sealing 64,975 Sq. Ft. Elmhurst- 2 Coats	12,288	5	6							14,250						16,122			
120 - Asphalt: Sealing 71,000 Sq. Ft. Dunbarton- 1 Coat[nr:1]	8,951	3	2			9,404													
124 - Asphalt: Sealing 71,000 Sq. Ft. Dunbarton- 2 Coats	13,427	5	6							15,571						17,617			
190 - Asphalt: Ongoing Repairs All Private Streets[nr:1]	2,800	1	0		2,800														
200 - Asphalt: Ongoing Repairs 64,975 Elmhurst Ongoing (5%)	14,336	5	6							16,625						18,809			
202 - Asphalt: Ongoing Repairs 71,000 Dunbarton Ongoing (5%)	15,665	5	6							18,166						20,554			
310 - Asphalt: Overlay 64,975 Sq. Ft. Elmhurst Circle- 2010 Last Done	153,595	15	9											191,819					
320 - Asphalt: Overlay 71,000 Sq. Ft. Dunbarton Circle	167,837	15	9											209,606					
Total 01000 - Paving	397,090				2,800	18,011				64,612				401,425		73,103			

30000 - Miscellaneous

990 - Utilities Neighborhood Clean-up	1,536	1	0	1,536	1,574	1,614	1,654	1,695	1,738	1,781	1,826	1,871	1,918	1,966	2,015	2,066	2,117	2,170
Total 30000 - Miscellaneous	1,536			1,536	1,574	1,614	1,654	1,695	1,738	1,781	1,826	1,871	1,918	1,966	2,015	2,066	2,117	2,170
Total [Private Streets] Expenditures Inflated @ 2.50%				4,336	1,574	19,625	1,654	1,695	1,738	66,393	1,826	1,871	403,343	1,966	75,118	2,066	2,117	2,170

0060 - Administrative

31000 - Reserve Study

100 - 3 Year Update with Site Visit On-going	6,000	3	1		6,150			6,623			7,132			7,681				8,271
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	6,600			600	6,765	630	646	7,285	679	696	7,845	731	749	8,449	787	807	9,098	848

32000 - Undesignated

100 - Miscellaneous Reserve Items	7,354	1	1		7,538	7,726	7,920	8,118	8,321	8,529	8,742	8,960	9,184	9,414	9,649	9,891	10,138	10,391
101 - Miscellaneous Reserve Items (2017 Only)[nr:1]	10,511	1	0	10,511														
Total 32000 - Undesignated	17,865			10,511	7,538	7,726	7,920	8,118	8,321	8,529	8,742	8,960	9,184	9,414	9,649	9,891	10,138	10,391
Total [Administrative] Expenditures Inflated @ 2.50%				11,111	14,303	8,357	8,566	15,403	8,999	9,224	16,587	9,691	9,934	17,862	10,437	10,697	19,236	11,239

See Section VI-b for Excluded Components

Nepenthe Association (General Reserve)
 30 Year Expense Forecast - Detailed
 2017 Update
 Prepared for the 2018 Fiscal Year

Reserve Component	Current	Life	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Replacement	Useful /															
	Cost	Remaining															
Total Expenditures Inflated @ 2.50%			1,334,883	1,334,297	1,309,654	1,494,650	2,132,185	2,556,284	2,330,739	1,435,445	904,986	1,301,702	2,902,268	4,598,712	4,580,107	2,986,911	2,824,770
Total Current Replacement Cost	33,273,246																

See Section VI-b for Excluded Components

Reserve Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
00010 - Unit Exteriors															
03000 - Painting: Exterior															
120 - Surface Restoration 171 Homes- Phase 1 of 3[se:2]		253,367	259,701					293,828	301,173					340,750	349,269
122 - Surface Restoration 217 Homes- Phase 2 of 3[se:2]			320,889	328,911				372,133	381,436						431,560
126 - Surface Restoration 202 Homes- Phase 3 of 3				488,329						566,312					
190 - Miscellaneous Construction Management: Color Consultant Only		4,679												6,293	
198 - Supervision Construction Mgmt- Pre-Cycle Eval.	6,086						7,058						8,186		
200 - Supervision 171 CM- Future Painting, Siding- PH 1		98,680						114,438						132,713	
208 - Supervision 217 CM- Future Painting, Siding- PH 2			128,356						148,853						172,624
210 - Supervision 202 CM- Future Painting, Siding- PH 3				122,470						142,028					
350 - Touch-Up On-going	38,040	38,991	39,966	40,965	41,990	43,039	44,115	45,218	46,349	47,507	48,695	49,912	51,160	52,439	53,750
920 - Power Washing 171 Unit Brickwork (sealing added)		32,004												43,042	
924 - Power Washing 217 Unit Brickwork (sealing added)			41,629												55,986
926 - Power Washing 202 Unit Brickwork (sealing added)				32,081											
Total 03000 - Painting: Exterior	44,127	427,721	790,540	1,012,757	41,990	43,039	51,174	453,484	868,508	1,137,284	48,695	49,912	59,346	575,237	1,063,189
04000 - Structural Repairs															
204 - Wood: Siding & Trim On-going Repairs- Long Term	167,378	171,562	175,852	180,248	184,754	189,373	194,107	198,960	203,934	209,032	214,258	219,614	225,105	230,732	236,501
205 - Wood: Siding & Trim 2017 Only[nr:1]															
210 - Wood: Siding & Trim 171 2008 Siding Project								2,319,691							
212 - Wood: Siding & Trim 217 2009 Siding Project									3,017,294						
214 - Wood: Siding & Trim 202 2010 Siding Project										2,878,943					
220 - Wood: Siding & Trim 171 Homes- Ongoing Siding Project w Paint 1		598,452						694,021						804,852	
230 - Wood: Siding & Trim 217 Homes- Ongoing Siding Project w Paint 2			484,226						561,553						651,230
232 - Wood: Siding & Trim 202 Homes- Ongoing Siding Project w Paint 3				742,733						861,342					
233 - Wood: Siding & Trim Homes- Ongoing Siding Project w Paint 3[nr:1]															
290 - Miscellaneous Construction Management On-going								112,979							
291 - Miscellaneous Construction Management On-going									129,000						

See Section VI-b for Excluded Components

Reserve Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
292 - Miscellaneous										55,906					
Construction Management On-going															
Total 04000 - Structural Repairs	167,378	770,015	660,077	922,981	184,754	189,373	194,107	3,325,651	3,911,781	4,005,224	214,258	219,614	225,105	1,035,584	887,730
05000 - Roofing															
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]															
420 - Pitched: Dimensional Composition 2004 Roofing Project	3,078,403														
440 - Pitched: Dimensional Composition 1,853 Squares- 2005 Roofing Project[se:2]		2,167,536	2,221,724												
444 - Pitched: Dimensional Composition 2,098 Squares- 2006 Roofing Project[se:2]				2,578,363	2,642,822										
466 - Pitched: Dimensional Composition 2007 Roofing Project[se:2]						2,130,445	2,183,706								
690 - Gutters / Downspouts 2004			191,838												
692 - Gutters / Downspouts 2005				204,827											
694 - Gutters / Downspouts 2006					251,937										
696 - Gutters / Downspouts 2007						223,804									
701 - Gutters / Downspouts 1,484 Lin. Ft. 2008							41,899								
702 - Gutters / Downspouts 994 Lin. Ft. 2009								28,766							
703 - Gutters / Downspouts 10,741 Lin. Ft. 2010									318,611						
810 - Pitched: Dimensional Composition 2003 Roofing Project: Beams, Crts/Vlys, FP Chs		187,159													
820 - Beam Replacement 2004			87,926												
822 - Beam Replacement 2005 Roofing w/ 70% increase due to related siding				426,040											
824 - Beam Replacement 2006- Roofing w/ 70% inc. due to related siding					161,240										
826 - Beam Replacement 2007- Roofing-w/ 70% inc. due to related siding						395,961									

See Section VI-b for Excluded Components

Reserve Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
840 - Hog Valleys 2000 - 2003 Roofing Project Midcycle															
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 as Needed	44,888	46,010	47,160	48,339	49,548	50,786	52,056	53,357	54,691	56,059	57,460	58,897	60,369	61,878	63,425
921 - Roofing: Inspections & Repairs 2017 Only[nr:1]															
924 - Roofing: Inspections & Repairs 590 All Units & Bldgs as Needed W Report		46,010			49,548			53,357			57,460			61,878	
930 - Miscellaneous 590 Major Repairs to Extend Life[se:3] Total 05000 - Roofing															
	3,123,290	2,446,715	2,548,648	3,257,569	3,171,218	2,800,997	2,294,601	387,255	373,303	56,059	114,920	58,897	60,369	123,756	63,425
19000 - Fencing															
300 - Wood 22,881 Lin. Ft. Patios (33%)[se:3]			203,215	208,295	213,503					241,559	247,598	253,788			
304 - Wood 1,900 Lin. Ft. Interior Patio Party Fence (20%)[se:3]			54,674	56,041	57,442					64,990	66,615	68,280			
350 - Wood: Repair On-going Repairs Per Year Total 19000 - Fencing	36,924	37,847	38,794	39,763	40,758	41,777	42,821	43,891	44,989	46,113	47,266	48,448	49,659	50,901	52,173
	36,924	37,847	296,682	304,099	311,702	41,777	42,821	43,891	44,989	352,662	361,479	370,516	49,659	50,901	52,173
21000 - Signage															
400 - Unit Address Plaques 590 Units with 2 at each Total 21000 - Signage			79,229												
			79,229												
Total [Unit Exteriors] Expenditures Inflated @ 2.50%	3,371,720	3,682,298	4,375,177	5,497,406	3,709,664	3,075,185	2,582,703	4,210,282	5,198,581	5,551,228	739,352	698,939	394,479	1,785,478	2,066,518
00020 - Main Clubhouse Areas															
02000 - Concrete															
400 - Pool Deck Main Clubhouse- Ongoing Repairs Total 02000 - Concrete				1,966				2,225						2,517	
				1,966				2,225						2,517	
03000 - Painting: Exterior															
130 - Surface Restoration Main Clubhouse	16,376						18,992						22,024		
400 - Wrought Iron 258 Lin. Ft. Pool Perimeter Fence Total 03000 - Painting: Exterior	3,533				3,900				4,305				4,752		
	19,910				3,900		18,992		4,305				26,776		
03500 - Painting: Interior															
300 - Clubhouse 11,806 Sq. Ft. Clubhouse Total 03500 - Painting: Interior			18,046											23,100	
			18,046											23,100	

See Section VI-b for Excluded Components

Reserve Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
04000 - Structural Repairs															
200 - Wood: Siding & Trim Ongoing Prior to Paint[nr:5]															
302 - Awnings Clubhouse Pool Awning													7,474		
900 - Door: Hardware 16 Clubhouse- Exit Doors & Pool Pedestrian Gates													29,468		
906 - Steel Doors 4 Exterior Storage Room Metal Doors				14,420											
Total 04000 - Structural Repairs				14,420									36,942		
05000 - Roofing															
208 - Low Slope: BUR 6 Squares- Clubhouse- Vinyl							25,879								
460 - Pitched: Dimensional Composition Clubhouse- 44 Squares							91,974								
Total 05000 - Roofing							117,853								
08000 - Rehab															
094 - General Professional Fees			71,891												
100 - General Clubhouse- Lounge: Skylights & Windows															
102 - General Clubhouse- Living Rm & Kitchen Furnishings (50%)			38,148										48,832		
112 - General Clubhouse- Card Room Misc. (50%)			11,448										14,655		
113 - General Clubhouse Card Room- Counter & Cabinets								31,165							
114 - General 6 -Exterior Store-Front Door Sets							59,471								
136 - General Clubhouse- Interior Doors								28,940							
138 - General Clubhouse- Entry Area- Furnishings- 50%			2,239										2,866		
140 - General Clubhouse Security System / Entry Access			61,444										78,654		
142 - General Clubhouse Audio/Video Upgrades			37,875										48,483		
144 - Clubhouse Drinking Fountain													2,645		
150 - General Lobby Admin. Office- 50%			10,329										13,223		
156 - General Clubhouse- Manager's Office 50%			5,165										6,611		
160 - General Clubhouse- Gym 50%			10,861										13,903		
180 - General Clubhouse- 2 Restrooms													150,605		

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Reserve Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
190 - General Clubhouse- Storeroom			3,443										4,408		
192 - General Clubhouse- Utility Room (50%)			1,967										2,518		
194 - General Kitchen								73,205							
344 - General 2013 Contingency			60,253												
Total 08000 - Rehab			315,063				59,471	133,310					387,401		
12000 - Pool															
100 - Re-plaster 116 Lin. Ft. Clubhouse Main Pool											20,682				
102 - Re-plaster 176 Lin. Ft. Clubhouse Lap Pool											28,055				
200 - Edge: Tile, Coping, Mastic 116 Lin. Ft. Clubhouse Main Pool							9,258								
202 - Edge: Tile, Coping, Mastic 176 Lin. Ft. Clubhouse Lap Pool							14,047								
600 - Deck: Re-Surface 10,526 Sq. Ft. Main Pool Area													430,810		
700 - Equipment: Replacement 3 Main & Lap Pool Filters Only			7,747								9,439				
701 - Equipment: Replacement 3 Main & Lap Pool Pumps Only			12,395				13,682				15,102				16,670
702 - Equipment: Replacement Main Pool Chlorinator			1,291				1,425				1,573				1,736
703 - Equipment: Replacement Lap Pool Chemical Feeder			1,549				1,710				1,888				2,084
790 - Miscellaneous On-going (Yearly) Pool Mechanical Repairs	5,532	5,671	5,813	5,958	6,107	6,260	6,416	6,576	6,741	6,909	7,082	7,259	7,441	7,627	7,817
910 - Furniture: Chairs 16 Clubhouse			2,333										2,987		
915 - Furniture: Lounges 18 Clubhouse			18,593										23,801		
920 - Furniture: Tables 4 Clubhouse			2,052										2,626		
940 - Furniture: Misc 4 Clubhouse- Umbrellas Stands			760										973		
942 - Furniture: Misc 4 Clubhouse- Umbrellas			2,346										3,004		
950 - Furniture: Misc Re-Webbing, Powder Coat								16,848							
990 - Miscellaneous 2012 Misc. Safety, Caps, Water Quality, etc.								29,217							
994 - Miscellaneous Signage- Main CH							1,900								
Total 12000 - Pool	5,532	5,671	54,880	5,958	6,107	6,260	48,439	52,642	6,741	6,909	83,822	7,259	471,641	7,627	28,308
13000 - Spa															
100 - Re-Plaster Main Clubhouse	5,594						6,488						7,524		
120 - Tile Main CH Spa							3,040								

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Reserve Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
700 - Equipment Main Spa										5,730					
710 - Pumps Vari Speed Pentair Pump					4,341						5,034				
780 - Heater Main Clubhouse- Spa Heater			5,509								6,712				
Total 13000 - Spa	5,594		5,509		4,341		9,528			5,730	11,746		7,524		
14000 - Recreation															
201 - Exercise: Treadmill Matrix Commercial Series			5,515					6,240					7,060		
205 - Exercise: Treadmill Matrix Commercial Series			5,515					6,240					7,060		
212 - Exercise: Miscellaneous Equip. 2 Matrix Recumbent Bike										24,301					
218 - Miscellaneous Matrix Elliptical Machine		7,798						9,044						10,488	
222 - Exercise: Weight Machine Matrix Hoist & Press H2200															
224 - Miscellaneous Stair Climber		3,743						4,341						5,034	
226 - Miscellaneous Upright Cycle		2,339						2,713						3,146	
230 - Exercise: Miscellaneous Equip. Weight Bench								543							
860 - Television Fitness Room- LG 42" TV			1,014						1,176						1,363
864 - Television Library- LG 32" TV	533						618							716	
Total 14000 - Recreation	533	13,881	12,044				618	29,120	1,176	24,301			14,836	18,668	1,363
17000 - Tennis Court															
100 - Reseal 4 Main Clubhouse						28,963								34,428	
306 - Miscellaneous 2 Tennis Court Awning & Bench									7,416						
500 - Resurface 4 Main Clubhouse															
Total 17000 - Tennis Court						28,963			7,416					34,428	
19000 - Fencing															
130 - Chain Link: 10' 770 Lin. Ft. Main Clubhouse Tennis Courts														55,658	
200 - Wrought Iron 258 Lin. Ft. Main Clubhouse								47,750							
340 - Wood: 6' 28 Lin. Ft. Trash & Roof Access Enclosure	1,278														
Total 19000 - Fencing	1,278							47,750						55,658	
20000 - Lighting															
260 - Bollard Lights 6 Clubhouse Front		8,422													
Total 20000 - Lighting		8,422													
22000 - Office Equipment															

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Reserve Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
200 - Computers, Misc. Clubhouse Offices		10,077			10,852			11,687			12,585			13,553	
Total 22000 - Office Equipment		10,077			10,852			11,687			12,585			13,553	
23000 - Mechanical Equipment															
200 - HVAC 4 Lennox Units- Clubhouse- A/C					61,497										
204 - HVAC Ducting						63,034									
210 - HVAC 4 Units Clubhouse- Heating					56,097										
600 - Water Heater Clubhouse- State Select Water Heater			2,410										3,085		
Total 23000 - Mechanical Equipment			2,410		117,593	63,034							3,085		
24000 - Furnishings															
910 - Window Coverings Clubhouse													7,316		
Total 24000 - Furnishings													7,316		
24500 - Audio / Visual															
222 - Entertainment System Assisted Listening Hearing Loop		31,193													
Total 24500 - Audio / Visual		31,193													
25000 - Flooring															
200 - Carpeting 298 Sq. Yds. Clubhouse			41,042										52,538		
400 - Tile 295 Sq. Ft. Kitchen			4,716												
600 - Vinyl 19 Sq. Yds. Clubhouse Restrooms						1,145									
600 - Vinyl 53 Sq. Yds. Lobby			2,203												
600 - Vinyl 6 Sq. Yds. Storage/ Janitorial Room			249												
604 - Vinyl 15 Sq. Yds. Storage/Security Room							688								
Total 25000 - Flooring			48,211			1,145	688						52,538		
26000 - Outdoor Equipment															
900 - Miscellaneous Outdoor Ping Pong Table					901										1,154
Total 26000 - Outdoor Equipment					901										1,154
27000 - Appliances															
200 - Refrigerator Clubhouse- GE Profile			2,558										3,274		
204 - Refrigerator Clubhouse- Frigidaire Caterer's Refrigerator													3,274		
220 - 4-Burner Stove & Oven Clubhouse- Whirlpool Stove & Oven			1,119												
240 - Dishwasher Clubhouse- Whirlpool Dishwasher			1,599										2,046		

See Section VI-b for Excluded Components

Reserve Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
740 - Microwave Oven Clubhouse			1,119										1,432		
950 - Ice Machine Clubhouse- Scotman			3,197										4,093		
998 - Miscellaneous Kitchen Aid Warming Oven			1,279										1,637		
Total 27000 - Appliances			10,871										15,757		
Total [Main Clubhouse Areas] Expenditures Inflated @ 2.50%	32,847	69,245	467,034	22,344	143,695	99,401	255,589	274,509	21,862	36,941	108,153	7,259	1,081,344	98,023	30,825
00030 - Dunbarton Clubhouse Areas															
02000 - Concrete															
404 - Pool Deck Clubhouse Pool- Ongoing Repairs				1,966					2,225					2,517	
Total 02000 - Concrete				1,966					2,225					2,517	
03000 - Painting: Exterior															
136 - Surface Restoration Clubhouse & Pool Fence	3,766						4,367						5,065		
Total 03000 - Painting: Exterior	3,766						4,367						5,065		
03500 - Painting: Interior															
900 - Miscellaneous Clubhouse- Dunbarton All Rooms			5,400				5,961				6,580				7,263
Total 03500 - Painting: Interior			5,400				5,961				6,580				7,263
04000 - Structural Repairs															
900 - Door: Hardware 2 Pool Gates & Clubhouse															
Total 04000 - Structural Repairs															
05000 - Roofing															
464 - Pitched: Dimensional Composition 20 Squares- Clubhouse							39,880								
Total 05000 - Roofing							39,880								
08000 - Rehab															
200 - Restrooms Clubhouse- 2 Restrooms														9,859	
220 - General Clubhouse Interior															
221 - General Cabana- Lighting Project															
224 - General Clubhouse- Kitchen															
Total 08000 - Rehab														9,859	
12000 - Pool															
104 - Resurface 148 Lin. Ft. Pool		20,775												27,940	
204 - Edge: Tile, Coping, Mastic 104 Lin. Ft. Pool							11,011								
601 - Deck: Re-Surface 3,384 Sq. Ft. Clubhouse Pool Area													135,038		
704 - Equipment: Replacement Filtration Only (50%)					4,031					4,561					5,160

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Reserve Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
730 - Heater Clubhouse Attached Equipment Rm				10,569											
731 - Heater 2017 Only[nr:1]															
954 - Furniture: Misc Re-Webbing, Powder Coat								16,848							
960 - Furniture: Misc Lounges, Tables & Chairs						8,988									
995 - Miscellaneous Signage							2,276								
Total 12000 - Pool		20,775		10,569	4,031	8,988	13,288	16,848		4,561		135,038	27,940	5,160	
13000 - Spa															
102 - Re-Plaster Spa	7,372						8,550						9,915		
121 - Tile Spa							2,276								
700 - Equipment Spa (50%)	4,084					4,621					5,228				
782 - Heater Clubhouse Attached Equipment Rm			4,860								5,921				
Total 13000 - Spa	11,456		4,860			4,621	10,826				11,149		9,915		
14000 - Recreation															
148 - Sauna: Heaters Clubhouse														8,453	
150 - Sauna: Wood Kit Clubhouse															
Total 14000 - Recreation														8,453	
19000 - Fencing															
202 - Wrought Iron 146 Lin. Ft. Pool Perimeter								23,767							
Total 19000 - Fencing								23,767							
23000 - Mechanical Equipment															
300 - HVAC Trane Central Furnace- Dunbarton								13,235							
604 - Water Heater Clubhouse Kitchen Closet	2,282												3,070		
Total 23000 - Mechanical Equipment	2,282							13,235					3,070		
24000 - Furnishings															
400 - Miscellaneous Clubhouse	7,304										9,349				
Total 24000 - Furnishings	7,304										9,349				
24600 - Safety / Access															
520 - Card Readers 3 Gates & Clubhouse			7,194										9,209		
Total 24600 - Safety / Access			7,194										9,209		
25000 - Flooring															
220 - Carpeting 60 Sq. Yds. Clubhouse											3,070				

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Total 25000 - Flooring										3,070					
27000 - Appliances															
202 - Refrigerator Clubhouse			1,559										1,995		
221 - 4-Burner Stove & Oven Clubhouse- GE Electric Profile Model															
241 - Dishwasher Clubhouse										2,456					
742 - Microwave Oven Clubhouse										1,535					
Total 27000 - Appliances			1,559							3,990			1,995		
Total [Dunbarton Clubhouse Areas] Expenditures Inflated @ 2.50%	24,809	20,775	19,013	12,535	4,031	13,609	87,556	40,615	2,225	11,621	27,079		164,292	48,768	12,423
00040 - Elmhurst Cabana Areas															
02000 - Concrete															
408 - Pool Deck Cabana- Ongoing Repairs				1,966					2,225					2,517	
Total 02000 - Concrete				1,966					2,225					2,517	
03000 - Painting: Exterior															
138 - Surface Restoration Cabana & Pool Fence	3,606						4,182						4,850		
Total 03000 - Painting: Exterior	3,606						4,182						4,850		
03500 - Painting: Interior															
920 - Miscellaneous All Rooms			5,164										6,610		
Total 03500 - Painting: Interior			5,164										6,610		
05000 - Roofing															
462 - Pitched: Dimensional Composition 11 Squares- Elmhurst Cabana							21,934								
Total 05000 - Roofing							21,934								
08000 - Rehab															
230 - General Restrooms										77,760					
234 - General Elmhurst- Gardeners Rstrm & Entry							22,799								
Total 08000 - Rehab							22,799			77,760					
12000 - Pool															
106 - Re-plaster 159 Lin. Ft. Elmhurst Pool											27,873				
206 - Edge: Tile, Coping, Mastic 159 Lin. Ft. Elmhurst Pool							18,237								
602 - Deck: Re-Surface 2,900 Sq. Ft. Elmhurst Pool Area													118,692		
712 - Equipment: Replacement Elmhurst Pool Filter Only	2,412								2,939						
714 - Equipment: Replacement Elmhurst Pool Pump Only (50%)					2,171						2,518				

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716 - Equipment: Replacement Elmhurst Pool Chlorinator Only			855				944				1,042				1,150
958 - Furniture: Misc Re-Webbing, Powder Coat								16,848							
960 - Furniture: Misc Lounges, Tables & Chairs	7,944	8,143	8,346	8,555	8,769	8,988	9,213	9,443	9,679	9,921	10,169	10,423	10,684	10,951	11,225
996 - Miscellaneous Signage- Elmhurst				1,762											
Total 12000 - Pool	10,356	8,143	9,201	10,316	10,939	8,988	28,394	26,291	12,618	9,921	41,602	10,423	129,375	10,951	12,375
17000 - Tennis Court															
106 - Reseal 2 Elmhurst							19,567							23,259	
310 - Miscellaneous Tennis Court Awning & Bench									3,708						
504 - Resurface 2 Elmhurst														94,873	
Total 17000 - Tennis Court							19,567		3,708					118,132	
19000 - Fencing															
134 - Chain Link: 10' 476 Lin. Ft. Elmhurst Tennis Courts													33,119		
204 - Wrought Iron 260 Lin. Ft. Elmhurst Pool								46,557							
Total 19000 - Fencing								46,557					33,119		
23000 - Mechanical Equipment															
606 - Water Heater Elmhurst CH- 50 US Gallon			2,398										3,070		
Total 23000 - Mechanical Equipment			2,398										3,070		
24600 - Safety / Access															
524 - Card Readers 2 Gates & Clubhouse			4,796										6,139		
Total 24600 - Safety / Access			4,796										6,139		
Total [Elmhurst Cabana Areas] Expenditures Inflated @ 2.50%	13,962	8,143	21,559	12,283	10,939	8,988	96,876	72,848	18,551	87,681	41,602	10,423	183,163	131,600	12,375
00045 - Commons Tennis Ct Area															
04000 - Structural Repairs															
302 - Awnings Tennis Court Awning & Bench									3,708						
Total 04000 - Structural Repairs									3,708						
17000 - Tennis Court															
104 - Reseal 2 Commons						16,265								19,334	
502 - Resurface 2 Commons													92,559		
Total 17000 - Tennis Court						16,265							111,893		
19000 - Fencing															
132 - Chain Link: 10' 470 Lin. Ft. Commons Tennis Courts															
Total 19000 - Fencing															

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Reserve Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Total [Commons Tennis Ct Area] Expenditures Inflated @ 2.50%						16,265			3,708				111,893		
00050 - Grounds															
01000 - Paving															
100 - Asphalt: Sealing 70,541 Sq. Ft. Zone 1- 1 Coat					9,247					10,462					11,837
114 - Asphalt: Sealing 60,092 Sq. Ft. Zone 2- 2 Coats			17,292					19,564					22,135		
124 - Asphalt: Sealing 113,674 Sq. Ft. Zone 3, 4- 2 Coats			32,710					37,009					41,872		
142 - Asphalt: Sealing 109,237 Sq. Ft. Zone 5, 6- 2 Coats				32,220					36,453					41,244	
152 - Asphalt: Sealing 32,877 Sq. Ft. Zone 7- 2 Coats				9,697					10,971					12,413	
200 - Asphalt: Ongoing Repairs 70,541 Sq. Ft. Zone 1 (5%)			22,554					25,518					28,871		
210 - Asphalt: Ongoing Repairs 60,092 Sq. Ft. Zone 2 (5%)			19,213					21,738					24,595		
220 - Asphalt: Ongoing Repairs 113,674 Sq. Ft. Zone 3, 4 (5%)				37,254					42,149					47,688	
240 - Asphalt: Ongoing Repairs 109,237 Sq. Ft. Zone 5, 6 (5%)				35,800					40,504					45,826	
250 - Asphalt: Ongoing Repairs 32,877 Sq. Ft. Zone 7 (5%)				10,775					12,190					13,792	
300 - Asphalt: Mill & Inlay 70,541 Sq. Ft. Zone 1 / W/ CH Driveway & Pkng					425,045										
310 - Asphalt: Overlay 60,092 Sq. Ft. Zone 2											292,618				
320 - Asphalt: Overlay 113,674 Sq. Ft. Zone 3, 4											553,536				
340 - Asphalt: Overlay 109,237 Sq. Ft. Zone 5, 6											531,930				
350 - Asphalt: Overlay 32,877 Sq. Ft. Zone 7- Continued University					198,100										
Total 01000 - Paving			91,770	125,744	9,247	623,145		103,829	142,268	10,462	1,378,083		117,473	160,963	11,837
02000 - Concrete															
200 - Sidewalks, Curbs & Gutters 59,816 Sq. Ft. Public Streets- On-going (0.8%)	13,835	14,180	14,535	14,898	15,271	15,653	16,044	16,445	16,856	17,278	17,709	18,152	18,606	19,071	19,548
201 - Sidewalks, Curbs & Gutters 2017 Only[nr:1]															
220 - Walkways Common Area Interior Walkways- On-going	55,644	57,035	58,461	59,922	61,420	62,956	64,530	66,143	67,796	69,491	71,229	73,009	74,834	76,705	78,623
302 - Driveways 51,477 Sq. Ft. Garage and Alley Aprons (2%)	18,799	19,269	19,750	20,244	20,750	21,269	21,801	22,346	22,905	23,477	24,064	24,666	25,282	25,914	26,562
303 - Driveways 2017 Only[nr:1]															
Total 02000 - Concrete	88,277	90,484	92,746	95,065	97,441	99,877	102,374	104,934	107,557	110,246	113,002	115,827	118,723	121,691	124,733
04000 - Structural Repairs															

See Section VI-b for Excluded Components

Reserve Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
550 - Bridge Maintenance Zone 1 Common Area					2,872										
Total 04000 - Structural Repairs					2,872										
18000 - Landscaping															
100 - Irrigation: Misc. Misc. Irrigation Repairs	29,381	30,116	30,869	31,640	32,431	33,242	34,073	34,925	35,798	36,693	37,611	38,551	39,515	40,502	41,515
101 - Irrigation: Misc. 2017 Only[nr:1]															
106 - Irrigation: Misc. Automation												998,247			
110 - Irrigation: Misc. Water Conservation	23,748	24,341	24,950	25,574	26,213	26,868	27,540	28,228	28,934	29,658	30,399	31,159	31,938	32,736	33,555
111 - Irrigation: Misc. Water Conservation (2017 Only)[nr:1]															
114 - Irrigation: Misc. Distribution Upgrade[se:3]												366,242	375,398	384,782	
115 - Irrigation: Misc. Distribution Upgrade (2017 Only)[nr:1]															
120 - Shrubs Shrubs	73,616	75,456	77,343	79,276	81,258	83,290	85,372	87,506	89,694	91,936	94,235	96,590	99,005	101,480	104,017
121 - Shrubs Shrubs (2017 Only)[nr:1]															
130 - Irrigation: Misc. Shrubs Contingency	8,825	9,046	9,272	9,504	9,742	9,985	10,235	10,491	10,753	11,022	11,297	11,580	11,869	12,166	12,470
140 - Miscellaneous Ground Cover / Turf Conversion	2,944	3,018	3,093	3,171	3,250	3,331	3,415	3,500	3,587	3,677	3,769	3,863	3,960	4,059	4,160
144 - Miscellaneous Ground Cover / Turf Conversion 4 Y. Project[nr:3]															
145 - Miscellaneous Ground Cover / Turf Conversion (2017 Only)[nr:1]															
150 - Irrigation: Misc. Turf & Re-seed	108,431	111,141	113,920	116,768	119,687	122,679	125,746	128,890	132,112	135,415	138,800	142,270	145,827	149,473	153,209
151 - Irrigation: Misc. 2017 Only[nr:1]															
160 - Tree Maintenance 20 Removals	54,778	56,148	57,551	58,990	60,465	61,977	63,526	65,114	66,742	68,411	70,121	71,874	73,671	75,512	77,400
161 - Tree Maintenance Removals (2017 Only)[nr:1]															
164 - Tree Maintenance Remediation	54,588	55,953	57,352	58,785	60,255	61,761	63,305	64,888	66,510	68,173	69,877	71,624	73,415	75,250	77,131
165 - Tree Maintenance Remediation (2017 Only)[nr:1]															
170 - Tree Maintenance Replace	6,730	6,898	7,071	7,248	7,429	7,615	7,805	8,000	8,200	8,405	8,615	8,830	9,051	9,278	9,509
171 - Tree Maintenance Replace (2017 Only)[nr:1]															
174 - Tree Maintenance Contingency	18,716	19,184	19,663	20,155	20,659	21,175	21,705	22,247	22,804	23,374	23,958	24,557	25,171	25,800	26,445
175 - Tree Maintenance Contingency (2017 Only)[nr:1]															
180 - Tree Maintenance Trimming	103,211	105,792	108,436	111,147	113,926	116,774	119,694	122,686	125,753	128,897	132,119	135,422	138,808	142,278	145,835

See Section VI-b for Excluded Components

Reserve Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
181 - Tree Maintenance Trimming (2017 Only)[nr:1]															
Total 18000 - Landscaping	484,969	497,093	509,520	522,258	535,315	548,698	562,415	576,475	590,887	605,660	620,801	2,000,810	1,027,627	1,053,317	685,248
19000 - Fencing															
140 - Miscellaneous Storage Lot Fence					21,700										
Total 19000 - Fencing					21,700										
20000 - Lighting															
100 - Exterior: Misc. Fixtures 400 Fixtures Approx. Total- Conversion to LED[se:3]							88,231	90,436	92,697						
110 - Exterior: Misc. Fixtures 400 Fixtures Approx. Ongoing Maintenance	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
111 - Exterior: Misc. Fixtures Fixtures (2017 Only)[nr:1]															
Total 20000 - Lighting	15,216	15,597	15,987	16,386	16,796	17,216	105,877	108,524	111,237	19,003	19,478	19,965	20,464	20,976	21,500
21000 - Signage															
200 - Street Signs Alley Signage								19,480							
204 - Monument Alley Wood Entrance Signage		7,798					8,823				9,982				
712 - Lollipop 34 Speed Limit Signage Inserts								6,457							
Total 21000 - Signage		7,798					8,823	25,937			9,982				
26000 - Outdoor Equipment															
320 - Benches 2 Per Year- New Installation (16 Total)[nr:7]															
321 - Benches Per Year- New Installation (16 Total)[nr:1]															
Total 26000 - Outdoor Equipment															
30000 - Miscellaneous															
991 - Utilities Underground (0217 Only)[nr:1]															
992 - Utilities Underground	42,423	43,483	44,570	45,685	46,827	47,997	49,197	50,427	51,688	52,980	54,305	55,662	57,054	58,480	59,942
993 - Utilities Storm Drains Connection Cleaning							34,745								
994 - Utilities 590 Water Meter Installation[nr:1/se:2]															
995 - Utilities 2017 Only[nr:1]															
Total 30000 - Miscellaneous	42,423	43,483	44,570	45,685	46,827	47,997	83,943	50,427	51,688	52,980	54,305	55,662	57,054	58,480	59,942
Total [Grounds] Expenditures Inflated @ 2.50%	630,885	654,455	754,593	805,138	730,198	1,336,933	863,432	970,126	1,003,637	798,350	2,185,669	2,202,247	1,341,340	1,415,427	903,260

00055 - Private Streets

01000 - Paving

See Section VI-b for Excluded Components

Reserve Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
100 - Asphalt: Sealing 64,975 Sq. Ft. Elmhurst- 1 Coat[nr:1]															
104 - Asphalt: Sealing 64,975 Sq. Ft. Elmhurst- 2 Coats		18,241					20,638					23,350			
120 - Asphalt: Sealing 71,000 Sq. Ft. Dunbarton- 1 Coat[nr:1]															
124 - Asphalt: Sealing 71,000 Sq. Ft. Dunbarton- 2 Coats		19,932					22,552					25,515			
190 - Asphalt: Ongoing Repairs All Private Streets[nr:1]															
200 - Asphalt: Ongoing Repairs 64,975 Elmhurst Ongoing (5%)		21,281					24,078					27,242			
202 - Asphalt: Ongoing Repairs 71,000 Dunbarton Ongoing (5%)		23,255					26,310					29,768			
310 - Asphalt: Overlay 64,975 Sq. Ft. Elmhurst Circle- 2010 Last Done										277,811					
320 - Asphalt: Overlay 71,000 Sq. Ft. Dunbarton Circle										303,572					
Total 01000 - Paving		82,709					93,578			581,383		105,875			
30000 - Miscellaneous															
990 - Utilities Neighborhood Clean-up	2,225	2,280	2,337	2,396	2,456	2,517	2,580	2,644	2,710	2,778	2,848	2,919	2,992	3,067	3,143
Total 30000 - Miscellaneous	2,225	2,280	2,337	2,396	2,456	2,517	2,580	2,644	2,710	2,778	2,848	2,919	2,992	3,067	3,143
Total [Private Streets] Expenditures Inflated @ 2.50%	2,225	84,989	2,337	2,396	2,456	2,517	96,158	2,644	2,710	584,161	2,848	108,793	2,992	3,067	3,143
00060 - Administrative															
31000 - Reserve Study															
100 - 3 Year Update with Site Visit On-going		8,907			9,592			10,329			11,124			11,979	
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	9,798	913	936	10,551	983	1,008	11,362	1,059	1,085	12,236	1,140	1,169	13,177	1,228
32000 - Undesignated															
100 - Miscellaneous Reserve Items	10,651	10,917	11,190	11,470	11,757	12,051	12,352	12,661	12,977	13,302	13,634	13,975	14,324	14,683	15,050
101 - Miscellaneous Reserve Items (2017 Only)[nr:1]															
Total 32000 - Undesignated	10,651	10,917	11,190	11,470	11,757	12,051	12,352	12,661	12,977	13,302	13,634	13,975	14,324	14,683	15,050
Total [Administrative] Expenditures Inflated @ 2.50%	11,520	20,715	12,103	12,406	22,308	13,034	13,360	24,023	14,036	14,387	25,870	15,115	15,493	27,859	16,277
Total Expenditures Inflated @ 2.50%	4,087,967	4,540,619	5,651,816	6,364,508	4,623,290	4,565,932	3,995,672	5,595,047	6,265,310	7,084,368	3,130,572	3,042,777	3,294,996	3,510,224	3,044,821

30 Year Reserve Funding Plan Cash Flow Method

2017 Update

Prepared for the 2018 Fiscal Year

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Beginning Balance	5,552,488	6,405,741	7,353,230	8,424,199	9,412,093	9,859,352	9,971,369	10,400,434	11,835,599	13,935,732
Inflated Expenditures @ 2.5%	1,334,883	1,334,297	1,309,654	1,494,650	2,132,185	2,556,284	2,330,739	1,435,445	904,986	1,301,702
Reserve Contribution	2,040,504	2,111,922	2,185,839	2,262,343	2,341,525	2,423,478	2,508,300	2,596,091	2,686,954	2,780,997
<i>Lots/month @ 590</i>	288.21	298.29	308.73	319.54	330.72	342.30	354.28	366.68	379.51	392.80
<i>Percentage Increase</i>		3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	147,632	169,864	194,783	220,201	237,919	244,824	251,504	274,519	318,165	366,884
Ending Balance	6,405,741	7,353,230	8,424,199	9,412,093	9,859,352	9,971,369	10,400,434	11,835,599	13,935,732	15,781,911

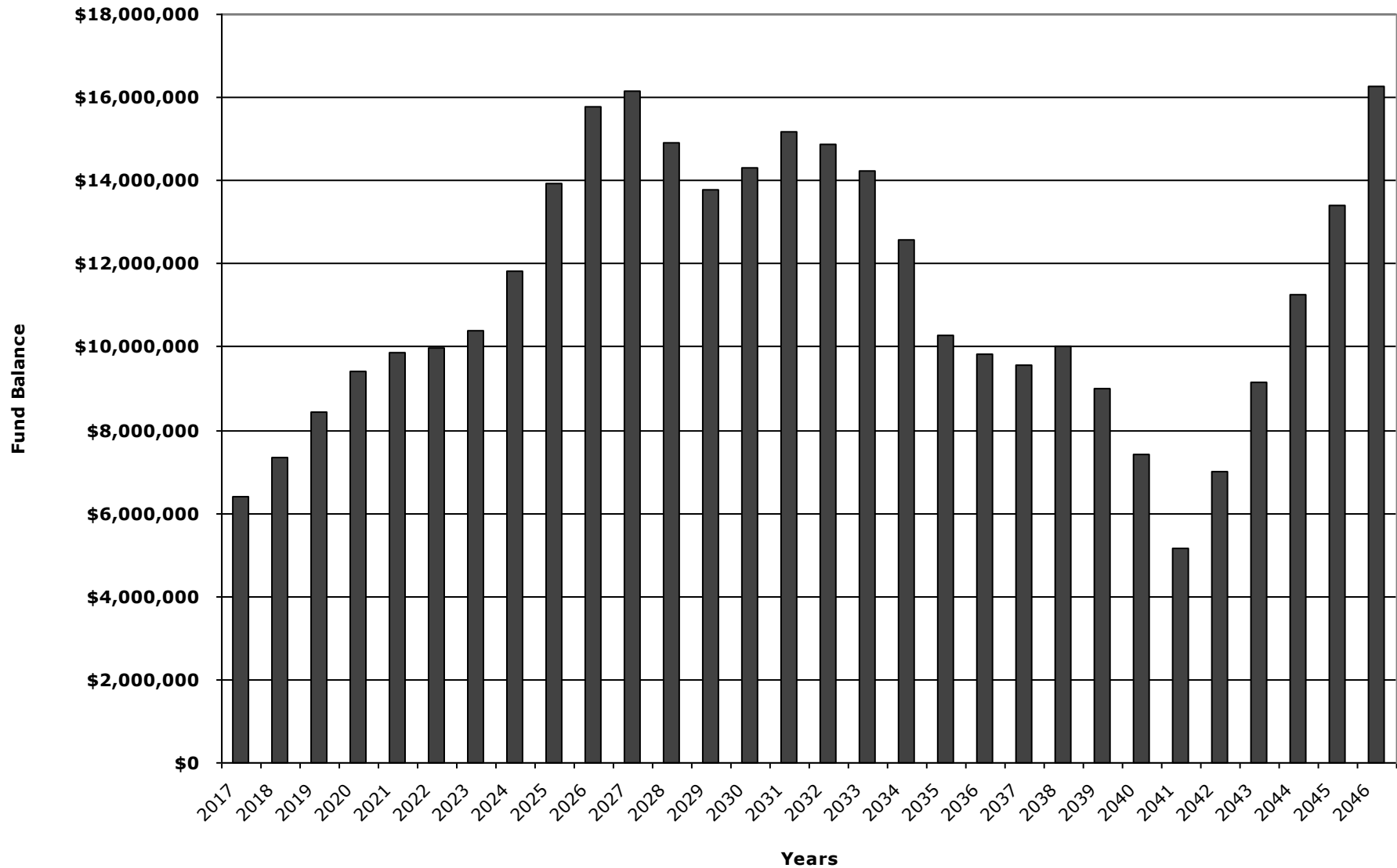
	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Beginning Balance	15,781,911	16,152,224	14,916,146	13,773,574	14,324,816	15,167,097	14,868,496	14,225,264	12,566,249	10,273,932
Inflated Expenditures @ 2.5%	2,902,268	4,598,712	4,580,107	2,986,911	2,824,770	4,087,967	4,540,619	5,651,816	6,364,508	4,623,290
Reserve Contribution	2,878,332	2,979,074	3,083,342	3,191,259	3,302,953	3,418,556	3,538,205	3,662,042	3,790,213	3,922,870
<i>Lots/month @ 590</i>	406.54	420.77	435.50	450.74	466.52	482.85	499.75	517.24	535.34	554.08
<i>Percentage Increase</i>	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	394,249	383,560	354,194	346,894	364,098	370,810	359,182	330,759	281,978	248,093
Ending Balance	16,152,224	14,916,146	13,773,574	14,324,816	15,167,097	14,868,496	14,225,264	12,566,249	10,273,932	9,821,605

	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Beginning Balance	9,821,605	9,555,061	10,003,124	8,991,940	7,430,965	5,161,194	7,003,005	9,150,641	11,273,463	13,414,496
Inflated Expenditures @ 2.5%	4,565,932	3,995,672	5,595,047	6,265,310	7,084,368	3,130,572	3,042,777	3,294,996	3,510,224	3,044,821
Reserve Contribution	4,060,170	4,202,276	4,349,356	4,501,583	4,659,138	4,822,208	4,990,985	5,165,669	5,346,467	5,533,593
<i>Lots/month @ 590</i>	573.47	593.54	614.32	635.82	658.07	681.10	704.94	729.61	755.15	781.58
<i>Percentage Increase</i>	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	239,218	241,459	234,507	202,752	155,459	150,175	199,428	252,149	304,790	366,472
Ending Balance	9,555,061	10,003,124	8,991,940	7,430,965	5,161,194	7,003,005	9,150,641	11,273,463	13,414,496	16,269,740

30 Year Reserve Funding Plan Cash Flow Method - Ending Balances

2017 Update

Prepared for the 2018 Fiscal Year



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

2017 Update

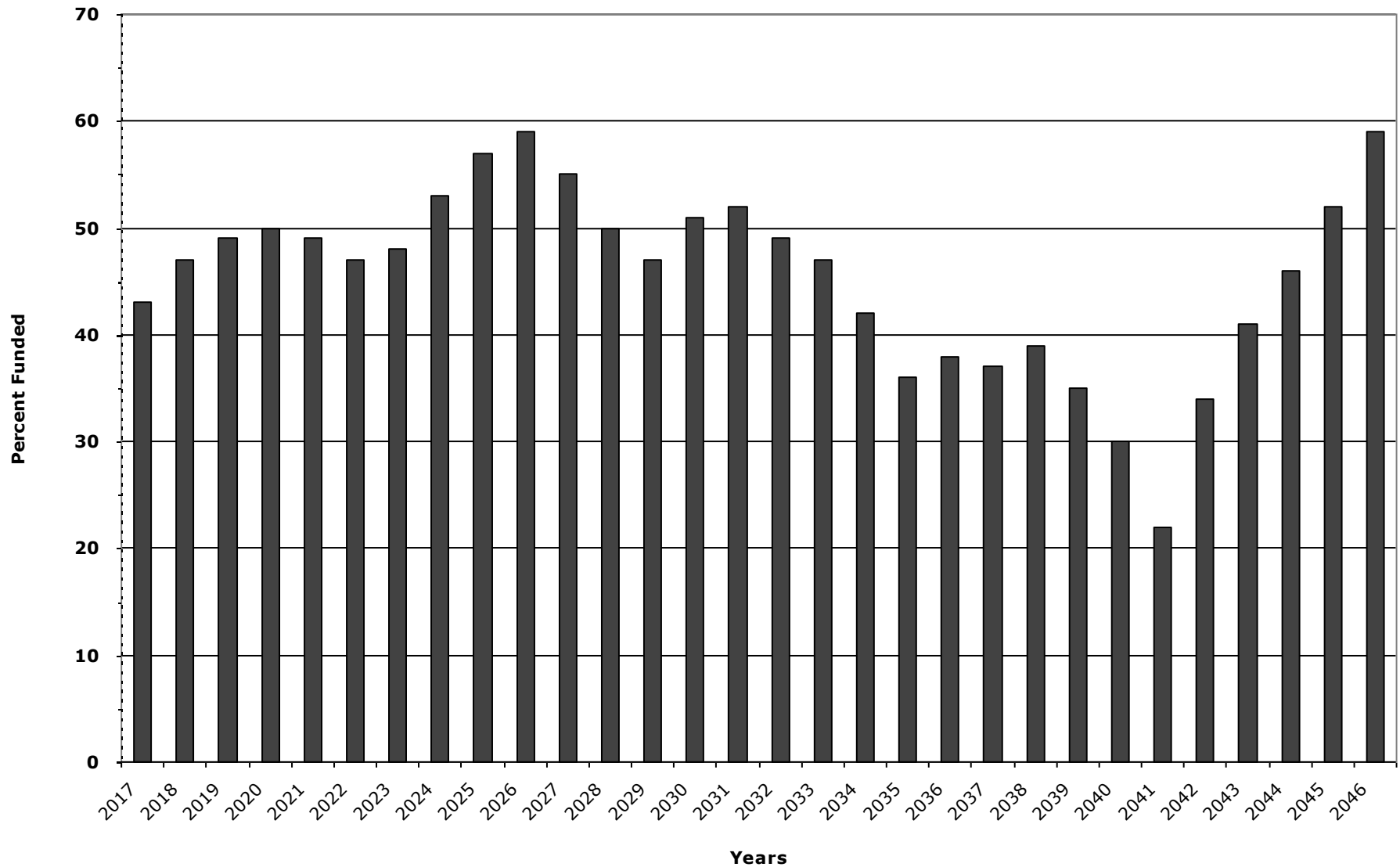
Prepared for the 2018 Fiscal Year

Year	Beginning Balance	Fully Funded Balance	Percent Funded	Inflated Expenditures @ 2.50%	Reserve Contribution	Special Assessments & Other Contributions	Interest	Ending Balance
2017	5,552,488	14,770,319	43.4%	1,334,883	2,040,504	0	147,632	6,405,741
2018	6,405,741	15,707,085	46.8%	1,334,297	2,111,922	0	169,864	7,353,230
2019	7,353,230	17,146,202	49.1%	1,309,654	2,185,839	0	194,783	8,424,199
2020	8,424,199	18,710,840	50.3%	1,494,650	2,262,343	0	220,201	9,412,093
2021	9,412,093	20,176,497	48.9%	2,132,185	2,341,525	0	237,919	9,859,352
2022	9,859,352	21,089,283	47.3%	2,556,284	2,423,478	0	244,824	9,971,369
2023	9,971,369	21,648,942	48.0%	2,330,739	2,508,300	0	251,504	10,400,434
2024	10,400,434	22,520,091	52.6%	1,435,445	2,596,091	0	274,519	11,835,599
2025	11,835,599	24,388,428	57.1%	904,986	2,686,954	0	318,165	13,935,732
2026	13,935,732	26,916,611	58.6%	1,301,702	2,780,997	0	366,884	15,781,911
2027	15,781,911	29,172,517	55.4%	2,902,268	2,878,332	0	394,249	16,152,224
2028	16,152,224	29,917,170	49.9%	4,598,712	2,979,074	0	383,560	14,916,146
2029	14,916,146	29,016,339	47.5%	4,580,107	3,083,342	0	354,194	13,773,574
2030	13,773,574	28,188,680	50.8%	2,986,911	3,191,259	0	346,894	14,324,816
2031	14,324,816	29,051,895	52.2%	2,824,770	3,302,953	0	364,098	15,167,097
2032	15,167,097	30,183,387	49.3%	4,087,967	3,418,556	0	370,810	14,868,496
2033	14,868,496	30,130,903	47.2%	4,540,619	3,538,205	0	359,182	14,225,264
2034	14,225,264	29,697,717	42.3%	5,651,816	3,662,042	0	330,759	12,566,249
2035	12,566,249	28,201,415	36.4%	6,364,508	3,790,213	0	281,978	10,273,932
2036	10,273,932	26,026,057	37.7%	4,623,290	3,922,870	0	248,093	9,821,605
2037	9,821,605	25,672,143	37.2%	4,565,932	4,060,170	0	239,218	9,555,061
2038	9,555,061	25,461,531	39.3%	3,995,672	4,202,276	0	241,459	10,003,124
2039	10,003,124	25,925,861	34.7%	5,595,047	4,349,356	0	234,507	8,991,940
2040	8,991,940	24,860,525	29.9%	6,265,310	4,501,583	0	202,752	7,430,965
2041	7,430,965	23,182,072	22.3%	7,084,368	4,659,138	0	155,459	5,161,194
2042	5,161,194	20,725,172	33.8%	3,130,572	4,822,208	0	150,175	7,003,005
2043	7,003,005	22,365,116	40.9%	3,042,777	4,990,985	0	199,428	9,150,641
2044	9,150,641	24,244,316	46.5%	3,294,996	5,165,669	0	252,149	11,273,463
2045	11,273,463	26,022,943	51.5%	3,510,224	5,346,467	0	304,790	13,414,496
2046	13,414,496	27,739,175	58.7%	3,044,821	5,533,593	0	366,472	16,269,740

30 Year Reserve Funding Plan Cash Flow Method - Percent Funded

2017 Update

Prepared for the 2018 Fiscal Year





Section V

Nepenthe Association (General Reserve)

Reserve Fund Balance Forecast Component Method

2017 Update

Prepared for the 2018 Fiscal Year

<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>	<i>Per Year</i>	<i>2017 Fully Funded Balance</i>	<i>2018 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2018 Line Item Contribution based on Cash Flow Method</i>
00010 - Unit Exteriors									
03000 - Painting: Exterior									
120 - Surface Restoration 171 Homes- Phase 1 of 3[se:2]	341,348	6	4	381,494	63,582	85,337	145,784	2.49%	52,557
122 - Surface Restoration 217 Homes- Phase 2 of 3[se:2]	421,773	6	5	483,163	80,527	65,274	108,079	3.15%	66,564
126 - Surface Restoration 202 Homes- Phase 3 of 3	313,100	6	0	313,100	52,183	313,100	53,488	2.04%	43,135
190 - Miscellaneous Construction Management: Color Consultant Only	3,152	12	4	3,479	290	2,101	2,423	0.01%	240
198 - Supervision Construction Mgmt- Pre-Cycle Eval.	4,202	6	3	4,526	754	2,101	2,872	0.03%	623
200 - Supervision 171 CM- Future Painting, Siding- PH 1	66,473	6	4	73,374	12,229	22,158	34,067	0.48%	10,108
208 - Supervision 217 CM- Future Painting, Siding- PH 2	84,355	6	5	95,440	15,907	14,059	28,821	0.62%	13,148
210 - Supervision 202 CM- Future Painting, Siding- PH 3	78,524	6	6	91,063	13,009	11,218	13,414	0.51%	10,753
350 - Touch-Up On-going	26,266	1	1	26,922	13,461	13,133	26,922	0.53%	11,127
920 - Power Washing 171 Unit Brickwork (sealing added)	21,559	12	4	23,797	1,983	14,373	16,573	0.08%	1,639
924 - Power Washing 217 Unit Brickwork (sealing added)	27,358	12	5	30,953	2,579	15,959	18,695	0.10%	2,132
926 - Power Washing 202 Unit Brickwork (sealing added)	20,569	12	6	23,854	1,988	10,285	12,299	0.08%	1,643
Sub-total [03000 - Painting: Exterior]	1,408,679			1,551,165	258,493	569,097	463,438	10.12%	213,670

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
00010 - Unit Exteriors									
04000 - Structural Repairs									
204 - Wood: Siding & Trim On-going Repairs- Long Term	115,569	1	1	118,458	59,229	57,784	118,458	2.32%	48,959
205 - Wood: Siding & Trim 2017 Only[nr:1]	17,679	1	0	0	0	17,679	0	0.00%	0
210 - Wood: Siding & Trim 171 2008 Siding Project	1,347,426	30	22	2,319,691	77,323	359,314	414,334	3.03%	63,915
212 - Wood: Siding & Trim 217 2009 Siding Project	1,709,892	30	23	3,017,294	100,576	398,975	467,371	3.94%	83,136
214 - Wood: Siding & Trim 202 2010 Siding Project	1,591,697	30	24	2,878,943	95,965	318,339	380,681	3.76%	79,324
220 - Wood: Siding & Trim 171 Homes- Ongoing Siding Project w Paint 1	403,132	6	4	444,983	74,164	134,378	206,605	2.90%	61,304
230 - Wood: Siding & Trim 217 Homes- Ongoing Siding Project w Paint 2	318,231	6	5	360,049	60,008	53,038	108,729	2.35%	49,603
232 - Wood: Siding & Trim 202 Homes- Ongoing Siding Project w Paint 3	476,215	6	6	552,263	78,895	68,031	81,353	3.09%	65,214
233 - Wood: Siding & Trim Homes- Ongoing Siding Project w Paint 3[nr:1]	330,368	1	0	0	0	330,368	0	0.00%	0
290 - Miscellaneous Construction Management On-going	65,625	30	22	112,979	3,766	17,500	20,180	0.15%	3,113
291 - Miscellaneous Construction Management On-going	73,104	30	23	129,000	4,300	17,058	19,982	0.17%	3,554
292 - Miscellaneous Construction Management On-going	30,909	30	24	55,906	1,864	6,182	7,392	0.07%	1,540
Sub-total [04000 - Structural Repairs]	6,479,848			9,989,566	556,089	1,778,646	1,825,085	21.77%	459,662

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
00010 - Unit Exteriors									
05000 - Roofing									
200 - Low Slope: BUR 32 Squares- Small Flats- Done 2009	40,344	15	7	47,956	3,197	21,517	24,812	0.13%	2,643
206 - Low Slope: BUR 8 Squares- Small Flats- Done 2006	10,086	15	4	11,133	742	7,396	8,271	0.03%	614
212 - Low Slope: BUR 80 Squares- Large Flats- 2009	100,860	15	7	119,891	7,993	53,792	62,029	0.31%	6,607
216 - Low Slope: BUR 4 Squares- Small Flats- Done 2009	5,043	15	7	5,995	400	2,690	3,101	0.02%	330
220 - Low Slope: BUR 8 Squares- Small Flats- Done 2008	10,086	15	6	11,697	780	6,052	6,892	0.03%	645
400 - Pitched: Dimensional Composition 3,257 Squares- 2000 -- 2003 Roofing: 199 Homes[se:4]	5,132,828	30	11	6,991,503	233,050	2,994,150	3,244,375	9.12%	192,639
420 - Pitched: Dimensional Composition 2004 Roofing Project	2,125,531	30	15	3,078,403	102,613	1,062,765	1,161,957	4.02%	84,820
440 - Pitched: Dimensional Composition 1,853 Squares- 2005 Roofing Project[se:2]	2,920,212	30	16	4,389,260	146,309	1,314,095	1,446,722	5.73%	120,938
444 - Pitched: Dimensional Composition 2,098 Squares- 2006 Roofing Project[se:2]	3,306,317	30	18	5,221,185	174,040	1,267,421	1,412,073	6.81%	143,861
466 - Pitched: Dimensional Composition 2007 Roofing Project[se:2]	2,600,297	30	20	4,314,150	143,805	823,427	932,856	5.63%	118,869
690 - Gutters / Downspouts 2004	126,075	30	17	191,838	6,395	54,633	60,306	0.25%	5,286
692 - Gutters / Downspouts 2005	131,328	30	18	204,827	6,828	52,531	58,332	0.27%	5,644
694 - Gutters / Downspouts 2006	157,594	30	19	251,937	8,398	57,784	64,613	0.33%	6,942
696 - Gutters / Downspouts 2007	136,581	30	20	223,804	7,460	45,527	51,332	0.29%	6,167
701 - Gutters / Downspouts 1,484 Lin. Ft. 2008	24,946	30	21	41,899	1,397	7,484	8,523	0.05%	1,154
702 - Gutters / Downspouts 994 Lin. Ft. 2009	16,709	30	22	28,766	959	4,456	5,138	0.04%	793
703 - Gutters / Downspouts 10,741 Lin. Ft. 2010	180,556	30	23	318,611	10,620	42,130	49,352	0.42%	8,779
810 - Pitched: Dimensional Composition 2003 Roofing Project: Beams, Crts/Vllys, FP Chs	126,075	30	16	187,159	6,239	58,835	64,613	0.24%	5,157
820 - Beam Replacement 2004	57,784	30	17	87,926	2,931	25,040	27,640	0.11%	2,423
822 - Beam Replacement 2005 Roofing w/ 70% increase due to related siding	273,162	30	18	426,040	14,201	109,265	121,330	0.56%	11,739
824 - Beam Replacement 2006- Roofing w/ 70% inc. due to related siding	100,860	30	19	161,240	5,375	36,982	41,353	0.21%	4,443

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
00010 - Unit Exteriors									
05000 - Roofing									
826 - Beam Replacement 2007- Roofing-w/ 70% inc. due to related siding	241,644	30	20	395,961	13,199	80,548	90,818	0.52%	10,910
840 - Hog Valleys 2000 - 2003 Roofing Project Midcycle	147,087	30	1	150,765	5,025	142,185	150,765	0.20%	4,154
841 - Hog Valleys 2004 Roofing Project Midcycle	147,087	30	2	154,534	5,151	137,282	145,739	0.20%	4,258
842 - Hog Valleys 2005 Roofing Project Midcycle	147,087	30	3	158,397	5,280	132,379	140,714	0.21%	4,364
843 - Hog Valleys 2006 Roofing Project Midcycle	147,087	30	4	162,357	5,412	127,476	135,688	0.21%	4,473
844 - Hog Valleys 2007 Roofing Project Midcycle	147,087	30	5	166,416	5,547	122,573	130,663	0.22%	4,585
920 - Roofing: Inspections & Repairs 590 All Units & Bldgs as Needed	30,993	1	1	31,768	15,884	15,497	31,768	0.62%	13,130
921 - Roofing: Inspections & Repairs 2017 Only[nr:1]	18,660	1	0	0	0	18,660	0	0.00%	0
924 - Roofing: Inspections & Repairs 590 All Units & Bldgs as Needed W Report	30,993	3	1	31,768	10,589	20,662	31,768	0.41%	8,753
930 - Miscellaneous 590 Major Repairs to Extend Life[se:3]	185,961	30	4	210,440	7,015	154,967	165,195	0.27%	5,798
Sub-total [05000 - Roofing]	18,826,964			27,777,626	956,832	9,000,200	9,878,737	37.45%	790,915
19000 - Fencing									
300 - Wood 22,881 Lin. Ft. Patios (33%)[se:3]	400,655	7	3	442,338	63,191	171,709	234,670	2.47%	52,234
304 - Wood 1,900 Lin. Ft. Interior Patio Party Fence (20%)[se:3]	107,794	7	3	119,009	17,001	46,197	63,137	0.67%	14,053
350 - Wood: Repair On-going Repairs Per Year	25,495	1	0	25,495	25,495	25,495	26,132	1.00%	21,074
Sub-total [19000 - Fencing]	533,945			586,842	105,687	243,402	323,939	4.14%	87,361
21000 - Signage									
400 - Unit Address Plaques 590 Units with 2 at each	52,069	25	17	79,229	3,169	16,662	19,213	0.12%	2,620
Sub-total Unit Exteriors	27,301,504			39,984,428	1,880,271	11,608,007	#####	73.59%	1,554,228
00020 - Main Clubhouse Areas									
02000 - Concrete									
400 - Pool Deck Main Clubhouse- Ongoing Repairs	1,261	5	8	1,536	171	140	162	0.01%	141

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
00020 - Main Clubhouse Areas									
03000 - Painting: Exterior									
130 - Surface Restoration Main Clubhouse	11,307	6	3	12,177	2,029	5,654	7,727	0.08%	1,678
400 - Wrought Iron 258 Lin. Ft. Pool Perimeter Fence	2,440	4	3	2,627	657	610	1,250	0.03%	543
Sub-total [03000 - Painting: Exterior]	13,747			14,804	2,686	6,264	8,977	0.11%	2,220
03500 - Painting: Interior									
300 - Clubhouse 11,806 Sq. Ft. Clubhouse	11,860	10	7	14,097	1,410	3,558	4,862	0.06%	1,165
04000 - Structural Repairs									
200 - Wood: Siding & Trim Ongoing Prior to Paint[nr:5]	5,253	1	1	5,384	2,692	2,627	5,384	0.11%	2,225
302 - Awnings Clubhouse Pool Awning	3,837	15	12	5,160	344	767	1,049	0.01%	284
900 - Door: Hardware 16 Clubhouse- Exit Doors & Pool Pedestrian Gates	15,129	15	12	20,347	1,356	3,026	4,135	0.05%	1,121
906 - Steel Doors 4 Exterior Storage Room Metal Doors	9,245	25	18	14,420	577	2,589	3,033	0.02%	477
Sub-total [04000 - Structural Repairs]	33,465			45,311	4,969	9,008	13,601	0.19%	4,108
05000 - Roofing									
208 - Low Slope: BUR 6 Squares- Clubhouse- Vinyl	15,408	15	6	17,868	1,191	9,245	10,529	0.05%	985
460 - Pitched: Dimensional Composition Clubhouse- 44 Squares	54,760	30	21	91,974	3,066	16,428	18,710	0.12%	2,534
Sub-total [05000 - Roofing]	70,168			109,842	4,257	25,673	29,238	0.17%	3,519

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
00020 - Main Clubhouse Areas									
08000 - Rehab									
094 - General Professional Fees	47,246	20	17	71,891	3,595	7,087	9,686	0.14%	2,971
100 - General Clubhouse- Lounge: Skylights & Windows	27,414	30	1	28,099	937	26,500	28,099	0.04%	774
102 - General Clubhouse- Living Rm & Kitchen Furnishings (50%)	25,071	10	7	29,801	2,980	7,521	10,279	0.12%	2,463
112 - General Clubhouse- Card Room Misc. (50%)	7,524	10	7	8,944	894	2,257	3,085	0.04%	739
113 - General Clubhouse Card Room- Counter & Cabinets	18,103	25	22	31,165	1,247	2,172	2,969	0.05%	1,030
114 - General 6 -Exterior Store-Front Door Sets	35,408	25	21	59,471	2,379	5,665	7,259	0.09%	1,966
136 - General Clubhouse- Interior Doors	16,810	25	22	28,940	1,158	2,017	2,757	0.05%	957
138 - General Clubhouse- Entry Area- Furnishings- 50%	1,471	10	7	1,749	175	441	603	0.01%	145
140 - General Clubhouse Security System / Entry Access	40,381	10	7	48,000	4,800	12,114	16,556	0.19%	3,968
142 - General Clubhouse Audio/Video Upgrades	24,891	10	7	29,588	2,959	7,467	10,205	0.12%	2,446
144 - Clubhouse Drinking Fountain	1,358	15	12	1,826	122	272	371	0.00%	101
150 - General Lobby Admin. Office- 50%	6,788	10	7	8,069	807	2,037	2,783	0.03%	667
156 - General Clubhouse- Manager's Office 50%	3,394	10	7	4,035	403	1,018	1,392	0.02%	334
160 - General Clubhouse- Gym 50%	7,138	10	7	8,485	848	2,141	2,926	0.03%	701
180 - General Clubhouse- 2 Restrooms	77,321	30	27	150,605	5,020	7,732	10,567	0.20%	4,150
190 - General Clubhouse- Storeroom	2,263	10	7	2,690	269	679	928	0.01%	222
192 - General Clubhouse- Utility Room (50%)	1,293	10	7	1,536	154	388	530	0.01%	127
194 - General Kitchen	42,522	25	22	73,205	2,928	5,103	6,974	0.11%	2,420
344 - General 2013 Contingency	39,598	20	17	60,253	3,013	5,940	8,118	0.12%	2,490
Sub-total [08000 - Rehab]	425,993			648,351	34,687	98,552	126,086	1.36%	28,672

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
00020 - Main Clubhouse Areas									
12000 - Pool									
100 - Re-plaster 116 Lin. Ft. Clubhouse Main Pool	11,156	12	1	11,435	953	10,226	11,435	0.04%	788
102 - Re-plaster 176 Lin. Ft. Clubhouse Lap Pool	15,133	12	1	15,511	1,293	13,872	15,511	0.05%	1,068
200 - Edge: Tile, Coping, Mastic 116 Lin. Ft. Clubhouse Main Pool	5,512	24	21	9,258	386	689	942	0.02%	319
202 - Edge: Tile, Coping, Mastic 176 Lin. Ft. Clubhouse Lap Pool	8,363	24	21	14,047	585	1,045	1,429	0.02%	484
600 - Deck: Re-Surface 10,526 Sq. Ft. Main Pool Area	221,178	30	27	430,810	14,360	22,118	30,228	0.56%	11,870
700 - Equipment: Replacement 3 Main & Lap Pool Filters Only	5,091	8	1	5,219	652	4,455	5,219	0.03%	539
701 - Equipment: Replacement 3 Main & Lap Pool Pumps Only	8,146	4	1	8,350	2,087	6,110	8,350	0.08%	1,725
702 - Equipment: Replacement Main Pool Chlorinator	849	4	1	870	217	636	870	0.01%	180
703 - Equipment: Replacement Lap Pool Chemical Feeder	1,018	4	1	1,044	261	764	1,044	0.01%	216
790 - Miscellaneous On-going (Yearly) Pool Mechanical Repairs	3,820	1	0	3,820	3,820	3,820	3,916	0.15%	3,158
910 - Furniture: Chairs 16 Clubhouse	1,533	10	7	1,823	182	460	629	0.01%	151
915 - Furniture: Lounges 18 Clubhouse	12,219	10	7	14,525	1,452	3,666	5,010	0.06%	1,201
920 - Furniture: Tables 4 Clubhouse	1,348	10	7	1,603	160	404	553	0.01%	132
940 - Furniture: Misc 4 Clubhouse- Umbrellas Stands	500	10	7	594	59	150	205	0.00%	49
942 - Furniture: Misc 4 Clubhouse- Umbrellas	1,542	10	7	1,833	183	463	632	0.01%	152
950 - Furniture: Misc Re-Webbing, Powder Coat	9,787	10	2	10,282	1,028	7,829	9,028	0.04%	850
990 - Miscellaneous 2012 Misc. Safety, Caps, Water Quality, etc.	16,971	10	2	17,830	1,783	13,577	15,656	0.07%	1,474
994 - Miscellaneous Signage- Main CH	1,131	12	9	1,413	118	283	387	0.00%	97
Sub-total [12000 - Pool]	325,298			550,265	29,582	90,566	111,040	1.16%	24,452

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
00020 - Main Clubhouse Areas									
13000 - Spa									
100 - Re-Plaster Main Clubhouse	3,863	6	3	4,160	693	1,931	2,640	0.03%	573
120 - Tile Main CH Spa	1,810	24	21	3,040	127	226	309	0.00%	105
700 - Equipment Main Spa	3,168	10	4	3,497	350	1,901	2,273	0.01%	289
710 - Pumps Vari Speed Pentair Pump	2,715	6	1	2,783	464	2,263	2,783	0.02%	383
780 - Heater Main Clubhouse- Spa Heater	3,621	8	1	3,711	464	3,168	3,711	0.02%	383
Sub-total [13000 - Spa]	15,177			17,191	2,097	9,489	11,716	0.08%	1,734
14000 - Recreation									
201 - Exercise: Treadmill Matrix Commercial Series	3,625	5	2	3,808	762	2,175	2,972	0.03%	630
205 - Exercise: Treadmill Matrix Commercial Series	3,625	5	2	3,808	762	2,175	2,972	0.03%	630
212 - Exercise: Miscellaneous Equip. 2 Matrix Recumbent Bike	13,436	10	4	14,830	1,483	8,061	9,640	0.06%	1,226
218 - Miscellaneous Matrix Elliptical Machine	5,253	6	4	5,798	966	1,751	2,692	0.04%	799
222 - Exercise: Weight Machine Matrix Hoist & Press H2200	5,253	20	11	6,893	345	2,364	2,692	0.01%	285
224 - Miscellaneous Stair Climber	2,521	6	4	2,783	464	841	1,292	0.02%	383
226 - Miscellaneous Upright Cycle	1,576	6	4	1,740	290	525	808	0.01%	240
230 - Exercise: Miscellaneous Equip. Weight Bench	315	10	2	331	33	252	291	0.00%	27
860 - Television Fitness Room- LG 42" TV	666	6	5	754	126	111	228	0.00%	104
864 - Television Library- LG 32" TV	368	6	3	396	66	184	251	0.00%	55
Sub-total [14000 - Recreation]	36,638			41,142	5,296	18,439	23,839	0.21%	4,378

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
00020 - Main Clubhouse Areas									
17000 - Tennis Court									
100 - Reseal 4 Main Clubhouse	17,675	7	6	20,498	2,928	2,525	5,176	0.11%	2,420
306 - Miscellaneous 2 Tennis Court Awning & Bench	4,202	16	7	4,995	312	2,364	2,692	0.01%	258
500 - Resurface 4 Main Clubhouse	81,461	21	12	109,557	5,217	34,912	39,761	0.20%	4,312
Sub-total [17000 - Tennis Court]	103,339			135,050	8,457	39,801	47,629	0.33%	6,991
19000 - Fencing									
130 - Chain Link: 10' 770 Lin. Ft. Main Clubhouse Tennis Courts	27,878	25	3	30,021	1,201	24,533	26,289	0.05%	993
200 - Wrought Iron 258 Lin. Ft. Main Clubhouse	27,736	25	22	47,750	1,910	3,328	4,549	0.07%	1,579
340 - Wood: 6' 28 Lin. Ft. Trash & Roof Access Enclosure	883	18	15	1,278	71	147	201	0.00%	59
Sub-total [19000 - Fencing]	56,497			79,050	3,182	28,008	31,039	0.12%	2,630
20000 - Lighting									
260 - Bollard Lights 6 Clubhouse Front	5,673	20	16	8,422	421	1,135	1,454	0.02%	348
22000 - Office Equipment									
200 - Computers, Misc. Clubhouse Offices	6,788	3	1	6,958	2,319	4,526	6,958	0.09%	1,917
23000 - Mechanical Equipment									
200 - HVAC 4 Lennox Units- Clubhouse- A/C	38,468	15	4	42,461	2,831	28,210	31,544	0.11%	2,340
204 - HVAC Ducting	38,468	30	20	63,034	2,101	12,823	14,458	0.08%	1,737
210 - HVAC 4 Units Clubhouse- Heating	35,090	15	4	38,733	2,582	25,733	28,774	0.10%	2,134
600 - Water Heater Clubhouse- State Select Water Heater	1,584	10	7	1,883	188	475	649	0.01%	156
Sub-total [23000 - Mechanical Equipment]	113,610			146,111	7,702	67,240	75,424	0.30%	6,367
24000 - Furnishings									
910 - Window Coverings Clubhouse	3,756	15	12	5,051	337	751	1,027	0.01%	278
24500 - Audio / Visual									
222 - Entertainment System Assisted Listening Hearing Loop	21,012	15	1	21,538	1,436	19,612	21,538	0.06%	1,187

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00020 - Main Clubhouse Areas									
25000 - Flooring									
200 - Carpeting 298 Sq. Yds. Clubhouse	26,973	10	7	32,062	3,206	8,092	11,059	0.13%	2,650
400 - Tile 295 Sq. Ft. Kitchen	3,099	20	17	4,716	236	465	635	0.01%	195
600 - Vinyl 19 Sq. Yds. Clubhouse Restrooms	699	12	8	851	71	233	298	0.00%	59
600 - Vinyl 53 Sq. Yds. Lobby	1,448	20	17	2,203	110	217	297	0.00%	91
600 - Vinyl 6 Sq. Yds. Storage/ Janitorial Room	164	20	17	249	12	25	34	0.00%	10
604 - Vinyl 15 Sq. Yds. Storage/Security Room	410	20	1	420	21	389	420	0.00%	17
Sub-total [25000 - Flooring]	32,792			40,502	3,657	9,421	12,743	0.14%	3,023
26000 - Outdoor Equipment									
900 - Miscellaneous Outdoor Ping Pong Table	564	10	9	704	70	56	116	0.00%	58
27000 - Appliances									
200 - Refrigerator Clubhouse- GE Profile	1,681	10	7	1,998	200	504	689	0.01%	165
204 - Refrigerator Clubhouse- Frigidaire Caterer's Refrigerator	1,681	15	12	2,261	151	336	459	0.01%	125
220 - 4-Burner Stove & Oven Clubhouse- Whirlpool Stove & Oven	735	20	17	1,119	56	110	151	0.00%	46
240 - Dishwasher Clubhouse- Whirlpool Dishwasher	1,051	10	7	1,249	125	315	431	0.00%	103
740 - Microwave Oven Clubhouse	735	10	7	874	87	221	302	0.00%	72
950 - Ice Machine Clubhouse- Scotman	2,101	10	7	2,498	250	630	862	0.01%	206
998 - Miscellaneous Kitchen Aid Warming Oven	841	10	7	999	100	252	345	0.00%	83
Sub-total [27000 - Appliances]	8,825			10,998	968	2,369	3,238	0.04%	801
Sub-total Main Clubhouse Areas	1,286,462			1,896,924	113,705	434,608	530,687	4.45%	93,988
00030 - Dunbarton Clubhouse Areas									
02000 - Concrete									
404 - Pool Deck Clubhouse Pool- Ongoing Repairs	1,261	5	8	1,536	171	140	162	0.01%	141

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
00030 - Dunbarton Clubhouse Areas									
03000 - Painting: Exterior									
136 - Surface Restoration Clubhouse & Pool Fence	2,600	6	3	2,800	467	1,300	1,777	0.02%	386
03500 - Painting: Interior									
900 - Miscellaneous Clubhouse- Dunbarton All Rooms	3,549	4	1	3,638	909	2,662	3,638	0.04%	752
04000 - Structural Repairs									
900 - Door: Hardware 2 Pool Gates & Clubhouse	1,891	18	14	2,672	148	420	538	0.01%	123
05000 - Roofing									
464 - Pitched: Dimensional Composition 20 Squares- Clubhouse	23,744	30	21	39,880	1,329	7,123	8,113	0.05%	1,099
08000 - Rehab									
200 - Restrooms Clubhouse- 2 Restrooms	4,938	20	8	6,016	301	2,963	3,290	0.01%	249
220 - General Clubhouse Interior	6,094	20	14	8,610	431	1,828	2,186	0.02%	356
221 - General Cabana- Lighting Project	3,877	20	14	5,478	274	1,163	1,391	0.01%	226
224 - General Clubhouse- Kitchen	9,051	20	14	12,789	639	2,715	3,247	0.03%	529
Sub-total [08000 - Rehab]	23,960			32,893	1,645	8,669	10,114	0.06%	1,359

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
00030 - Dunbarton Clubhouse Areas									
12000 - Pool									
104 - Resurface 148 Lin. Ft. Pool	13,994	12	4	15,447	1,287	9,330	10,758	0.05%	1,064
204 - Edge: Tile, Coping, Mastic 104 Lin. Ft. Pool	6,556	24	21	11,011	459	819	1,120	0.02%	379
601 - Deck: Re-Surface 3,384 Sq. Ft. Clubhouse Pool Area	69,329	30	27	135,038	4,501	6,933	9,475	0.18%	3,721
704 - Equipment: Replacement Filtration Only (50%)	2,521	5	4	2,783	557	504	1,034	0.02%	460
730 - Heater Clubhouse Attached Equipment Rm	6,777	15	3	7,298	487	5,421	6,020	0.02%	402
731 - Heater 2017 Only[nr:1]	1,725	1	0	0	0	1,725	0	0.00%	0
954 - Furniture: Misc Re-Webbing, Powder Coat	9,787	10	2	10,282	1,028	7,829	9,028	0.04%	850
960 - Furniture: Misc Lounges, Tables & Chairs	5,485	10	0	5,485	549	5,485	562	0.02%	453
995 - Miscellaneous Signage	1,355	12	9	1,693	141	339	463	0.01%	117
Sub-total [12000 - Pool]	117,529			189,037	9,008	38,386	38,460	0.35%	7,446
13000 - Spa									
102 - Re-Plaster Spa	5,090	6	3	5,482	914	2,545	3,478	0.04%	755
121 - Tile Spa	1,355	24	21	2,276	95	169	232	0.00%	78
700 - Equipment Spa (50%)	2,820	5	0	2,820	564	2,820	578	0.02%	466
782 - Heater Clubhouse Attached Equipment Rm	3,194	8	1	3,274	409	2,795	3,274	0.02%	338
Sub-total [13000 - Spa]	12,459			13,852	1,982	8,329	7,562	0.08%	1,638
14000 - Recreation									
148 - Sauna: Heaters Clubhouse	4,234	15	13	5,837	389	565	868	0.02%	322
150 - Sauna: Wood Kit Clubhouse	11,294	25	13	15,569	623	5,421	6,020	0.02%	515
Sub-total [14000 - Recreation]	15,528			21,406	1,012	5,986	6,888	0.04%	836
19000 - Fencing									
202 - Wrought Iron 146 Lin. Ft. Pool Perimeter	13,805	25	22	23,767	951	1,657	2,264	0.04%	786

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
00030 - Dunbarton Clubhouse Areas									
23000 - Mechanical Equipment									
300 - HVAC Trane Central Furnace- Dunbarton	7,880	15	6	9,138	609	4,728	5,384	0.02%	504
604 - Water Heater Clubhouse Kitchen Closet	1,576	12	3	1,697	141	1,182	1,346	0.01%	117
Sub-total [23000 - Mechanical Equipment]	9,456			10,835	751	5,910	6,731	0.03%	620
24000 - Furnishings									
400 - Miscellaneous Clubhouse	5,043	10	5	5,706	571	2,522	3,101	0.02%	472
24600 - Safety / Access									
520 - Card Readers 3 Gates & Clubhouse	4,728	10	7	5,620	562	1,418	1,938	0.02%	465
25000 - Flooring									
220 - Carpeting 60 Sq. Yds. Clubhouse	1,697	10	4	1,873	187	1,018	1,218	0.01%	155
27000 - Appliances									
202 - Refrigerator Clubhouse	1,024	10	7	1,218	122	307	420	0.00%	101
221 - 4-Burner Stove & Oven Clubhouse- GE Electric Profile Model	2,711	20	14	3,830	192	813	972	0.01%	158
241 - Dishwasher Clubhouse	1,358	10	4	1,499	150	815	974	0.01%	124
742 - Microwave Oven Clubhouse	849	15	9	1,060	71	339	406	0.00%	58
Sub-total [27000 - Appliances]	5,941			7,606	534	2,275	2,772	0.02%	441
Sub-total Dunbarton Clubhouse Areas	243,191			363,121	20,226	87,814	95,275	0.79%	16,719
00040 - Elmhurst Cabana Areas									
02000 - Concrete									
408 - Pool Deck Cabana- Ongoing Repairs	1,261	5	8	1,536	171	140	162	0.01%	141
03000 - Painting: Exterior									
138 - Surface Restoration Cabana & Pool Fence	2,490	6	3	2,681	447	1,245	1,701	0.02%	369
03500 - Painting: Interior									
920 - Miscellaneous All Rooms	3,394	10	7	4,034	403	1,018	1,391	0.02%	333

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
00040 - Elmhurst Cabana Areas									
05000 - Roofing									
462 - Pitched: Dimensional Composition 11 Squares- Elmhurst Cabana	13,059	30	21	21,934	731	3,918	4,462	0.03%	604
08000 - Rehab									
230 - General Restrooms	42,992	20	4	47,455	2,373	34,393	37,456	0.09%	1,961
234 - General Elmhurst- Gardeners Rstrm & Entry	13,574	20	1	13,913	696	12,895	13,913	0.03%	575
Sub-total [08000 - Rehab]	56,566			61,368	3,068	47,289	51,370	0.12%	2,536
12000 - Pool									
106 - Re-plaster 159 Lin. Ft. Elmhurst Pool	15,034	12	1	15,410	1,284	13,782	15,410	0.05%	1,062
206 - Edge: Tile, Coping, Mastic 159 Lin. Ft. Elmhurst Pool	10,858	24	21	18,237	760	1,357	1,855	0.03%	628
602 - Deck: Re-Surface 2,900 Sq. Ft. Elmhurst Pool Area	60,936	30	27	118,692	3,956	6,094	8,328	0.15%	3,270
712 - Equipment: Replacement Elmhurst Pool Filter Only	1,666	8	7	1,980	247	208	427	0.01%	205
714 - Equipment: Replacement Elmhurst Pool Pump Only (50%)	1,358	6	1	1,392	232	1,132	1,392	0.01%	192
716 - Equipment: Replacement Elmhurst Pool Chlorinator Only	562	4	1	576	144	422	576	0.01%	119
958 - Furniture: Misc Re-Webbing, Powder Coat	9,787	10	2	10,282	1,028	7,829	9,028	0.04%	850
960 - Furniture: Misc Lounges, Tables & Chairs	5,485	1	0	5,485	5,485	5,485	5,622	0.21%	4,534
996 - Miscellaneous Signage- Elmhurst	1,129	12	6	1,310	109	565	675	0.00%	90
Sub-total [12000 - Pool]	106,816			173,364	13,246	36,873	43,314	0.52%	10,949
17000 - Tennis Court									
106 - Reseal 2 Elmhurst	11,650	7	0	11,650	1,664	11,650	1,706	0.07%	1,376
310 - Miscellaneous Tennis Court Awning & Bench	2,101	16	7	2,498	156	1,182	1,346	0.01%	129
504 - Resurface 2 Elmhurst	47,520	21	7	56,486	2,690	31,680	34,791	0.11%	2,223
Sub-total [17000 - Tennis Court]	61,271			70,634	4,510	44,512	37,843	0.18%	3,728

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
00040 - Elmhurst Cabana Areas									
19000 - Fencing									
134 - Chain Link: 10' 476 Lin. Ft. Elmhurst Tennis Courts	17,003	25	2	17,864	715	15,643	16,731	0.03%	591
204 - Wrought Iron 260 Lin. Ft. Elmhurst Pool	27,043	25	22	46,557	1,862	3,245	4,435	0.07%	1,539
Sub-total [19000 - Fencing]	44,046			64,421	2,577	18,888	21,166	0.10%	2,130
23000 - Mechanical Equipment									
606 - Water Heater Elmhurst CH- 50 US Gallon	1,576	10	7	1,873	187	473	646	0.01%	155
24600 - Safety / Access									
524 - Card Readers 2 Gates & Clubhouse	3,152	10	7	3,747	375	946	1,292	0.01%	310
Sub-total Elmhurst Cabana Areas	293,630			405,592	25,716	155,301	163,348	1.01%	21,257
00045 - Commons Tennis Ct Area									
04000 - Structural Repairs									
302 - Awnings Tennis Court Awning & Bench	2,101	16	7	2,498	156	1,182	1,346	0.01%	129
17000 - Tennis Court									
104 - Reseal 2 Commons	9,926	7	6	11,511	1,644	1,418	2,907	0.06%	1,359
502 - Resurface 2 Commons	47,520	21	6	55,108	2,624	33,943	37,111	0.10%	2,169
Sub-total [17000 - Tennis Court]	57,446			66,620	4,269	35,361	40,018	0.17%	3,528
19000 - Fencing									
132 - Chain Link: 10' 470 Lin. Ft. Commons Tennis Courts	16,789	25	6	19,470	779	12,760	13,767	0.03%	644
Sub-total Commons Tennis Ct Area	76,336			88,587	5,204	49,302	55,131	0.20%	4,301

Nepenthe Association (General Reserve)
 Reserve Fund Balance Forecast Component Method
 2017 Update
 Prepared for the 2018 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
00050 - Grounds									
01000 - Paving									
100 - Asphalt: Sealing 70,541 Sq. Ft. Zone 1- 1 Coat	5,784	5	4	6,385	1,277	1,157	2,371	0.05%	1,055
114 - Asphalt: Sealing 60,092 Sq. Ft. Zone 2- 2 Coats	11,364	5	2	11,939	2,388	6,818	9,319	0.09%	1,974
124 - Asphalt: Sealing 113,674 Sq. Ft. Zone 3, 4- 2 Coats	21,497	5	2	22,585	4,517	12,898	17,628	0.18%	3,734
142 - Asphalt: Sealing 109,237 Sq. Ft. Zone 5, 6- 2 Coats	20,658	5	3	22,246	4,449	8,263	12,705	0.17%	3,678
152 - Asphalt: Sealing 32,877 Sq. Ft. Zone 7- 2 Coats	6,217	5	3	6,696	1,339	2,487	3,824	0.05%	1,107
200 - Asphalt: Ongoing Repairs 70,541 Sq. Ft. Zone 1 (5%)	14,822	5	2	15,573	3,115	8,893	12,154	0.12%	2,574
210 - Asphalt: Ongoing Repairs 60,092 Sq. Ft. Zone 2 (5%)	12,627	5	2	13,266	2,653	7,576	10,354	0.10%	2,193
220 - Asphalt: Ongoing Repairs 113,674 Sq. Ft. Zone 3, 4 (5%)	23,886	5	3	25,722	5,144	9,554	14,690	0.20%	4,252
240 - Asphalt: Ongoing Repairs 109,237 Sq. Ft. Zone 5, 6 (5%)	22,953	5	3	24,718	4,944	9,181	14,116	0.19%	4,086
250 - Asphalt: Ongoing Repairs 32,877 Sq. Ft. Zone 7 (5%)	6,908	5	3	7,439	1,488	2,763	4,249	0.06%	1,230
300 - Asphalt: Mill & Inlay 70,541 Sq. Ft. Zone 1 / W/ CH Driveway & Pkng	259,392	15	5	293,479	19,565	172,928	194,977	0.77%	16,173
310 - Asphalt: Overlay 60,092 Sq. Ft. Zone 2	157,835	15	10	202,043	13,470	52,612	64,713	0.53%	11,134
320 - Asphalt: Overlay 113,674 Sq. Ft. Zone 3, 4	298,572	15	10	382,197	25,480	99,524	122,414	1.00%	21,062
340 - Asphalt: Overlay 109,237 Sq. Ft. Zone 5, 6	286,918	15	10	367,279	24,485	95,639	117,636	0.96%	20,239
350 - Asphalt: Overlay 32,877 Sq. Ft. Zone 7- Continued University	120,895	15	5	136,781	9,119	80,597	90,873	0.36%	7,538
Sub-total [01000 - Paving]	1,270,330			1,538,350	123,433	570,892	692,022	4.83%	102,029

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
00050 - Grounds									
02000 - Concrete									
200 - Sidewalks, Curbs & Gutters 59,816 Sq. Ft. Public Streets- On-going (0.8%)	9,552	1	1	9,791	4,896	4,776	9,791	0.19%	4,047
201 - Sidewalks, Curbs & Gutters 2017 Only[nr:1]	7,662	1	0	0	0	7,662	0	0.00%	0
220 - Walkways Common Area Interior Walkways- On-going	38,420	1	0	38,420	38,420	38,420	39,381	1.50%	31,758
302 - Driveways 51,477 Sq. Ft. Garage and Alley Aprons (2%)	12,980	1	1	13,304	6,652	6,490	13,304	0.26%	5,499
303 - Driveways 2017 Only[nr:1] Sub-total [02000 - Concrete]	4,360	1	0	0	0	4,360	0	0.00%	0
	72,974			61,516	49,968	61,708	62,476	1.96%	41,303
04000 - Structural Repairs									
550 - Bridge Maintenance Zone 1 Common Area	1,797	22	19	2,872	131	245	335	0.01%	108

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
00050 - Grounds									
18000 - Landscaping									
100 - Irrigation: Misc. Misc. Irrigation Repairs	20,287	1	1	20,794	10,397	10,143	20,794	0.41%	8,594
101 - Irrigation: Misc. 2017 Only[nr:1]	26,113	1	0	0	0	26,113	0	0.00%	0
106 - Irrigation: Misc. Automation	525,312	15	11	689,255	45,950	140,083	179,482	1.80%	37,982
110 - Irrigation: Misc. Water Conservation	16,397	1	1	16,807	8,403	8,198	16,807	0.33%	6,946
111 - Irrigation: Misc. Water Conservation (2017 Only)[nr:1]	20,745	1	0	0	0	20,745	0	0.00%	0
114 - Irrigation: Misc. Distribution Upgrade[se:3]	578,187	25	1	607,581	24,303	531,932	568,936	0.95%	20,089
115 - Irrigation: Misc. Distribution Upgrade (2017 Only)[nr:1]	139,313	1	0	0	0	139,313	0	0.00%	0
120 - Shrubs Shrubs	50,829	1	1	52,100	26,050	25,415	52,100	1.02%	21,533
121 - Shrubs Shrubs (2017 Only)[nr:1]	113,078	1	0	0	0	113,078	0	0.00%	0
130 - Irrigation: Misc. Shrubs Contingency	6,094	1	1	6,246	3,123	3,047	6,246	0.12%	2,581
140 - Miscellaneous Ground Cover / Turf Conversion	2,033	1	3	2,189	547	508	695	0.02%	452
144 - Miscellaneous Ground Cover / Turf Conversion 4 Y. Project[nr:3]	10,506	1	1	10,769	5,384	5,253	10,769	0.21%	4,451
145 - Miscellaneous Ground Cover / Turf Conversion (2017 Only)[nr:1]	30,170	1	0	0	0	30,170	0	0.00%	0
150 - Irrigation: Misc. Turf & Re-seed	74,868	1	1	76,739	38,370	37,434	76,739	1.50%	31,716
151 - Irrigation: Misc. 2017 Only[nr:1]	11,125	1	0	0	0	11,125	0	0.00%	0
160 - Tree Maintenance 20 Removals	37,822	1	1	38,768	19,384	18,911	38,768	0.76%	16,023
161 - Tree Maintenance Removals (2017 Only)[nr:1]	45,234	1	0	0	0	45,234	0	0.00%	0
164 - Tree Maintenance Remediation	37,691	1	1	38,633	19,317	18,846	38,633	0.76%	15,967
165 - Tree Maintenance Remediation (2017 Only)[nr:1]	3,322	1	0	0	0	3,322	0	0.00%	0
170 - Tree Maintenance Replace	4,647	1	1	4,763	2,382	2,323	4,763	0.09%	1,969
171 - Tree Maintenance Replace (2017 Only)[nr:1]	1,055	1	0	0	0	1,055	0	0.00%	0

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
00050 - Grounds									
18000 - Landscaping									
174 - Tree Maintenance Contingency	12,923	1	1	13,246	6,623	6,461	13,246	0.26%	5,474
175 - Tree Maintenance Contingency (2017 Only)[nr:1]	24,505	1	0	0	0	24,505	0	0.00%	0
180 - Tree Maintenance Trimming	71,264	1	1	73,045	36,523	35,632	73,045	1.43%	30,190
181 - Tree Maintenance Trimming (2017 Only)[nr:1]	97,950	1	0	0	0	97,950	0	0.00%	0
Sub-total [18000 - Landscaping]	1,961,470			1,650,937	246,756	1,356,797	1,101,023	9.66%	203,968
19000 - Fencing									
140 - Miscellaneous Storage Lot Fence	13,574	25	19	21,700	868	3,258	3,896	0.03%	717
20000 - Lighting									
100 - Exterior: Misc. Fixtures 400 Fixtures Approx. Total- Conversion to LED[se:3]	157,594	20	1	165,606	8,280	141,834	153,457	0.32%	6,844
110 - Exterior: Misc. Fixtures 400 Fixtures Approx. Ongoing Maintenance	10,506	1	1	10,904	5,452	5,253	10,769	0.21%	4,506
111 - Exterior: Misc. Fixtures Fixtures (2017 Only)[nr:1]	4,469	1	0	0	0	4,469	0	0.00%	0
Sub-total [20000 - Lighting]	172,569			176,509	13,732	151,556	164,226	0.54%	11,351
21000 - Signage									
200 - Street Signs Alley Signage	11,315	15	7	13,450	897	6,035	6,959	0.04%	741
204 - Monument Alley Wood Entrance Signage	5,253	5	1	5,384	1,077	4,203	5,384	0.04%	890
712 - Lollipop 34 Speed Limit Signage Inserts	3,751	15	7	4,458	297	2,000	2,307	0.01%	246
Sub-total [21000 - Signage]	20,319			23,293	2,271	12,238	14,650	0.09%	1,877
26000 - Outdoor Equipment									
320 - Benches 2 Per Year- New Installation (16 Total)[nr:7]	8,405	1	1	8,615	4,308	4,203	8,615	0.17%	3,561
321 - Benches Per Year- New Installation (16 Total)[nr:1]	2,703	1	0	0	0	2,703	0	0.00%	0
Sub-total [26000 - Outdoor Equipment]	11,108			8,615	4,308	6,906	8,615	0.17%	3,561

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
00050 - Grounds									
30000 - Miscellaneous									
991 - Utilities Underground (0217 Only)[nr:1]	11,000	1	0	0	0	11,000	0	0.00%	0
992 - Utilities Underground	29,291	1	1	30,024	15,012	14,646	30,024	0.59%	12,409
993 - Utilities Storm Drains Connection Cleaning	20,687	10	1	21,204	2,120	18,618	21,204	0.08%	1,753
994 - Utilities 590 Water Meter Installation[nr:1/se:2]	61,987	50	1	64,331	1,287	60,127	62,901	0.05%	1,064
995 - Utilities 2017 Only[nr:1]	1,925	1	0	0	0	1,925	0	0.00%	0
Sub-total [30000 - Miscellaneous]	124,890			115,558	18,419	106,316	114,129	0.72%	15,225
Sub-total Grounds	3,649,031			3,599,350	459,885	2,269,916	2,161,371	18.00%	380,140
00055 - Private Streets									
01000 - Paving									
100 - Asphalt: Sealing 64,975 Sq. Ft. Elmhurst- 1 Coat[nr:1]	8,192	3	2	8,606	2,869	2,731	5,598	0.11%	2,371
104 - Asphalt: Sealing 64,975 Sq. Ft. Elmhurst- 2 Coats	12,288	5	6	14,250	2,036	1,755	2,099	0.08%	1,683
120 - Asphalt: Sealing 71,000 Sq. Ft. Dunbarton- 1 Coat[nr:1]	8,951	3	2	9,404	3,135	2,984	6,117	0.12%	2,591
124 - Asphalt: Sealing 71,000 Sq. Ft. Dunbarton- 2 Coats	13,427	5	6	15,571	2,224	1,918	2,294	0.09%	1,839
190 - Asphalt: Ongoing Repairs All Private Streets[nr:1]	2,800	1	0	0	0	2,800	0	0.00%	0
200 - Asphalt: Ongoing Repairs 64,975 Elmhurst Ongoing (5%)	14,336	5	6	16,625	2,375	2,048	2,449	0.09%	1,963
202 - Asphalt: Ongoing Repairs 71,000 Dunbarton Ongoing (5%)	15,665	5	6	18,166	2,595	2,238	2,676	0.10%	2,145
310 - Asphalt: Overlay 64,975 Sq. Ft. Elmhurst Circle- 2010 Last Done	153,595	15	9	191,819	12,788	61,438	73,470	0.50%	10,570
320 - Asphalt: Overlay 71,000 Sq. Ft. Dunbarton Circle	167,837	15	9	209,606	13,974	67,135	80,282	0.55%	11,551
Sub-total [01000 - Paving]	397,090			484,048	41,996	145,046	174,984	1.64%	34,713
30000 - Miscellaneous									
990 - Utilities Neighborhood Clean-up	1,536	1	0	1,536	1,536	1,536	1,574	0.06%	1,270
Sub-total Private Streets	398,626			485,584	43,532	146,582	176,558	1.70%	35,983

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
00060 - Administrative									
31000 - Reserve Study									
100 - 3 Year Update with Site Visit On-going	6,000	3	1	6,150	2,050	4,000	6,150	0.08%	1,695
500 - Annual Update Yearly consulting	600	1	0	600	600	600	615	0.02%	496
Sub-total [31000 - Reserve Study]	6,600			6,750	2,650	4,600	6,765	0.10%	2,190
32000 - Undesignated									
100 - Miscellaneous Reserve Items	7,354	1	1	7,538	3,769	3,677	7,538	0.15%	3,115
101 - Miscellaneous Reserve Items (2017 Only)[nr:1]	10,511	1	0	0	0	10,511	0	0.00%	0
Sub-total [32000 - Undesignated]	17,865			7,538	3,769	14,188	7,538	0.15%	3,115
Sub-total Administrative	24,465			14,288	6,419	18,788	14,303	0.25%	5,306
Totals	33,273,246			46,837,875	2,554,957	14,770,319	15,707,085	100.00%	2,111,922
						[A]	[B]		
						[EndBal]	[EndBal]		
						[A]	[B]		
Percent Funded						43.37%	46.81%		

00010 - Unit Exteriors

03000 - Painting: Exterior

120 - Surface Restoration	Useful Life 6	Remaining Life 4	Treatment [se:2]
171 Homes- Phase 1 of 3	Quantity 171	Unit of Measure	Unit
	Cost /Ut \$1,996		
	% Included 100.00%	Total Cost/Study	\$341,348
Summary	Replacement Year 2021	Future Cost	\$381,494

This is to paint the building exterior with a 100% premium acrylic product. The remaining life has been reset to full plus 1 year in 2015 because this phase was partially painted and paid for in 2014. This line item is for the start of the next 1st phase in 2021. The next item has the 2015 paint cost included.

This is to start the two cycle (revised to 3 cycles in 2014 by client) major paint project, approximately six years after the major siding and paint project concluded for this phase. BRG worded with 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 James E. Williams & Sons (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.

The reserve study is taking the conservative approach as the product warranty is for ten years. Williams anticipates the association may obtain eight years from this paint, however the study is using a six year life.

There are several factors driving the 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, 15 the cycle was adjusted from 295 homes (50%) to 171 homes.

Historical Note

The 2008 study had an average per unit cost of \$1,899 per home, (which inflated at 3% to \$1,956 per home in 2009.) In June 2009, DP Consulting recommends an average unit cost of approximately \$1,694.92 per home giving the total project a cost of approximately \$1,000,000 for paint only on all paintable surfaces at the 590 homes.

GL N23001

122 - Surface Restoration	Useful Life 6	Remaining Life 5	Treatment [se:2]
217 Homes- Phase 2 of 3	Quantity 217	Unit of Measure	Unit
	Cost /Ut \$1,944		
	% Included 100.00%	Total Cost/Study	\$421,773
Summary	Replacement Year 2022	Future Cost	\$483,163

See previous item for information related to this phase.

2016- \$346,200 was expended.

2015- The pricing for this phase was pending as the study went to press.

GL N23001

00010 - Unit Exteriors

03000 - Painting: Exterior

126 - Surface Restoration	Useful Life 6	Remaining Life 0	
202 Homes- Phase 3 of 3	Quantity 202	Unit of Measure	Unit
	Cost /Ut \$1,550		
	% Included 100.00%	Total Cost/Study	\$313,100
Summary	Replacement Year 2017	Future Cost	\$313,100

See previous items for information related to this phase.

2017- \$313,100 was expended per paint contract with Progressive Painting.
 2016- \$346,200 was expended.
 2015- Waiting on current costing as the study went to press.

GL N23001

190 - Miscellaneous	Useful Life 12	Remaining Life 4	
Construction Management: Color Consultant Only	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	\$3,479

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 twelve years (before the next cycle is completed,) or every other paint cycle thereafter.

GL N23001

198 - Supervision	Useful Life 6	Remaining Life 3	
Construction Mgmt- Pre-Cycle Eval.	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$4,202		
	% Included 100.00%	Total Cost/Study	\$4,202
Summary	Replacement Year 2020	Future Cost	\$4,526

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.

2015- The cycle was amended to match the existing paint schedule.

GL N23001

00010 - Unit Exteriors

03000 - Painting: Exterior

200 - Supervision	Useful Life 6	Remaining Life 4	
171 CM- Future Painting, Siding- PH 1	Quantity 171	Unit of Measure Unit	
	Cost /Ut \$389		
	% Included 100.00%	Total Cost/Study \$66,473	
Summary	Replacement Year 2021	Future Cost \$73,374	

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

Calculation is \$1,800/Unit (Siding) + \$1,900/Unit (Painting) = \$3,700 Per Unit
 10% = \$370 per unit to be carried forward as of 2015

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.

Historical Note

The association will utilize a consultant to ensure the paint cycle is appropriate. November 2010, this item was reduced by \$5,000 and the funds were moved to a new "consultant" line item one year earlier so the association can have an independent consultant evaluate the condition of the paint in the year before the paint cycles begin. This line item was new in the 2009 study, but as 5%.

GL N23270

208 - Supervision	Useful Life 6	Remaining Life 5	
217 CM- Future Painting, Siding- PH 2	Quantity 217	Unit of Measure Lump Sum	
	Cost /LS \$389		
	% Included 100.00%	Total Cost/Study \$84,355	
Summary	Replacement Year 2022	Future Cost \$95,440	

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

GL N23270

210 - Supervision	Useful Life 6	Remaining Life 6	
202 CM- Future Painting, Siding- PH 3	Quantity 202	Unit of Measure Unit	
	Cost /Ut \$389		
	% Included 100.00%	Total Cost/Study \$78,524	
Summary	Replacement Year 2023	Future Cost \$91,063	

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 \$26,266		
	% Included 100.00%	Total Cost/Study \$26,266	
Summary	Replacement Year 2018	Future Cost \$26,922	

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

GL N23001

00010 - Unit Exteriors

03000 - Painting: Exterior

920 - Power Washing	Useful Life 12	Remaining Life 4	
171 Unit Brickwork (sealing added)	Quantity 171	Unit of Measure	Lump Sum
	Cost /LS \$126		
	% Included 100.00%	Total Cost/Study	\$21,559
Summary	Replacement Year 2021	Future Cost	\$23,797

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. See next 2 items.

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 12	Remaining Life 5	
217 Unit Brickwork (sealing added)	Quantity 217	Unit of Measure	Lump Sum
	Cost /LS \$126		
	% Included 100.00%	Total Cost/Study	\$27,358
Summary	Replacement Year 2022	Future Cost	\$30,953

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

GL N23270

926 - Power Washing	Useful Life 12	Remaining Life 6	
202 Unit Brickwork (sealing added)	Quantity 202	Unit of Measure	Lump Sum
	Cost /LS \$102		
	% Included 100.00%	Total Cost/Study	\$20,569
Summary	Replacement Year 2023	Future Cost	\$23,854

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- Long Term	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$115,569		
	% Included 100.00%	Total Cost/Study	\$115,569
Summary	Replacement Year 2018	Future Cost	\$118,458

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.

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]
2017 Only	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$17,679	
	% Included	100.00%	Total Cost/Study \$17,679
Summary	Replacement Year	2017	Future Cost \$17,679

This is for the \$17,679 expended for pest repair work in conjunction with home owners changes.

GL N23270

210 - Wood: Siding & Trim	Useful Life 30	Remaining Life 22	
171 2008 Siding Project	Quantity 171	Unit of Measure	Unit
	Cost /Ut	\$7,880	
	% Included	100.00%	Total Cost/Study \$1,347,426
Summary	Replacement Year	2039	Future Cost \$2,319,691

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.

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 23	
217 2009 Siding Project	Quantity 217	Unit of Measure	Unit
	Cost /Ut	\$7,880	
	% Included	100.00%	Total Cost/Study \$1,709,892
Summary	Replacement Year	2040	Future Cost \$3,017,294

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.

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 24	
202 2010 Siding Project	Quantity 202	Unit of Measure Lump Sum	
	Cost /LS \$7,880		
	% Included 100.00%	Total Cost/Study \$1,591,697	
Summary	Replacement Year 2041	Future Cost \$2,878,943	

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.

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 6	Remaining Life 4	
171 Homes- Ongoing Siding Project w Paint 1	Quantity 171	Unit of Measure Unit	
	Cost /Ut \$2,357		
	% Included 100.00%	Total Cost/Study \$403,132	
Summary	Replacement Year 2021	Future Cost \$444,983	

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.

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.

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 d

In 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

00010 - Unit Exteriors

04000 - Structural Repairs

230 - Wood: Siding & Trim	Useful Life 6	Remaining Life 5	
217 Homes- Ongoing Siding Project w Paint 2	Quantity 217	Unit of Measure Unit	
	Cost /Ut \$1,467		
	% Included 100.00%	Total Cost/Study \$318,231	
Summary	Replacement Year 2022	Future Cost \$360,049	

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.

This costing was developed with Williams in 2012 & 2015 and is slightly less than previously planned for in 2008-10. In 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.

2016- \$310,469 was expended.

GL N23270

232 - Wood: Siding & Trim	Useful Life 6	Remaining Life 6	
202 Homes- Ongoing Siding Project w Paint 3	Quantity 202	Unit of Measure Unit	
	Cost /Ut \$2,357		
	% Included 100.00%	Total Cost/Study \$476,215	
Summary	Replacement Year 2023	Future Cost \$552,263	

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.

This costing was developed with Williams in 2012 & 2015 and is slightly less than previously planned for in 2008-10. In 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.

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

233 - Wood: Siding & Trim	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Homes- Ongoing Siding Project w Paint 3	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$330,368		
	% Included 100.00%	Total Cost/Study \$330,368	
Summary	Replacement Year 2017	Future Cost \$330,368	

This is for the \$330,368 expended through the end of July. There may be additional changes per client.

GL N23270

00010 - Unit Exteriors

04000 - Structural Repairs

290 - Miscellaneous	Useful Life 30	Remaining Life 22	
Construction Management On-going	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$65,625		
	% Included 100.00%	Total Cost/Study	\$65,625
Summary	Replacement Year 2039	Future Cost	\$112,979

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 23	
Construction Management On-going	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$73,104		
	% Included 100.00%	Total Cost/Study	\$73,104
Summary	Replacement Year 2040	Future Cost	\$129,000

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 24	
Construction Management On-going	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$30,909		
	% Included 100.00%	Total Cost/Study	\$30,909
Summary	Replacement Year 2041	Future Cost	\$55,906

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

2016- Life extended to match major siding work.

GL N23270

DRAFT B

Reserve Study Transmittal Letter

Date: September 15, 2017
To: Bettsi Ledesma, First Service Residential (Sacramento)
From: Browning Reserve Group (BRG)

Re: Nepenthe Association (General Reserve); Update w/o Site Visit Review

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

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

This is found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* **\$2,102,739** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **\$297.00 /Lot/month @ 590.** For any other funding related issues, if any, see *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."*

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

This is found for the 30-year term of the study in *Section IV, "30 Year Reserve Funding Plan, Including Fully Funded Balance and % Funded."* For the year for which the study was prepared, 2018, the Association is **48.4%** 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, (2017) the current fiscal year is dealt with in the study.

Thank you for the opportunity to work with the Nepenthe Association (General Reserve) on this study.



RESERVE STUDY

Update w/o Site Visit Review

Nepenthe Association (General Reserve)

2017 Update- 2

Published - September 15, 2017

Prepared for the 2018 Fiscal Year

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Nepenthe Association (General Reserve)

2017 Update- 2

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Nepenthe Association (General Reserve)

2017 Update- 2

Member Distribution Materials

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

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

Nepenthe Association (General Reserve)

2017 Update- 2

Published - September 15, 2017

Prepared for the 2018 Fiscal Year

Reserve Study Summary

A Reserve Study was conducted of Nepenthe Association (General Reserve) (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 (General Reserve) is a Planned Development with a total of 590 Lots.

Summary of Reserves

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

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

- 1. The Expenditure Forecast of the following Reserve Study identifies the major components which the Association is obligated to repair, replace, restore or maintain, as determined in accordance with the criteria specified above, and specifies for each such component:**
 - a. Its current estimated replacement cost;**
 - b. Its estimated useful life; and**
 - c. Its estimated remaining useful life.**
- 2. It is estimated that the total cash reserves necessary to repair, replace, restore or maintain such major components (in the aggregate) during and at the end of their first remaining useful life is \$15,267,799.**
 - **[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, 2018 is estimated to be \$7,383,204, constituting 48.4% 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 \$2,102,739 [*\$297.00 per Lot per month (average)*] for the fiscal year ending December 31, 2018 (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 48.4% funded. The following scale can be used as a measure to determine the Association's financial picture whereas the lower the percentage, the higher the likelihood of the Association requiring a special assessment, or other large increases to the reserve contribution in the future.



Methodology

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

Funding Goals

The funding goal employed for Nepenthe Association (General Reserve) is

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

Limitations

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

Statutory Disclosures

Compliance

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

Open Meeting

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

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

Supplemental Disclosures

General:

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

Personnel Credentials:

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

Completeness:

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

Reliance on Client Data:

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

Scope:

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

Reserve Balance:

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

Reserve Projects:

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

Component Quantities:

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



Browning Reserve Group

See Section VI-b for Excluded Components

Reserve Component	Current		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Replacement Cost	Life Useful /															
00010 - Unit Exteriors																	
03000 - Painting: Exterior																	
120 - Surface Restoration 171 Homes- Phase 1 of 3[se:2]	341,348	8 6							197,930	202,878							241,158
122 - Surface Restoration 217 Homes- Phase 2 of 3[se:2]	421,773	8 7								250,678	256,945						
126 - Surface Restoration 202 Homes- Phase 3 of 3	313,100	8 0	313,100								381,482						
190 - Miscellaneous Construction Management: Color Consultant Only	3,152	16 6							3,655								
198 - Supervision Construction Mgmt- Pre-Cycle Eval.	4,202	8 5						4,755								5,793	
200 - Supervision 171 CM- Future Painting, Siding- PH 1	66,473	8 6							77,088								93,925
208 - Supervision 217 CM- Future Painting, Siding- PH 2	84,355	8 7								100,271							
210 - Supervision 202 CM- Future Painting, Siding- PH 3	78,524	8 8									95,674						
350 - Touch-Up On-going	26,266	1 1		26,922	27,595	28,285	28,992	29,717	30,460	31,222	32,002	32,802	33,622	34,463	35,324	36,207	37,113
920 - Power Washing 171 Unit Brickwork (sealing added)	21,559	16 6							25,002								
924 - Power Washing 217 Unit Brickwork (sealing added)	27,358	14 7								32,520							
926 - Power Washing 202 Unit Brickwork (sealing added)	20,569	14 8									25,061						
Total 03000 - Painting: Exterior	1,408,679		313,100	26,922	27,595	28,285	28,992	34,472	334,135	617,569	791,164	32,802	33,622	34,463	35,324	42,001	372,195
04000 - Structural Repairs																	
204 - Wood: Siding & Trim On-going Repairs- Long Term	115,569	1 1		118,458	121,419	124,455	127,566	130,755	134,024	137,375	140,809	144,330	147,938	151,636	155,427	159,313	163,296
205 - Wood: Siding & Trim 2017 Only[nr: 1]	17,679	1 0	17,679														
210 - Wood: Siding & Trim 171 2008 Siding Project	1,347,426	30 22															
212 - Wood: Siding & Trim 217 2009 Siding Project	1,709,892	30 23															
214 - Wood: Siding & Trim 202 2010 Siding Project	1,591,697	30 24															
220 - Wood: Siding & Trim 171 Homes- Ongoing Siding Project w Paint 1	403,132	8 6							467,510								569,616
230 - Wood: Siding & Trim 217 Homes- Ongoing Siding Project w Paint 2	318,231	8 7								378,276							

See Section VI-b for Excluded Components

Reserve Component	Current	Life	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Replacement Cost	Useful / Remaining															
232 - Wood: Siding & Trim 202 Homes- Ongoing Siding Project w Paint 3	476,215	8 8									580,222						
233 - Wood: Siding & Trim Homes- Ongoing Siding Project w Paint 3[nr:1]	330,368	1 0	330,368														
290 - Miscellaneous Construction Management On-going	65,625	30 22															
291 - Miscellaneous Construction Management On-going	73,104	30 23															
292 - Miscellaneous Construction Management On-going	30,909	30 24															
Total 04000 - Structural Repairs	6,479,848		348,047	118,458	121,419	124,455	127,566	130,755	601,534	515,651	721,031	144,330	147,938	151,636	155,427	159,313	732,911
05000 - Roofing																	
200 - Low Slope: BUR 32 Squares- Small Flats- Done 2009	40,344	15 7								47,956							
206 - Low Slope: BUR 8 Squares- Small Flats- Done 2006	10,086	15 4				11,133											
212 - Low Slope: BUR 80 Squares- Large Flats- 2009	100,860	15 7								119,891							
216 - Low Slope: BUR 4 Squares- Small Flats- Done 2009	5,043	15 7								5,995							
220 - Low Slope: BUR 8 Squares- Small Flats- Done 2008	10,086	15 6							11,697								
400 - Pitched: Dimensional Composition 3,257 Squares- 2000 -- 2003 Roofing: 199 Homes[se:4]	5,132,828	30 11												1,683,679	1,725,771	1,768,915	1,813,138
420 - Pitched: Dimensional Composition 2004 Roofing Project	2,125,531	30 15															
440 - Pitched: Dimensional Composition 1,853 Squares- 2005 Roofing Project[se:2]	2,920,212	30 16															
444 - Pitched: Dimensional Composition 2,098 Squares- 2006 Roofing Project[se:2]	3,306,317	30 18															
466 - Pitched: Dimensional Composition 2007 Roofing Project[se:2]	2,600,297	30 20															
690 - Gutters / Downspouts 2004	126,075	30 17															
692 - Gutters / Downspouts 2005	131,328	30 18															
694 - Gutters / Downspouts 2006	157,594	30 19															
696 - Gutters / Downspouts 2007	136,581	30 20															
701 - Gutters / Downspouts 1,484 Lin. Ft. 2008	24,946	30 21															
702 - Gutters / Downspouts 994 Lin. Ft. 2009	16,709	30 22															
703 - Gutters / Downspouts 10,741 Lin. Ft. 2010	180,556	30 23															
810 - Pitched: Dimensional Composition 2003 Roofing Project: Beams, Crts/Vlys, FP Chs	126,075	30 16															

See Section VI-b for Excluded Components

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Reserve Component	Current Replacement		Life Useful /		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
	Cost	Remaining																		
820 - Beam Replacement 2004	57,784	30	17																	
822 - Beam Replacement 2005 Roofing w/ 70% increase due to related siding	273,162	30	18																	
824 - Beam Replacement 2006- Roofing w/ 70% inc. due to related siding	100,860	30	19																	
826 - Beam Replacement 2007- Roofing-w/ 70% inc. due to related siding	241,644	30	20																	
840 - Hog Valleys 2000 - 2003 Roofing Project Midcycle	147,087	30	1		150,765															
841 - Hog Valleys 2004 Roofing Project Midcycle	147,087	30	2			154,534														
842 - Hog Valleys 2005 Roofing Project Midcycle	147,087	30	3				158,397													
843 - Hog Valleys 2006 Roofing Project Midcycle	147,087	30	4					162,357												
844 - Hog Valleys 2007 Roofing Project Midcycle	147,087	30	5						166,416											
920 - Roofing: Inspections & Repairs 590 All Units & Bldgs as Needed	30,993	1	1		31,768	32,562	33,377	34,211	35,066	35,943	36,841	37,762	38,707	39,674	40,666	41,683	42,725	43,793		
921 - Roofing: Inspections & Repairs 2017 Only[nr:1]	18,660	1	0	18,660																
924 - Roofing: Inspections & Repairs 590 All Units & Bldgs as Needed W Report	30,993	3	1		31,768			34,211			36,841			39,674				42,725		
930 - Miscellaneous 590 Major Repairs to Extend Life[se:3]	185,961	30	4					68,422	70,132	71,886										
Total 05000 - Roofing	18,826,964				18,660	214,301	187,096	191,774	310,334	271,615	119,525	247,525	37,762	38,707	79,348	1,724,345	1,767,454	1,854,365	1,856,931	
19000 - Fencing																				
300 - Wood 22,881 Lin. Ft. Patios (33%)[se:3]	400,655	8	6							154,879	158,751	162,720								188,705
304 - Wood 1,900 Lin. Ft. Interior Patio Party Fence (20%)[se:3]	107,794	8	6							41,669	42,711	43,779								50,770
350 - Wood: Repair On-going Repairs Per Year	25,495	1	0	25,495	26,132	26,786	27,455	28,142	28,845	29,566	30,306	31,063	31,840	32,636	33,452	34,288	35,145	36,024		
Total 19000 - Fencing	533,945			25,495	26,132	26,786	27,455	28,142	28,845	226,115	231,768	237,562	31,840	32,636	33,452	34,288	35,145	275,499		
21000 - Signage																				
400 - Unit Address Plaques 590 Units with 2 at each	52,069	25	17																	
Total 21000 - Signage	52,069																			
Total [Unit Exteriors] Expenditures Inflated @ 2.50%					705,302	385,814	362,897	371,969	495,034	465,687	1,281,309	1,612,513	1,787,519	247,678	293,544	1,943,896	1,992,493	2,090,823	3,237,536	
00020 - Main Clubhouse Areas																				
02000 - Concrete																				
400 - Pool Deck Main Clubhouse- Ongoing Repairs	1,261	5	8									1,536								1,738
Total 02000 - Concrete	1,261											1,536								1,738
03000 - Painting: Exterior																				

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Cost																		
130 - Surface Restoration Main Clubhouse	11,307	6	3				12,177							14,121					
400 - Wrought Iron 258 Lin. Ft. Pool Perimeter Fence	2,440	4	3				2,627					2,900				3,201			
Total 03000 - Painting: Exterior	13,747						14,804					2,900		14,121		3,201			
03500 - Painting: Interior																			
300 - Clubhouse 11,806 Sq. Ft. Clubhouse	11,860	10	7									14,097							
Total 03500 - Painting: Interior	11,860											14,097							
04000 - Structural Repairs																			
200 - Wood: Siding & Trim Ongoing Prior to Paint[nr:5]	5,253	1	1		5,384	5,519	5,657	5,798	5,943										
302 - Awnings Clubhouse Pool Awning	3,837	15	12															5,160	
900 - Door: Hardware 16 Clubhouse- Exit Doors & Pool Pedestrian Gates	15,129	15	12															20,347	
906 - Steel Doors 4 Exterior Storage Room Metal Doors	9,245	25	18																
Total 04000 - Structural Repairs	33,465				5,384	5,519	5,657	5,798	5,943									25,507	
05000 - Roofing																			
208 - Low Slope: BUR 6 Squares- Clubhouse- Vinyl	15,408	15	6								17,868								
460 - Pitched: Dimensional Composition Clubhouse- 44 Squares	54,760	30	21																
Total 05000 - Roofing	70,168										17,868								
08000 - Rehab																			
094 - General Professional Fees	47,246	20	17																
100 - General Clubhouse- Lounge: Skylights & Windows	27,414	30	1		28,099														
102 - General Clubhouse- Living Rm & Kitchen Furnishings (50%)	25,071	10	7									29,801							
112 - General Clubhouse- Card Room Misc. (50%)	7,524	10	7									8,944							
113 - General Clubhouse Card Room- Counter & Cabinets	18,103	25	22																
114 - General 6 -Exterior Store-Front Door Sets	35,408	25	21																
136 - General Clubhouse- Interior Doors	16,810	25	22																
138 - General Clubhouse- Entry Area- Furnishings- 50%	1,471	10	7									1,749							
140 - General Clubhouse Security System / Entry Access	40,381	10	7									48,000							
142 - General Clubhouse Audio/Video Upgrades	24,891	10	7									29,588							

See Section VI-b for Excluded Components

Reserve Component	Current	Life	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Replacement Cost	Useful /															
144 - Clubhouse Drinking Fountain	1,358	15 12													1,826		
150 - General Lobby Admin. Office- 50%	6,788	10 7								8,069							
156 - General Clubhouse- Manager's Office 50%	3,394	10 7								4,035							
160 - General Clubhouse- Gym 50%	7,138	10 7								8,485							
180 - General Clubhouse- 2 Restrooms	77,321	30 27															
190 - General Clubhouse- Storeroom	2,263	10 7								2,690							
192 - General Clubhouse- Utility Room (50%)	1,293	10 7								1,536							
194 - General Kitchen	42,522	25 22															
344 - General 2013 Contingency	39,598	20 17															
Total 08000 - Rehab	425,993			28,099						142,896					1,826		
12000 - Pool																	
100 - Re-plaster 116 Lin. Ft. Clubhouse Main Pool	11,156	12 5							12,622								
102 - Re-plaster 176 Lin. Ft. Clubhouse Lap Pool	15,133	12 1		15,511												20,860	
200 - Edge: Tile, Coping, Mastic 116 Lin. Ft. Clubhouse Main Pool	5,512	24 21															
202 - Edge: Tile, Coping, Mastic 176 Lin. Ft. Clubhouse Lap Pool	8,363	24 21															
600 - Deck: Re-Surface 10,526 Sq. Ft. Main Pool Area	221,178	30 27															
700 - Equipment: Replacement 3 Main & Lap Pool Filters Only	5,091	8 1		5,219								6,358					
701 - Equipment: Replacement 3 Main & Lap Pool Pumps Only	8,146	4 1		8,350				9,217				10,173				11,230	
702 - Equipment: Replacement Main Pool Chlorinator	849	4 1		870				960				1,060				1,170	
703 - Equipment: Replacement Lap Pool Chemical Feeder	1,018	4 1		1,044				1,152				1,272				1,404	
790 - Miscellaneous On-going (Yearly) Pool Mechanical Repairs	3,820	1 0	3,820	3,916	4,013	4,114	4,217	4,322	4,430	4,541	4,654	4,771	4,890	5,012	5,137	5,266	5,398
910 - Furniture: Chairs 16 Clubhouse	1,533	10 7										1,823					
915 - Furniture: Lounges 18 Clubhouse	12,219	10 7										14,525					
920 - Furniture: Tables 4 Clubhouse	1,348	10 7										1,603					
940 - Furniture: Misc 4 Clubhouse- Umbrellas Stands	500	10 7										594					
942 - Furniture: Misc 4 Clubhouse- Umbrellas	1,542	10 7										1,833					
950 - Furniture: Misc Re-Webbing, Powder Coat	9,787	10 2			10,282										13,162		

See Section VI-b for Excluded Components

Nepenthe Association (General Reserve)
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Reserve Component	Current Replacement		Life Useful /		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Cost																		
990 - Miscellaneous 2012 Misc. Safety, Caps, Water Quality, etc.	16,971	10	2				17,830												22,824
994 - Miscellaneous Signage- Main CH	1,131	12	9											1,413					
Total 12000 - Pool	325,298			3,820	34,908	32,126	4,114	4,217	28,272	4,430	24,918	4,654	25,047	4,890	5,012	41,124	39,929	5,398	
13000 - Spa																			
100 - Re-Plaster Main Clubhouse	3,863	6	3				4,160							4,824					
120 - Tile Main CH Spa	1,810	24	21																
700 - Equipment Main Spa	3,168	10	4					3,497											4,476
710 - Pumps Vari Speed Pentair Pump	2,715	6	1		2,783						3,228								3,743
780 - Heater Main Clubhouse- Spa Heater	3,621	8	1		3,711									4,522					
Total 13000 - Spa	15,177			6,494	4,160	3,497			3,228		9,346							3,743	4,476
14000 - Recreation																			
201 - Exercise: Treadmill Matrix Commercial Series	3,625	5	2			3,808					4,309								4,875
205 - Exercise: Treadmill Matrix Commercial Series	3,625	5	2			3,808					4,309								4,875
212 - Exercise: Miscellaneous Equip. 2 Matrix Recumbent Bike	13,436	10	4					14,830											18,984
218 - Miscellaneous Matrix Elliptical Machine	5,253	6	4					5,798						6,724					
222 - Exercise: Weight Machine Matrix Hoist & Press H2200	5,253	20	11													6,893			
224 - Miscellaneous Stair Climber	2,521	6	4					2,783						3,228					
226 - Miscellaneous Upright Cycle	1,576	6	4					1,740						2,017					
230 - Exercise: Miscellaneous Equip. Weight Bench	315	10	2			331													424
860 - Television Fitness Room- LG 42" TV	666	6	5							754						874			
864 - Television Library- LG 32" TV	368	6	3				396							459					
Total 14000 - Recreation	36,638			7,947	396	25,152	754		8,617		459	11,970	7,767	10,173				18,984	
17000 - Tennis Court																			
100 - Reseal 4 Main Clubhouse	17,675	7	6								20,498								24,365
306 - Miscellaneous 2 Tennis Court Awning & Bench	4,202	16	7								4,995								
500 - Resurface 4 Main Clubhouse	81,461	21	12													109,557			
Total 17000 - Tennis Court	103,339								20,498	4,995					109,557	24,365			
19000 - Fencing																			
130 - Chain Link: 10' 770 Lin. Ft. Main Clubhouse Tennis Courts	27,878	25	13																38,430

See Section VI-b for Excluded Components

Nepenthe Association (General Reserve)
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Reserve Component	Current		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Replacement Cost	Life Useful /															
200 - Wrought Iron 258 Lin. Ft. Main Clubhouse	27,736	25 22															
340 - Wood: 6' 28 Lin. Ft. Trash & Roof Access Enclosure	883	18 15															
Total 19000 - Fencing	56,497																38,430
20000 - Lighting																	
260 - Bollard Lights 6 Clubhouse Front	5,673	20 16															
Total 20000 - Lighting	5,673																
22000 - Office Equipment																	
200 - Computers, Misc. Clubhouse Offices	6,788	3 1		6,958			7,493			8,069			8,690				9,358
Total 22000 - Office Equipment	6,788			6,958			7,493			8,069			8,690				9,358
23000 - Mechanical Equipment																	
200 - HVAC 4 Lennox Units- Clubhouse- A/C	38,468	15 4					42,461										
210 - HVAC 4 Units Clubhouse- Heating	35,090	15 4					38,733										
600 - Water Heater Clubhouse- State Select Water Heater	1,584	10 7								1,883							
Total 23000 - Mechanical Equipment	75,142						81,194			1,883							
24000 - Furnishings																	
910 - Window Coverings Clubhouse	3,756	15 12															5,051
Total 24000 - Furnishings	3,756																5,051
24500 - Audio / Visual																	
222 - Entertainment System Assisted Listening Hearing Loop	21,012	15 1		21,538													
Total 24500 - Audio / Visual	21,012			21,538													
25000 - Flooring																	
200 - Carpeting 298 Sq. Yds. Clubhouse	26,973	10 7								32,062							
400 - Tile 295 Sq. Ft. Kitchen	3,099	20 17															
600 - Vinyl 19 Sq. Yds. Clubhouse Restrooms	699	12 8										851					
600 - Vinyl 53 Sq. Yds. Lobby	1,448	20 17															
600 - Vinyl 6 Sq. Yds. Storage/ Janitorial Room	164	20 17															
604 - Vinyl 15 Sq. Yds. Storage/Security Room	410	20 1		420													
Total 25000 - Flooring	32,792			420						32,062		851					
26000 - Outdoor Equipment																	
900 - Miscellaneous Outdoor Ping Pong Table	564	10 9										704					
Total 26000 - Outdoor Equipment	564											704					

See Section VI-b for Excluded Components

Nepenthe Association (General Reserve)
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Reserve Component	Current Replacement		Life Useful /		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Cost		Remaining																
27000 - Appliances																			
200 - Refrigerator Clubhouse- GE Profile	1,681	10	7									1,998							
204 - Refrigerator Clubhouse- Frigidaire Caterer's Refrigerator	1,681	15	12														2,261		
220 - 4-Burner Stove & Oven Clubhouse- Whirlpool Stove & Oven	735	20	17																
240 - Dishwasher Clubhouse- Whirlpool Dishwasher	1,051	10	7									1,249							
740 - Microwave Oven Clubhouse	735	10	7									874							
950 - Ice Machine Clubhouse- Scotman	2,101	10	7									2,498							
998 - Miscellaneous Kitchen Aid Warming Oven	840	10	7									999							
Total 27000 - Appliances	8,825											7,618					2,261		
Total [Main Clubhouse Areas] Expenditures Inflated @ 2.50%				3,820	103,802	45,592	29,130	127,351	34,970	42,796	251,284	7,042	49,677	25,549	15,980	195,499	117,564	28,858	
00030 - Dunbarton Clubhouse Areas																			
02000 - Concrete																			
404 - Pool Deck Clubhouse Pool- Ongoing Repairs	1,261	5	8									1,536							1,738
Total 02000 - Concrete	1,261											1,536							1,738
03000 - Painting: Exterior																			
136 - Surface Restoration Clubhouse & Pool Fence	2,600	6	3				2,800							3,247					
Total 03000 - Painting: Exterior	2,600						2,800							3,247					
03500 - Painting: Interior																			
900 - Miscellaneous Clubhouse- Dunbarton All Rooms	3,549	4	1		3,638				4,015					4,432					4,892
Total 03500 - Painting: Interior	3,549				3,638				4,015					4,432					4,892
04000 - Structural Repairs																			
900 - Door: Hardware 2 Pool Gates & Clubhouse	1,891	18	14																2,672
Total 04000 - Structural Repairs	1,891																		2,672
05000 - Roofing																			
464 - Pitched: Dimensional Composition 20 Squares- Clubhouse	23,744	30	21																
Total 05000 - Roofing	23,744																		
08000 - Rehab																			
200 - Restrooms Clubhouse- 2 Restrooms	4,938	20	8										6,016						
220 - General Clubhouse Interior	6,094	20	14																8,610
221 - General Cabana- Lighting Project	3,877	20	14																5,478
224 - General Clubhouse- Kitchen	9,051	20	14																12,789

See Section VI-b for Excluded Components

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Reserve Component	Current Replacement		Life Useful /	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Cost	Remaining																
Total 08000 - Rehab	23,960											6,016						26,877
12000 - Pool																		
104 - Resurface 148 Lin. Ft. Pool	13,994	12	7								16,635							
204 - Edge: Tile, Coping, Mastic 104 Lin. Ft. Pool	6,556	24	21															
601 - Deck: Re-Surface 3,384 Sq. Ft. Clubhouse Pool Area	69,329	30	27															
704 - Equipment: Replacement Filtration Only (50%)	2,521	5	4					2,783					3,149					3,563
730 - Heater Clubhouse Attached Equipment Rm	6,777	15	3				7,298											
731 - Heater 2017 Only[nr:1]	1,725	1	0	1,725														
954 - Furniture: Misc Re-Webbing, Powder Coat	9,787	10	2			10,282											13,162	
960 - Furniture: Misc Lounges, Tables & Chairs	5,485	10	0	5,485										7,021				
995 - Miscellaneous Signage	1,355	12	9										1,693					
Total 12000 - Pool	117,529			7,210		10,282	7,298	2,783			16,635		4,842	7,021		13,162		3,563
13000 - Spa																		
102 - Re-Plaster Spa	5,090	6	3				5,482						6,357					
121 - Tile Spa	1,355	24	21															
700 - Equipment Spa (50%)	2,820	5	0	2,820					3,191					3,610				
782 - Heater Clubhouse Attached Equipment Rm	3,194	8	1		3,274								3,989					
Total 13000 - Spa	12,459			2,820	3,274		5,482		3,191				10,346	3,610				
19000 - Fencing																		
202 - Wrought Iron 146 Lin. Ft. Pool Perimeter	13,805	25	22															
Total 19000 - Fencing	13,805																	
23000 - Mechanical Equipment																		
300 - HVAC Trane Central Furnace- Dunbarton	7,880	15	6							9,138								
604 - Water Heater Clubhouse Kitchen Closet	1,576	12	3				1,697											
Total 23000 - Mechanical Equipment	9,456						1,697			9,138								
24000 - Furnishings																		
400 - Miscellaneous Clubhouse	5,043	10	5						5,706									
Total 24000 - Furnishings	5,043								5,706									
24600 - Safety / Access																		
520 - Card Readers 3 Gates & Clubhouse	4,728	10	7								5,620							
Total 24600 - Safety / Access	4,728										5,620							

See Section VI-b for Excluded Components

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Reserve Component	Current Replacement		Life Useful /		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Cost																		
25000 - Flooring																			
220 - Carpeting 60 Sq. Yds. Clubhouse	1,697	10	4					1,873											2,398
Total 25000 - Flooring	1,697							1,873											2,398
27000 - Appliances																			
202 - Refrigerator Clubhouse	1,024	10	7									1,218							
221 - 4-Burner Stove & Oven Clubhouse- GE Electric Profile Model	2,711	20	14																3,830
241 - Dishwasher Clubhouse	1,358	10	4					1,499											1,918
742 - Microwave Oven Clubhouse	849	15	9											1,060					
Total 27000 - Appliances	5,941							1,499				1,218		1,060					5,748
Total [Dunbarton Clubhouse Areas] Expenditures Inflated @ 2.50%					10,030	6,911	10,282	17,277	6,155	12,912	9,138	23,472	7,552	23,927	10,631		13,162	6,630	41,258
00040 - Elmhurst Cabana Areas																			
02000 - Concrete																			
408 - Pool Deck Cabana- Ongoing Repairs	1,261	5	8										1,536						1,738
Total 02000 - Concrete	1,261												1,536						1,738
03000 - Painting: Exterior																			
138 - Surface Restoration Cabana & Pool Fence	2,490	6	3				2,681							3,110					
Total 03000 - Painting: Exterior	2,490						2,681							3,110					
03500 - Painting: Interior																			
920 - Miscellaneous All Rooms	3,394	10	7									4,034							
Total 03500 - Painting: Interior	3,394											4,034							
05000 - Roofing																			
462 - Pitched: Dimensional Composition 11 Squares- Elmhurst Cabana	13,059	30	21																
Total 05000 - Roofing	13,059																		
08000 - Rehab																			
230 - General Restrooms	42,992	20	4					47,455											
234 - General Elmhurst- Gardeners Rstrm & Entry	13,574	20	1			13,913													
Total 08000 - Rehab	56,566					13,913		47,455											
12000 - Pool																			
106 - Re-plaster 159 Lin. Ft. Elmhurst Pool	15,034	12	4					16,595											
206 - Edge: Tile, Coping, Mastic 159 Lin. Ft. Elmhurst Pool	10,858	24	21																
602 - Deck: Re-Surface 2,900 Sq. Ft. Elmhurst Pool Area	60,936	30	27																
712 - Equipment: Replacement Elmhurst Pool Filter Only	1,666	8	7									1,980							

See Section VI-b for Excluded Components

Nepenthe Association (General Reserve)
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Reserve Component	Current Replacement		Life Useful /		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Cost																		
714 - Equipment: Replacement Elmhurst Pool Pump Only (50%)	1,358	6	1			1,392						1,614							1,872
716 - Equipment: Replacement Elmhurst Pool Chlorinator Only	562	4	1			576				636				702					775
958 - Furniture: Misc Re-Webbing, Powder Coat	9,787	10	2				10,282												13,162
960 - Furniture: Misc Lounges, Tables & Chairs	5,485	1	0		5,485	5,622	5,763	5,907	6,054	6,206	6,361	6,520	6,683	6,850	7,021	7,197	7,377	7,561	7,750
996 - Miscellaneous Signage- Elmhurst	1,129	12	6								1,310								
Total 12000 - Pool	106,816				5,485	7,590	16,045	5,907	22,650	6,842	7,671	10,114	6,683	7,552	7,021	7,197	20,539	10,208	7,750
17000 - Tennis Court																			
106 - Reseal 2 Elmhurst	11,650	7	6								13,510								16,060
310 - Miscellaneous Tennis Court Awning & Bench	2,101	16	6								2,437								
504 - Resurface 2 Elmhurst	47,520	21	13																65,507
Total 17000 - Tennis Court	61,271										15,947								81,566
19000 - Fencing																			
134 - Chain Link: 10' 476 Lin. Ft. Elmhurst Tennis Courts	17,003	25	12																22,868
204 - Wrought Iron 260 Lin. Ft. Elmhurst Pool	27,043	25	22																
Total 19000 - Fencing	44,046																		22,868
23000 - Mechanical Equipment																			
606 - Water Heater Elmhurst CH- 50 US Gallon	1,576	10	7									1,873							
Total 23000 - Mechanical Equipment	1,576											1,873							
24600 - Safety / Access																			
524 - Card Readers 2 Gates & Clubhouse	3,152	10	7									3,747							
Total 24600 - Safety / Access	3,152											3,747							
Total [Elmhurst Cabana Areas] Expenditures Inflated @ 2.50%					5,485	21,504	16,045	8,588	70,104	6,842	23,618	19,768	8,219	10,662	7,021	7,197	43,406	93,512	7,750
00045 - Commons Tennis Ct Area																			
04000 - Structural Repairs																			
302 - Awnings Tennis Court Awning & Bench	2,101	16	7									2,498							
Total 04000 - Structural Repairs	2,101											2,498							
17000 - Tennis Court																			
104 - Reseal 2 Commons	9,926	7	6								11,511								13,683
502 - Resurface 2 Commons	47,520	21	6								55,108								
Total 17000 - Tennis Court	57,446										66,620								13,683
19000 - Fencing																			

See Section VI-b for Excluded Components

Reserve Component	Current	Life	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Replacement Cost	Useful / Remaining															
132 - Chain Link: 10' 470 Lin. Ft. Commons Tennis Courts	16,789	25 16															
Total 19000 - Fencing	16,789																
Total [Commons Tennis Ct Area] Expenditures Inflated @ 2.50%									66,620	2,498						13,683	
00050 - Grounds																	
01000 - Paving																	
100 - Asphalt: Sealing 70,541 Sq. Ft. Zone 1- 1 Coat	5,784	5 4					6,385					7,224					8,173
114 - Asphalt: Sealing 60,092 Sq. Ft. Zone 2- 2 Coats	11,364	5 2			11,939					13,508					15,284		
124 - Asphalt: Sealing 113,674 Sq. Ft. Zone 3, 4- 2 Coats	21,497	5 2			22,585					25,553					28,911		
142 - Asphalt: Sealing 109,237 Sq. Ft. Zone 5, 6- 2 Coats	20,658	5 3				22,246					25,170					28,477	
152 - Asphalt: Sealing 32,877 Sq. Ft. Zone 7- 2 Coats	6,217	5 3				6,696					7,575					8,571	
200 - Asphalt: Ongoing Repairs 70,541 Sq. Ft. Zone 1 (5%)	14,822	5 2			15,573					17,619					19,935		
210 - Asphalt: Ongoing Repairs 60,092 Sq. Ft. Zone 2 (5%)	12,627	5 2			13,266					15,009					16,982		
220 - Asphalt: Ongoing Repairs 113,674 Sq. Ft. Zone 3, 4 (5%)	23,886	5 3				25,722					29,102					32,927	
240 - Asphalt: Ongoing Repairs 109,237 Sq. Ft. Zone 5, 6 (5%)	22,953	5 3				24,718					27,967					31,642	
250 - Asphalt: Ongoing Repairs 32,877 Sq. Ft. Zone 7 (5%)	6,908	5 3				7,439					8,417					9,523	
300 - Asphalt: Mill & Inlay 70,541 Sq. Ft. Zone 1 / W/ CH Driveway & Pkng	259,392	15 5						293,479									
310 - Asphalt: Overlay 60,092 Sq. Ft. Zone 2	157,835	15 10											202,043				
320 - Asphalt: Overlay 113,674 Sq. Ft. Zone 3, 4	298,572	15 10											382,197				
340 - Asphalt: Overlay 109,237 Sq. Ft. Zone 5, 6	286,918	15 10											367,279				
350 - Asphalt: Overlay 32,877 Sq. Ft. Zone 7- Continued University	120,895	15 5						136,781									
Total 01000 - Paving	1,270,330				63,364	86,822	6,385	430,260		71,690	98,231	7,224	951,519		81,111	111,140	8,173
02000 - Concrete																	
200 - Sidewalks, Curbs & Gutters 59,816 Sq. Ft. Public Streets- On-going (0.8%)	9,552	1 1		9,791	10,036	10,287	10,544	10,808	11,078	11,355	11,639	11,930	12,228	12,533	12,847	13,168	13,497
201 - Sidewalks, Curbs & Gutters 2017 Only[nr:1]	7,662	1 0	7,662														
220 - Walkways Common Area Interior Walkways- On-going	38,420	1 0	38,420	39,381	40,365	41,374	42,408	43,469	44,555	45,669	46,811	47,981	49,181	50,410	51,671	52,962	54,286
302 - Driveways 51,477 Sq. Ft. Garage and Alley Aprons (2%)	12,980	1 1		13,304	13,637	13,978	14,327	14,686	15,053	15,429	15,815	16,210	16,615	17,031	17,457	17,893	18,340
303 - Driveways 2017 Only[nr:1]	4,360	1 0	4,360														

See Section VI-b for Excluded Components

Reserve Component	Current Replacement		Life Useful /	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Cost		Remaining															
Total 02000 - Concrete	72,974			50,442	62,476	64,038	65,639	67,280	68,962	70,686	72,453	74,264	76,121	78,024	79,975	81,974	84,023	86,124
04000 - Structural Repairs																		
550 - Bridge Maintenance Zone 1 Common Area	1,797	22	19															
Total 04000 - Structural Repairs	1,797																	
18000 - Landscaping																		
100 - Irrigation: Misc. Misc. Irrigation Repairs	20,287	1	1	20,794	21,314	21,847	22,393	22,953	23,526	24,115	24,717	25,335	25,969	26,618	27,283	27,966	28,665	
101 - Irrigation: Misc. 2017 Only[nr:1]	26,113	1	0	26,113														
106 - Irrigation: Misc. Automation	525,312	15	11											689,255				
110 - Irrigation: Misc. Water Conservation	16,397	1	1	16,807	17,227	17,658	18,099	18,552	19,015	19,491	19,978	20,478	20,989	21,514	22,052	22,603	23,168	
111 - Irrigation: Misc. Water Conservation (2017 Only)[nr:1]	20,745	1	0	20,745														
114 - Irrigation: Misc. Distribution Upgrade[se:3]	578,187	25	1	197,547	202,486	207,548												
115 - Irrigation: Misc. Distribution Upgrade (2017 Only)[nr:1]	139,313	1	0	139,313														
120 - Shrubs Shrubs	50,829	1	1	52,100	53,402	54,738	56,106	57,509	58,946	60,420	61,930	63,479	65,066	66,692	68,360	70,069	71,820	
121 - Shrubs Shrubs (2017 Only)[nr:1]	113,078	1	0	113,078														
130 - Irrigation: Misc. Shrubs Contingency	6,094	1	1	6,246	6,402	6,562	6,726	6,894	7,067	7,243	7,424	7,610	7,800	7,995	8,195	8,400	8,610	
140 - Miscellaneous Ground Cover / Turf Conversion	2,033	1	3			2,189	2,244	2,300	2,358	2,417	2,477	2,539	2,602	2,667	2,734	2,802	2,873	
144 - Miscellaneous Ground Cover / Turf Conversion 4 Y. Project[nr:3]	10,506	1	1	10,769	11,038	11,314												
145 - Miscellaneous Ground Cover / Turf Conversion (2017 Only)[nr:1]	30,170	1	0	30,170														
150 - Irrigation: Misc. Turf & Re-seed	74,868	1	1	76,739	78,658	80,624	82,640	84,706	86,823	88,994	91,219	93,499	95,837	98,233	100,689	103,206	105,786	
151 - Irrigation: Misc. 2017 Only[nr:1]	11,125	1	0	11,125														
160 - Tree Maintenance 20 Removals	37,822	1	1	38,768	39,737	40,731	41,749	42,793	43,863	44,959	46,083	47,235	48,416	49,626	50,867	52,139	53,442	
161 - Tree Maintenance Removals (2017 Only)[nr:1]	45,234	1	0	45,234														
164 - Tree Maintenance Remediation	37,691	1	1	38,633	39,599	40,589	41,604	42,644	43,710	44,803	45,923	47,071	48,248	49,454	50,690	51,958	53,257	
165 - Tree Maintenance Remediation (2017 Only)[nr:1]	3,322	1	0	3,322														
170 - Tree Maintenance Replace	4,647	1	1	4,763	4,882	5,004	5,129	5,258	5,389	5,524	5,662	5,803	5,948	6,097	6,250	6,406	6,566	
171 - Tree Maintenance Replace (2017 Only)[nr:1]	1,055	1	0	1,055														
174 - Tree Maintenance Contingency	12,923	1	1	13,246	13,577	13,916	14,264	14,621	14,986	15,361	15,745	16,139	16,542	16,956	17,380	17,814	18,259	
175 - Tree Maintenance Contingency (2017 Only)[nr:1]	24,505	1	0	24,505														

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Reserve Component	Current Replacement		Life Useful /	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Cost																	
180 - Tree Maintenance Trimming	71,264	1	1		73,045	74,872	76,743	78,662	80,629	82,644	84,710	86,828	88,999	91,224	93,504	95,842	98,238	100,694
181 - Tree Maintenance Trimming (2017 Only)[nr:1]	97,950	1	0	97,950														
Total 18000 - Landscaping	1,961,470			512,610	549,458	563,194	579,464	369,616	378,857	388,328	398,036	407,987	418,187	428,642	1,128,613	450,342	461,600	473,140
19000 - Fencing																		
140 - Miscellaneous Storage Lot Fence	13,574	25	19															
Total 19000 - Fencing	13,574																	
20000 - Lighting																		
100 - Exterior: Misc. Fixtures 400 Fixtures Approx. Total- Conversion to LED[se:3]	157,594	20	1		53,845	55,191	56,570											
110 - Exterior: Misc. Fixtures 400 Fixtures Approx. Ongoing Maintenance	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
111 - Exterior: Misc. Fixtures Fixtures (2017 Only)[nr:1]	4,469	1	0	4,469														
Total 20000 - Lighting	172,569			4,469	64,613	66,229	67,884	11,597	11,887	12,184	12,489	12,801	13,121	13,449	13,785	14,130	14,483	14,845
21000 - Signage																		
200 - Street Signs Alley Signage	11,315	15	7								13,450							
204 - Monument Alley Wood Entrance Signage	5,253	5	1		5,384					6,092					6,893			
712 - Lollipop 34 Speed Limit Signage Inserts	3,751	15	7								4,458							
Total 21000 - Signage	20,319				5,384					6,092	17,909				6,893			
26000 - Outdoor Equipment																		
320 - Benches 2 Per Year- New Installation (16 Total)[nr:7]	8,405	1	1		8,615	8,831	9,051	9,278	9,509	9,747	9,991							
321 - Benches Per Year- New Installation (16 Total)[nr:1]	2,703	1	0	2,703														
Total 26000 - Outdoor Equipment	11,108			2,703	8,615	8,831	9,051	9,278	9,509	9,747	9,991							
30000 - Miscellaneous																		
991 - Utilities Underground (0217 Only)[nr:1]	11,000	1	0	11,000														
992 - Utilities Underground	29,291	1	1		30,024	30,774	31,544	32,332	33,141	33,969	34,818	35,689	36,581	37,495	38,433	39,394	40,379	41,388
993 - Utilities Storm Drains Connection Cleaning	20,687	10	1		21,204										27,143			
994 - Utilities 590 Water Meter Installation[nr:1/se:2]	61,987	50	1		31,768	32,562												
995 - Utilities 2017 Only[nr:1]	1,925	1	0	1,925														
Total 30000 - Miscellaneous	124,890			12,925	82,996	63,337	31,544	32,332	33,141	33,969	34,818	35,689	36,581	37,495	65,576	39,394	40,379	41,388
Total [Grounds] Expenditures Inflated @ 2.50%				583,149	773,543	828,992	840,404	496,488	932,616	521,007	617,386	628,973	551,233	1,509,129	1,294,841	666,950	711,625	623,670

00055 - Private Streets

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Reserve Component	Current Replacement Cost		Life Useful / Remaining		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Cost																		
01000 - Paving																			
100 - Asphalt: Sealing 64,975 Sq. Ft. Elmhurst- 1 Coat[nr:1]	8,192	3	2				8,606												
104 - Asphalt: Sealing 64,975 Sq. Ft. Elmhurst- 2 Coats	12,288	5	6								14,250					16,122			
120 - Asphalt: Sealing 71,000 Sq. Ft. Dunbarton- 1 Coat[nr:1]	8,951	3	2			9,404													
124 - Asphalt: Sealing 71,000 Sq. Ft. Dunbarton- 2 Coats	13,427	5	6								15,571					17,617			
190 - Asphalt: Ongoing Repairs All Private Streets[nr:1]	2,800	1	0	2,800															
200 - Asphalt: Ongoing Repairs 64,975 Elmhurst Ongoing (5%)	14,336	5	6								16,625					18,809			
202 - Asphalt: Ongoing Repairs 71,000 Dunbarton Ongoing (5%)	15,665	5	6								18,166					20,554			
310 - Asphalt: Overlay 64,975 Sq. Ft. Elmhurst Circle- 2010 Last Done	153,595	15	9											191,819					
320 - Asphalt: Overlay 71,000 Sq. Ft. Dunbarton Circle	167,837	15	9											209,606					
Total 01000 - Paving	397,090			2,800		18,011					64,612			401,425		73,103			
30000 - Miscellaneous																			
990 - Utilities Neighborhood Clean-up	1,536	1	0	1,536	1,574	1,614	1,654	1,695	1,738	1,781	1,826	1,871	1,918	1,966	2,015	2,066	2,117	2,170	
Total 30000 - Miscellaneous	1,536			1,536	1,574	1,614	1,654	1,695	1,738	1,781	1,826	1,871	1,918	1,966	2,015	2,066	2,117	2,170	
Total [Private Streets] Expenditures Inflated @ 2.50%				4,336	1,574	19,625	1,654	1,695	1,738	66,393	1,826	1,871	403,343	1,966	75,118	2,066	2,117	2,170	
00060 - Administrative																			
31000 - Reserve Study																			
100 - 3 Year Update with Site Visit On-going	6,000	3	1		6,150			6,623			7,132			7,681				8,271	
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	6,600			600	6,765	630	646	7,285	679	696	7,845	731	749	8,449	787	807	9,098	848	
32000 - Undesignated																			
100 - Miscellaneous Reserve Items	7,354	1	1		7,538	7,726	7,920	8,118	8,321	8,529	8,742	8,960	9,184	9,414	9,649	9,891	10,138	10,391	
101 - Miscellaneous Reserve Items (2017 Only)[nr:1]	10,511	1	0	10,511															
Total 32000 - Undesignated	17,865			10,511	7,538	7,726	7,920	8,118	8,321	8,529	8,742	8,960	9,184	9,414	9,649	9,891	10,138	10,391	
Total [Administrative] Expenditures Inflated @ 2.50%				11,111	14,303	8,357	8,566	15,403	8,999	9,224	16,587	9,691	9,934	17,862	10,437	10,697	19,236	11,239	
Total Expenditures Inflated @ 2.50%				1,323,233	1,307,452	1,291,790	1,277,588	1,212,230	1,463,763	2,020,105	2,545,334	2,450,868	1,296,453	1,865,703	3,347,468	2,924,273	3,055,191	3,952,482	
Total Current Replacement Cost	33,219,250																		

See Section VI-b for Excluded Components

Reserve Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
00010 - Unit Exteriors															
03000 - Painting: Exterior															
120 - Surface Restoration 171 Homes- Phase 1 of 3[se:2]	247,187							293,828	301,173						
122 - Surface Restoration 217 Homes- Phase 2 of 3[se:2]	305,427	313,062							372,133	381,436					
126 - Surface Restoration 202 Homes- Phase 3 of 3		464,799									566,312				
190 - Miscellaneous Construction Management: Color Consultant Only								5,426							
198 - Supervision Construction Mgmt- Pre-Cycle Eval.							7,058								8,600
200 - Supervision 171 CM- Future Painting, Siding- PH 1								114,438							
208 - Supervision 217 CM- Future Painting, Siding- PH 2	122,171								148,853						
210 - Supervision 202 CM- Future Painting, Siding- PH 3		116,569										142,028			
350 - Touch-Up On-going	38,040	38,991	39,966	40,965	41,990	43,039	44,115	45,218	46,349	47,507	48,695	49,912	51,160	52,439	53,750
920 - Power Washing 171 Unit Brickwork (sealing added)								37,115							
924 - Power Washing 217 Unit Brickwork (sealing added)							45,950								
926 - Power Washing 202 Unit Brickwork (sealing added)								35,411							
Total 03000 - Painting: Exterior	712,825	933,422	39,966	40,965	41,990	43,039	97,124	531,436	868,508	1,137,284	48,695	49,912	51,160	52,439	62,350
04000 - Structural Repairs															
204 - Wood: Siding & Trim On-going Repairs- Long Term	167,378	171,562	175,852	180,248	184,754	189,373	194,107	198,960	203,934	209,032	214,258	219,614	225,105	230,732	236,501
205 - Wood: Siding & Trim 2017 Only[nr:1]															
210 - Wood: Siding & Trim 171 2008 Siding Project								2,319,691							
212 - Wood: Siding & Trim 217 2009 Siding Project									3,017,294						
214 - Wood: Siding & Trim 202 2010 Siding Project										2,878,943					
220 - Wood: Siding & Trim 171 Homes- Ongoing Siding Project w Paint 1								694,021							
230 - Wood: Siding & Trim 217 Homes- Ongoing Siding Project w Paint 2	460,893								561,553						
232 - Wood: Siding & Trim 202 Homes- Ongoing Siding Project w Paint 3		706,944								861,342					
233 - Wood: Siding & Trim Homes- Ongoing Siding Project w Paint 3[nr:1]															
290 - Miscellaneous Construction Management On-going								112,979							
291 - Miscellaneous Construction Management On-going									129,000						

See Section VI-b for Excluded Components

Reserve Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
292 - Miscellaneous															55,906
Construction Management On-going															
Total 04000 - Structural Repairs	628,271	878,506	175,852	180,248	184,754	189,373	194,107	3,325,651	3,911,781	4,005,224	214,258	219,614	225,105	230,732	236,501
05000 - Roofing															
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]															
420 - Pitched: Dimensional Composition 2004 Roofing Project	3,078,403														
440 - Pitched: Dimensional Composition 1,853 Squares- 2005 Roofing Project[se:2]		2,167,536	2,221,724												
444 - Pitched: Dimensional Composition 2,098 Squares- 2006 Roofing Project[se:2]				2,578,363	2,642,822										
466 - Pitched: Dimensional Composition 2007 Roofing Project[se:2]						2,130,445	2,183,706								
690 - Gutters / Downspouts 2004			191,838												
692 - Gutters / Downspouts 2005				204,827											
694 - Gutters / Downspouts 2006					251,937										
696 - Gutters / Downspouts 2007						223,804									
701 - Gutters / Downspouts 1,484 Lin. Ft. 2008							41,899								
702 - Gutters / Downspouts 994 Lin. Ft. 2009								28,766							
703 - Gutters / Downspouts 10,741 Lin. Ft. 2010									318,611						
810 - Pitched: Dimensional Composition 2003 Roofing Project: Beams, Crts/Vlys, FP Chs		187,159													
820 - Beam Replacement 2004			87,926												
822 - Beam Replacement 2005 Roofing w/ 70% increase due to related siding				426,040											
824 - Beam Replacement 2006- Roofing w/ 70% inc. due to related siding					161,240										
826 - Beam Replacement 2007- Roofing-w/ 70% inc. due to related siding						395,961									

See Section VI-b for Excluded Components

Reserve Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
840 - Hog Valleys 2000 - 2003 Roofing Project Midcycle															
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 as Needed	44,888	46,010	47,160	48,339	49,548	50,786	52,056	53,357	54,691	56,059	57,460	58,897	60,369	61,878	63,425
921 - Roofing: Inspections & Repairs 2017 Only[nr:1]															
924 - Roofing: Inspections & Repairs 590 All Units & Bldgs as Needed W Report		46,010			49,548			53,357			57,460			61,878	
930 - Miscellaneous 590 Major Repairs to Extend Life[se:3] Total 05000 - Roofing	3,123,290	2,446,715	2,548,648	3,257,569	3,171,218	2,800,997	2,294,601	387,255	373,303	56,059	114,920	58,897	60,369	123,756	63,425
19000 - Fencing															
300 - Wood 22,881 Lin. Ft. Patios (33%)[se:3]	193,423	198,258						229,919	235,667	241,559					
304 - Wood 1,900 Lin. Ft. Interior Patio Party Fence (20%)[se:3]	52,039	53,340						61,858	63,405	64,990					
350 - Wood: Repair On-going Repairs Per Year Total 19000 - Fencing	36,924	37,847	38,794	39,763	40,758	41,777	42,821	43,891	44,989	46,113	47,266	48,448	49,659	50,901	52,173
21000 - Signage															
400 - Unit Address Plaques 590 Units with 2 at each Total 21000 - Signage			79,229												
Total [Unit Exteriors] Expenditures Inflated @ 2.50%	4,746,773	4,548,089	2,882,488	3,518,546	3,438,719	3,075,185	2,628,653	4,580,011	5,497,653	5,551,228	425,139	376,871	386,293	457,829	414,449
00020 - Main Clubhouse Areas															
02000 - Concrete															
400 - Pool Deck Main Clubhouse- Ongoing Repairs Total 02000 - Concrete				1,966				2,225						2,517	
03000 - Painting: Exterior															
130 - Surface Restoration Main Clubhouse	16,376						18,992							22,024	
400 - Wrought Iron 258 Lin. Ft. Pool Perimeter Fence Total 03000 - Painting: Exterior	3,533				3,900				4,305					4,752	
03500 - Painting: Interior															
300 - Clubhouse 11,806 Sq. Ft. Clubhouse Total 03500 - Painting: Interior			18,046											23,100	

See Section VI-b for Excluded Components

Reserve Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
04000 - Structural Repairs															
200 - Wood: Siding & Trim Ongoing Prior to Paint[nr:5]															
302 - Awnings Clubhouse Pool Awning													7,474		
900 - Door: Hardware 16 Clubhouse- Exit Doors & Pool Pedestrian Gates													29,468		
906 - Steel Doors 4 Exterior Storage Room Metal Doors				14,420											
Total 04000 - Structural Repairs				14,420									36,942		
05000 - Roofing															
208 - Low Slope: BUR 6 Squares- Clubhouse- Vinyl							25,879								
460 - Pitched: Dimensional Composition Clubhouse- 44 Squares							91,974								
Total 05000 - Roofing							117,853								
08000 - Rehab															
094 - General Professional Fees			71,891												
100 - General Clubhouse- Lounge: Skylights & Windows															
102 - General Clubhouse- Living Rm & Kitchen Furnishings (50%)			38,148										48,832		
112 - General Clubhouse- Card Room Misc. (50%)			11,448										14,655		
113 - General Clubhouse Card Room- Counter & Cabinets								31,165							
114 - General 6 -Exterior Store-Front Door Sets								59,471							
136 - General Clubhouse- Interior Doors								28,940							
138 - General Clubhouse- Entry Area- Furnishings- 50%			2,239										2,866		
140 - General Clubhouse Security System / Entry Access			61,444										78,654		
142 - General Clubhouse Audio/Video Upgrades			37,875										48,483		
144 - Clubhouse Drinking Fountain													2,645		
150 - General Lobby Admin. Office- 50%			10,329										13,223		
156 - General Clubhouse- Manager's Office 50%			5,165										6,611		
160 - General Clubhouse- Gym 50%			10,861										13,903		
180 - General Clubhouse- 2 Restrooms													150,605		

See Section VI-b for Excluded Components

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Reserve Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
190 - General Clubhouse- Storeroom			3,443										4,408		
192 - General Clubhouse- Utility Room (50%)			1,967										2,518		
194 - General Kitchen								73,205							
344 - General 2013 Contingency			60,253												
Total 08000 - Rehab			315,063				59,471	133,310					387,401		
12000 - Pool															
100 - Re-plaster 116 Lin. Ft. Clubhouse Main Pool			16,975												22,829
102 - Re-plaster 176 Lin. Ft. Clubhouse Lap Pool											28,055				
200 - Edge: Tile, Coping, Mastic 116 Lin. Ft. Clubhouse Main Pool							9,258								
202 - Edge: Tile, Coping, Mastic 176 Lin. Ft. Clubhouse Lap Pool							14,047								
600 - Deck: Re-Surface 10,526 Sq. Ft. Main Pool Area													430,810		
700 - Equipment: Replacement 3 Main & Lap Pool Filters Only			7,747								9,439				
701 - Equipment: Replacement 3 Main & Lap Pool Pumps Only			12,395				13,682				15,102				16,670
702 - Equipment: Replacement Main Pool Chlorinator			1,291				1,425				1,573				1,736
703 - Equipment: Replacement Lap Pool Chemical Feeder			1,549				1,710				1,888				2,084
790 - Miscellaneous On-going (Yearly) Pool Mechanical Repairs	5,532	5,671	5,813	5,958	6,107	6,260	6,416	6,576	6,741	6,909	7,082	7,259	7,441	7,627	7,817
910 - Furniture: Chairs 16 Clubhouse			2,333										2,987		
915 - Furniture: Lounges 18 Clubhouse			18,593										23,801		
920 - Furniture: Tables 4 Clubhouse			2,052										2,626		
940 - Furniture: Misc 4 Clubhouse- Umbrellas Stands			760										973		
942 - Furniture: Misc 4 Clubhouse- Umbrellas			2,346										3,004		
950 - Furniture: Misc Re-Webbing, Powder Coat								16,848							
990 - Miscellaneous 2012 Misc. Safety, Caps, Water Quality, etc.								29,217							
994 - Miscellaneous Signage- Main CH							1,900								
Total 12000 - Pool	5,532	5,671	71,855	5,958	6,107	6,260	48,439	52,642	6,741	6,909	63,140	7,259	471,641	7,627	51,137
13000 - Spa															
100 - Re-Plaster Main Clubhouse	5,594						6,488						7,524		
120 - Tile Main CH Spa							3,040								

See Section VI-b for Excluded Components

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Reserve Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
700 - Equipment Main Spa										5,730					
710 - Pumps Vari Speed Pentair Pump					4,341						5,034				
780 - Heater Main Clubhouse- Spa Heater			5,509								6,712				
Total 13000 - Spa	5,594		5,509		4,341		9,528			5,730	11,746		7,524		
14000 - Recreation															
201 - Exercise: Treadmill Matrix Commercial Series			5,515					6,240					7,060		
205 - Exercise: Treadmill Matrix Commercial Series			5,515					6,240					7,060		
212 - Exercise: Miscellaneous Equip. 2 Matrix Recumbent Bike										24,301					
218 - Miscellaneous Matrix Elliptical Machine		7,798						9,044						10,488	
222 - Exercise: Weight Machine Matrix Hoist & Press H2200															
224 - Miscellaneous Stair Climber		3,743						4,341						5,034	
226 - Miscellaneous Upright Cycle		2,339						2,713						3,146	
230 - Exercise: Miscellaneous Equip. Weight Bench								543							
860 - Television Fitness Room- LG 42" TV			1,014						1,176						1,363
864 - Television Library- LG 32" TV	533						618							716	
Total 14000 - Recreation	533	13,881	12,044				618	29,120	1,176	24,301			14,836	18,668	1,363
17000 - Tennis Court															
100 - Reseal 4 Main Clubhouse						28,963								34,428	
306 - Miscellaneous 2 Tennis Court Awning & Bench									7,416						
500 - Resurface 4 Main Clubhouse															
Total 17000 - Tennis Court						28,963			7,416					34,428	
19000 - Fencing															
130 - Chain Link: 10' 770 Lin. Ft. Main Clubhouse Tennis Courts															
200 - Wrought Iron 258 Lin. Ft. Main Clubhouse								47,750							
340 - Wood: 6' 28 Lin. Ft. Trash & Roof Access Enclosure	1,278														
Total 19000 - Fencing	1,278							47,750							
20000 - Lighting															
260 - Bollard Lights 6 Clubhouse Front		8,422													
Total 20000 - Lighting		8,422													
22000 - Office Equipment															

See Section VI-b for Excluded Components

Reserve Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
200 - Computers, Misc. Clubhouse Offices		10,077			10,852			11,687			12,585			13,553	
Total 22000 - Office Equipment		10,077			10,852			11,687			12,585			13,553	
23000 - Mechanical Equipment															
200 - HVAC 4 Lennox Units- Clubhouse- A/C					61,497										
210 - HVAC 4 Units Clubhouse- Heating					56,097										
600 - Water Heater Clubhouse- State Select Water Heater			2,410											3,085	
Total 23000 - Mechanical Equipment			2,410		117,593									3,085	
24000 - Furnishings															
910 - Window Coverings Clubhouse														7,316	
Total 24000 - Furnishings														7,316	
24500 - Audio / Visual															
222 - Entertainment System Assisted Listening Hearing Loop		31,193													
Total 24500 - Audio / Visual		31,193													
25000 - Flooring															
200 - Carpeting 298 Sq. Yds. Clubhouse			41,042											52,538	
400 - Tile 295 Sq. Ft. Kitchen			4,716												
600 - Vinyl 19 Sq. Yds. Clubhouse Restrooms						1,145									
600 - Vinyl 53 Sq. Yds. Lobby			2,203												
600 - Vinyl 6 Sq. Yds. Storage/ Janitorial Room			249												
604 - Vinyl 15 Sq. Yds. Storage/Security Room							688								
Total 25000 - Flooring			48,211			1,145	688							52,538	
26000 - Outdoor Equipment															
900 - Miscellaneous Outdoor Ping Pong Table					901										1,154
Total 26000 - Outdoor Equipment					901										1,154
27000 - Appliances															
200 - Refrigerator Clubhouse- GE Profile			2,558											3,274	
204 - Refrigerator Clubhouse- Frigidaire Caterer's Refrigerator														3,274	
220 - 4-Burner Stove & Oven Clubhouse- Whirlpool Stove & Oven			1,119												
240 - Dishwasher Clubhouse- Whirlpool Dishwasher			1,599											2,046	
740 - Microwave Oven Clubhouse			1,119											1,432	

See Section VI-b for Excluded Components

Reserve Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
950 - Ice Machine Clubhouse- Scotman			3,197										4,093		
998 - Miscellaneous Kitchen Aid Warming Oven			1,279										1,637		
Total 27000 - Appliances			10,871										15,757		
Total [Main Clubhouse Areas] Expenditures Inflated @ 2.50%	32,847	69,245	484,009	22,344	143,695	36,367	255,589	274,509	21,862	36,941	87,471	7,259	1,081,344	42,365	53,654
00030 - Dunbarton Clubhouse Areas															
02000 - Concrete															
404 - Pool Deck Clubhouse Pool- Ongoing Repairs				1,966					2,225					2,517	
Total 02000 - Concrete				1,966					2,225					2,517	
03000 - Painting: Exterior															
136 - Surface Restoration Clubhouse & Pool Fence	3,766						4,367						5,065		
Total 03000 - Painting: Exterior	3,766						4,367						5,065		
03500 - Painting: Interior															
900 - Miscellaneous Clubhouse- Dunbarton All Rooms			5,400				5,961				6,580				7,263
Total 03500 - Painting: Interior			5,400				5,961				6,580				7,263
04000 - Structural Repairs															
900 - Door: Hardware 2 Pool Gates & Clubhouse															
Total 04000 - Structural Repairs															
05000 - Roofing															
464 - Pitched: Dimensional Composition 20 Squares- Clubhouse								39,880							
Total 05000 - Roofing								39,880							
08000 - Rehab															
200 - Restrooms Clubhouse- 2 Restrooms														9,859	
220 - General Clubhouse Interior															
221 - General Cabana- Lighting Project															
224 - General Clubhouse- Kitchen															
Total 08000 - Rehab														9,859	
12000 - Pool															
104 - Resurface 148 Lin. Ft. Pool					22,372										
204 - Edge: Tile, Coping, Mastic 104 Lin. Ft. Pool								11,011							
601 - Deck: Re-Surface 3,384 Sq. Ft. Clubhouse Pool Area													135,038		
704 - Equipment: Replacement Filtration Only (50%)					4,031					4,561					5,160
730 - Heater Clubhouse Attached Equipment Rm				10,569											

See Section VI-b for Excluded Components

Reserve Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
731 - Heater 2017 Only[nr:1]															
954 - Furniture: Misc Re-Webbing, Powder Coat								16,848							
960 - Furniture: Misc Lounges, Tables & Chairs						8,988									
995 - Miscellaneous Signage							2,276								
Total 12000 - Pool				10,569	26,403	8,988	13,288	16,848		4,561			135,038		5,160
13000 - Spa															
102 - Re-Plaster Spa	7,372						8,550						9,915		
121 - Tile Spa							2,276								
700 - Equipment Spa (50%)	4,084					4,621					5,228				
782 - Heater Clubhouse Attached Equipment Rm			4,860								5,921				
Total 13000 - Spa	11,456		4,860			4,621	10,826				11,149		9,915		
19000 - Fencing															
202 - Wrought Iron 146 Lin. Ft. Pool Perimeter								23,767							
Total 19000 - Fencing								23,767							
23000 - Mechanical Equipment															
300 - HVAC Trane Central Furnace- Dunbarton							13,235								
604 - Water Heater Clubhouse Kitchen Closet	2,282												3,070		
Total 23000 - Mechanical Equipment	2,282						13,235						3,070		
24000 - Furnishings															
400 - Miscellaneous Clubhouse	7,304										9,349				
Total 24000 - Furnishings	7,304										9,349				
24600 - Safety / Access															
520 - Card Readers 3 Gates & Clubhouse			7,194										9,209		
Total 24600 - Safety / Access			7,194										9,209		
25000 - Flooring															
220 - Carpeting 60 Sq. Yds. Clubhouse										3,070					
Total 25000 - Flooring										3,070					
27000 - Appliances															
202 - Refrigerator Clubhouse			1,559										1,995		
221 - 4-Burner Stove & Oven Clubhouse- GE Electric Profile Model															
241 - Dishwasher Clubhouse										2,456					

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Reserve Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
742 - Microwave Oven Clubhouse										1,535					
Total 27000 - Appliances			1,559							3,990			1,995		
Total [Dunbarton Clubhouse Areas] Expenditures Inflated @ 2.50%	24,809		19,013	12,535	26,403	13,609	87,556	40,615	2,225	11,621	27,079		164,292	12,376	12,423
00040 - Elmhurst Cabana Areas															
02000 - Concrete															
408 - Pool Deck Cabana- Ongoing Repairs				1,966					2,225					2,517	
Total 02000 - Concrete				1,966					2,225					2,517	
03000 - Painting: Exterior															
138 - Surface Restoration Cabana & Pool Fence	3,606						4,182						4,850		
Total 03000 - Painting: Exterior	3,606						4,182						4,850		
03500 - Painting: Interior															
920 - Miscellaneous All Rooms			5,164										6,610		
Total 03500 - Painting: Interior			5,164										6,610		
05000 - Roofing															
462 - Pitched: Dimensional Composition 11 Squares- Elmhurst Cabana							21,934								
Total 05000 - Roofing							21,934								
08000 - Rehab															
230 - General Restrooms										77,760					
234 - General Elmhurst- Gardeners Rstrm & Entry							22,799								
Total 08000 - Rehab							22,799			77,760					
12000 - Pool															
106 - Re-plaster 159 Lin. Ft. Elmhurst Pool		22,319												30,016	
206 - Edge: Tile, Coping, Mastic 159 Lin. Ft. Elmhurst Pool							18,237								
602 - Deck: Re-Surface 2,900 Sq. Ft. Elmhurst Pool Area													118,692		
712 - Equipment: Replacement Elmhurst Pool Filter Only	2,412								2,939						
714 - Equipment: Replacement Elmhurst Pool Pump Only (50%)					2,171						2,518				
716 - Equipment: Replacement Elmhurst Pool Chlorinator Only			855				944				1,042				1,150
958 - Furniture: Misc Re-Webbing, Powder Coat								16,848							
960 - Furniture: Misc Lounges, Tables & Chairs	7,944	8,143	8,346	8,555	8,769	8,988	9,213	9,443	9,679	9,921	10,169	10,423	10,684	10,951	11,225
996 - Miscellaneous Signage- Elmhurst				1,762											
Total 12000 - Pool	10,356	30,461	9,201	10,316	10,939	8,988	28,394	26,291	12,618	9,921	13,728	10,423	129,375	40,967	12,375

See Section VI-b for Excluded Components

Reserve Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
17000 - Tennis Court															
106 - Reseal 2 Elmhurst						19,090								22,692	
310 - Miscellaneous Tennis Court Awning & Bench								3,617							
504 - Resurface 2 Elmhurst															
Total 17000 - Tennis Court						19,090		3,617						22,692	
19000 - Fencing															
134 - Chain Link: 10' 476 Lin. Ft. Elmhurst Tennis Courts															
204 - Wrought Iron 260 Lin. Ft. Elmhurst Pool								46,557							
Total 19000 - Fencing								46,557							
23000 - Mechanical Equipment															
606 - Water Heater Elmhurst CH- 50 US Gallon			2,398											3,070	
Total 23000 - Mechanical Equipment			2,398											3,070	
24600 - Safety / Access															
524 - Card Readers 2 Gates & Clubhouse			4,796											6,139	
Total 24600 - Safety / Access			4,796											6,139	
Total [Elmhurst Cabana Areas] Expenditures Inflated @ 2.50%	13,962	30,461	21,559	12,283	10,939	28,078	77,309	76,465	14,843	87,681	13,728	10,423	172,736	43,484	12,375
00045 - Commons Tennis Ct Area															
04000 - Structural Repairs															
302 - Awnings Tennis Court Awning & Bench										3,708					
Total 04000 - Structural Repairs										3,708					
17000 - Tennis Court															
104 - Reseal 2 Commons						16,265								19,334	
502 - Resurface 2 Commons														92,559	
Total 17000 - Tennis Court						16,265								111,893	
19000 - Fencing															
132 - Chain Link: 10' 470 Lin. Ft. Commons Tennis Courts		24,923													
Total 19000 - Fencing		24,923													
Total [Commons Tennis Ct Area] Expenditures Inflated @ 2.50%		24,923				16,265			3,708					111,893	
00050 - Grounds															
01000 - Paving															
100 - Asphalt: Sealing 70,541 Sq. Ft. Zone 1- 1 Coat					9,247					10,462					11,837
114 - Asphalt: Sealing 60,092 Sq. Ft. Zone 2- 2 Coats			17,292					19,564					22,135		

See Section VI-b for Excluded Components

Reserve Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
124 - Asphalt: Sealing 113,674 Sq. Ft. Zone 3, 4- 2 Coats			32,710					37,009					41,872		
142 - Asphalt: Sealing 109,237 Sq. Ft. Zone 5, 6- 2 Coats				32,220					36,453					41,244	
152 - Asphalt: Sealing 32,877 Sq. Ft. Zone 7- 2 Coats				9,697					10,971					12,413	
200 - Asphalt: Ongoing Repairs 70,541 Sq. Ft. Zone 1 (5%)			22,554					25,518					28,871		
210 - Asphalt: Ongoing Repairs 60,092 Sq. Ft. Zone 2 (5%)			19,213					21,738					24,595		
220 - Asphalt: Ongoing Repairs 113,674 Sq. Ft. Zone 3, 4 (5%)				37,254					42,149					47,688	
240 - Asphalt: Ongoing Repairs 109,237 Sq. Ft. Zone 5, 6 (5%)				35,800					40,504					45,826	
250 - Asphalt: Ongoing Repairs 32,877 Sq. Ft. Zone 7 (5%)				10,775					12,190					13,792	
300 - Asphalt: Mill & Inlay 70,541 Sq. Ft. Zone 1 / W/ CH Driveway & Pkng						425,045									
310 - Asphalt: Overlay 60,092 Sq. Ft. Zone 2											292,618				
320 - Asphalt: Overlay 113,674 Sq. Ft. Zone 3, 4											553,536				
340 - Asphalt: Overlay 109,237 Sq. Ft. Zone 5, 6											531,930				
350 - Asphalt: Overlay 32,877 Sq. Ft. Zone 7- Continued University						198,100									
Total 01000 - Paving			91,770	125,744	9,247	623,145		103,829	142,268	10,462	1,378,083		117,473	160,963	11,837
02000 - Concrete															
200 - Sidewalks, Curbs & Gutters 59,816 Sq. Ft. Public Streets- On-going (0.8%)	13,835	14,180	14,535	14,898	15,271	15,653	16,044	16,445	16,856	17,278	17,709	18,152	18,606	19,071	19,548
201 - Sidewalks, Curbs & Gutters 2017 Only[nr: 1]															
220 - Walkways Common Area Interior Walkways- On-going	55,644	57,035	58,461	59,922	61,420	62,956	64,530	66,143	67,796	69,491	71,229	73,009	74,834	76,705	78,623
302 - Driveways 51,477 Sq. Ft. Garage and Alley Aprons (2%)	18,799	19,269	19,750	20,244	20,750	21,269	21,801	22,346	22,905	23,477	24,064	24,666	25,282	25,914	26,562
303 - Driveways 2017 Only[nr: 1]															
Total 02000 - Concrete	88,277	90,484	92,746	95,065	97,441	99,877	102,374	104,934	107,557	110,246	113,002	115,827	118,723	121,691	124,733
04000 - Structural Repairs															
550 - Bridge Maintenance Zone 1 Common Area					2,872										
Total 04000 - Structural Repairs					2,872										
18000 - Landscaping															
100 - Irrigation: Misc. Misc. Irrigation Repairs	29,381	30,116	30,869	31,640	32,431	33,242	34,073	34,925	35,798	36,693	37,611	38,551	39,515	40,502	41,515
101 - Irrigation: Misc. 2017 Only[nr: 1]															

See Section VI-b for Excluded Components

Reserve Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
106 - Irrigation: Misc. Automation												998,247			
110 - Irrigation: Misc. Water Conservation	23,748	24,341	24,950	25,574	26,213	26,868	27,540	28,228	28,934	29,658	30,399	31,159	31,938	32,736	33,555
111 - Irrigation: Misc. Water Conservation (2017 Only)[nr:1]															
114 - Irrigation: Misc. Distribution Upgrade[se:3]												366,242	375,398	384,782	
115 - Irrigation: Misc. Distribution Upgrade (2017 Only)[nr:1]															
120 - Shrubs Shrubs	73,616	75,456	77,343	79,276	81,258	83,290	85,372	87,506	89,694	91,936	94,235	96,590	99,005	101,480	104,017
121 - Shrubs Shrubs (2017 Only)[nr:1]															
130 - Irrigation: Misc. Shrubs Contingency	8,825	9,046	9,272	9,504	9,742	9,985	10,235	10,491	10,753	11,022	11,297	11,580	11,869	12,166	12,470
140 - Miscellaneous Ground Cover / Turf Conversion	2,944	3,018	3,093	3,171	3,250	3,331	3,415	3,500	3,587	3,677	3,769	3,863	3,960	4,059	4,160
144 - Miscellaneous Ground Cover / Turf Conversion 4 Y. Project[nr:3]															
145 - Miscellaneous Ground Cover / Turf Conversion (2017 Only)[nr:1]															
150 - Irrigation: Misc. Turf & Re-seed	108,431	111,141	113,920	116,768	119,687	122,679	125,746	128,890	132,112	135,415	138,800	142,270	145,827	149,473	153,209
151 - Irrigation: Misc. 2017 Only[nr:1]															
160 - Tree Maintenance 20 Removals	54,778	56,148	57,551	58,990	60,465	61,977	63,526	65,114	66,742	68,411	70,121	71,874	73,671	75,512	77,400
161 - Tree Maintenance Removals (2017 Only)[nr:1]															
164 - Tree Maintenance Remediation	54,588	55,953	57,352	58,785	60,255	61,761	63,305	64,888	66,510	68,173	69,877	71,624	73,415	75,250	77,131
165 - Tree Maintenance Remediation (2017 Only)[nr:1]															
170 - Tree Maintenance Replace	6,730	6,898	7,071	7,248	7,429	7,615	7,805	8,000	8,200	8,405	8,615	8,830	9,051	9,278	9,509
171 - Tree Maintenance Replace (2017 Only)[nr:1]															
174 - Tree Maintenance Contingency	18,716	19,184	19,663	20,155	20,659	21,175	21,705	22,247	22,804	23,374	23,958	24,557	25,171	25,800	26,445
175 - Tree Maintenance Contingency (2017 Only)[nr:1]															
180 - Tree Maintenance Trimming	103,211	105,792	108,436	111,147	113,926	116,774	119,694	122,686	125,753	128,897	132,119	135,422	138,808	142,278	145,835
181 - Tree Maintenance Trimming (2017 Only)[nr:1]															
Total 18000 - Landscaping	484,969	497,093	509,520	522,258	535,315	548,698	562,415	576,475	590,887	605,660	620,801	2,000,810	1,027,627	1,053,317	685,248
19000 - Fencing															
140 - Miscellaneous Storage Lot Fence															21,700
Total 19000 - Fencing															21,700
20000 - Lighting															

See Section VI-b for Excluded Components

Reserve Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
100 - Exterior: Misc. Fixtures 400 Fixtures Approx. Total- Conversion to LED[se:3]							88,231	90,436	92,697						
110 - Exterior: Misc. Fixtures 400 Fixtures Approx. Ongoing Maintenance	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
111 - Exterior: Misc. Fixtures Fixtures (2017 Only)[nr:1]															
Total 20000 - Lighting	15,216	15,597	15,987	16,386	16,796	17,216	105,877	108,524	111,237	19,003	19,478	19,965	20,464	20,976	21,500
21000 - Signage															
200 - Street Signs Alley Signage								19,480							
204 - Monument Alley Wood Entrance Signage		7,798					8,823				9,982				
712 - Lollipop 34 Speed Limit Signage Inserts								6,457							
Total 21000 - Signage		7,798					8,823	25,937			9,982				
26000 - Outdoor Equipment															
320 - Benches 2 Per Year- New Installation (16 Total)[nr:7]															
321 - Benches Per Year- New Installation (16 Total)[nr:1]															
Total 26000 - Outdoor Equipment															
30000 - Miscellaneous															
991 - Utilities Underground (0217 Only)[nr:1]															
992 - Utilities Underground	42,423	43,483	44,570	45,685	46,827	47,997	49,197	50,427	51,688	52,980	54,305	55,662	57,054	58,480	59,942
993 - Utilities Storm Drains Connection Cleaning							34,745								
994 - Utilities 590 Water Meter Installation[nr:1/se:2]															
995 - Utilities 2017 Only[nr:1]															
Total 30000 - Miscellaneous	42,423	43,483	44,570	45,685	46,827	47,997	83,943	50,427	51,688	52,980	54,305	55,662	57,054	58,480	59,942
Total [Grounds] Expenditures Inflated @ 2.50%	630,885	654,455	754,593	805,138	730,198	1,336,933	863,432	970,126	1,003,637	798,350	2,185,669	2,202,247	1,341,340	1,415,427	903,260
00055 - Private Streets															
01000 - Paving															
100 - Asphalt: Sealing 64,975 Sq. Ft. Elmhurst- 1 Coat[nr:1]															
104 - Asphalt: Sealing 64,975 Sq. Ft. Elmhurst- 2 Coats		18,241					20,638				23,350				
120 - Asphalt: Sealing 71,000 Sq. Ft. Dunbarton- 1 Coat[nr:1]															
124 - Asphalt: Sealing 71,000 Sq. Ft. Dunbarton- 2 Coats		19,932					22,552				25,515				
190 - Asphalt: Ongoing Repairs All Private Streets[nr:1]															

See Section VI-b for Excluded Components

Nepenthe Association (General Reserve)
 30 Year Expense Forecast - Detailed
 2017 Update- 2
 Prepared for the 2018 Fiscal Year

Reserve Component	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
200 - Asphalt: Ongoing Repairs 64,975 Elmhurst Ongoing (5%)		21,281					24,078					27,242			
202 - Asphalt: Ongoing Repairs 71,000 Dunbarton Ongoing (5%)		23,255					26,310					29,768			
310 - Asphalt: Overlay 64,975 Sq. Ft. Elmhurst Circle- 2010 Last Done										277,811					
320 - Asphalt: Overlay 71,000 Sq. Ft. Dunbarton Circle										303,572					
Total 01000 - Paving		82,709					93,578			581,383		105,875			
30000 - Miscellaneous															
990 - Utilities Neighborhood Clean-up	2,225	2,280	2,337	2,396	2,456	2,517	2,580	2,644	2,710	2,778	2,848	2,919	2,992	3,067	3,143
Total 30000 - Miscellaneous	2,225	2,280	2,337	2,396	2,456	2,517	2,580	2,644	2,710	2,778	2,848	2,919	2,992	3,067	3,143
Total [Private Streets] Expenditures Inflated @ 2.50%	2,225	84,989	2,337	2,396	2,456	2,517	96,158	2,644	2,710	584,161	2,848	108,793	2,992	3,067	3,143
00060 - Administrative															
31000 - Reserve Study															
100 - 3 Year Update with Site Visit On-going		8,907			9,592			10,329			11,124			11,979	
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	9,798	913	936	10,551	983	1,008	11,362	1,059	1,085	12,236	1,140	1,169	13,177	1,228
32000 - Undesignated															
100 - Miscellaneous Reserve Items	10,651	10,917	11,190	11,470	11,757	12,051	12,352	12,661	12,977	13,302	13,634	13,975	14,324	14,683	15,050
101 - Miscellaneous Reserve Items (2017 Only)[nr:1]															
Total 32000 - Undesignated	10,651	10,917	11,190	11,470	11,757	12,051	12,352	12,661	12,977	13,302	13,634	13,975	14,324	14,683	15,050
Total [Administrative] Expenditures Inflated @ 2.50%	11,520	20,715	12,103	12,406	22,308	13,034	13,360	24,023	14,036	14,387	25,870	15,115	15,493	27,859	16,277
Total Expenditures Inflated @ 2.50%	5,463,020	5,432,877	4,176,102	4,385,648	4,374,718	4,521,988	4,022,056	5,968,394	6,560,673	7,084,368	2,767,805	2,720,709	3,276,384	2,002,407	1,415,582

30 Year Reserve Funding Plan Cash Flow Method

2017 Update- 2

Prepared for the 2018 Fiscal Year

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Beginning Balance	5,552,488	6,417,537	7,383,204	8,453,806	9,632,468	10,975,727	12,168,952	12,901,938	13,196,915	13,672,676
Inflated Expenditures @ 2.5%	1,323,233	1,307,452	1,291,790	1,277,588	1,212,230	1,463,763	2,020,105	2,545,334	2,450,868	1,296,453
Reserve Contribution	2,040,504	2,102,739	2,166,873	2,232,963	2,301,068	2,371,251	2,443,574	2,518,103	2,594,905	2,674,050
<i>Lots/month @ 590</i>	288.21	297.00	306.06	315.39	325.01	334.92	345.14	355.66	366.51	377.69
<i>Percentage Increase</i>		3.0%	3.1%	3.1%	3.0%	3.1%	3.0%	3.1%	3.0%	3.1%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	147,778	170,380	195,519	223,287	254,422	285,737	309,517	322,208	331,723	359,037
Ending Balance	6,417,537	7,383,204	8,453,806	9,632,468	10,975,727	12,168,952	12,901,938	13,196,915	13,672,676	15,409,309

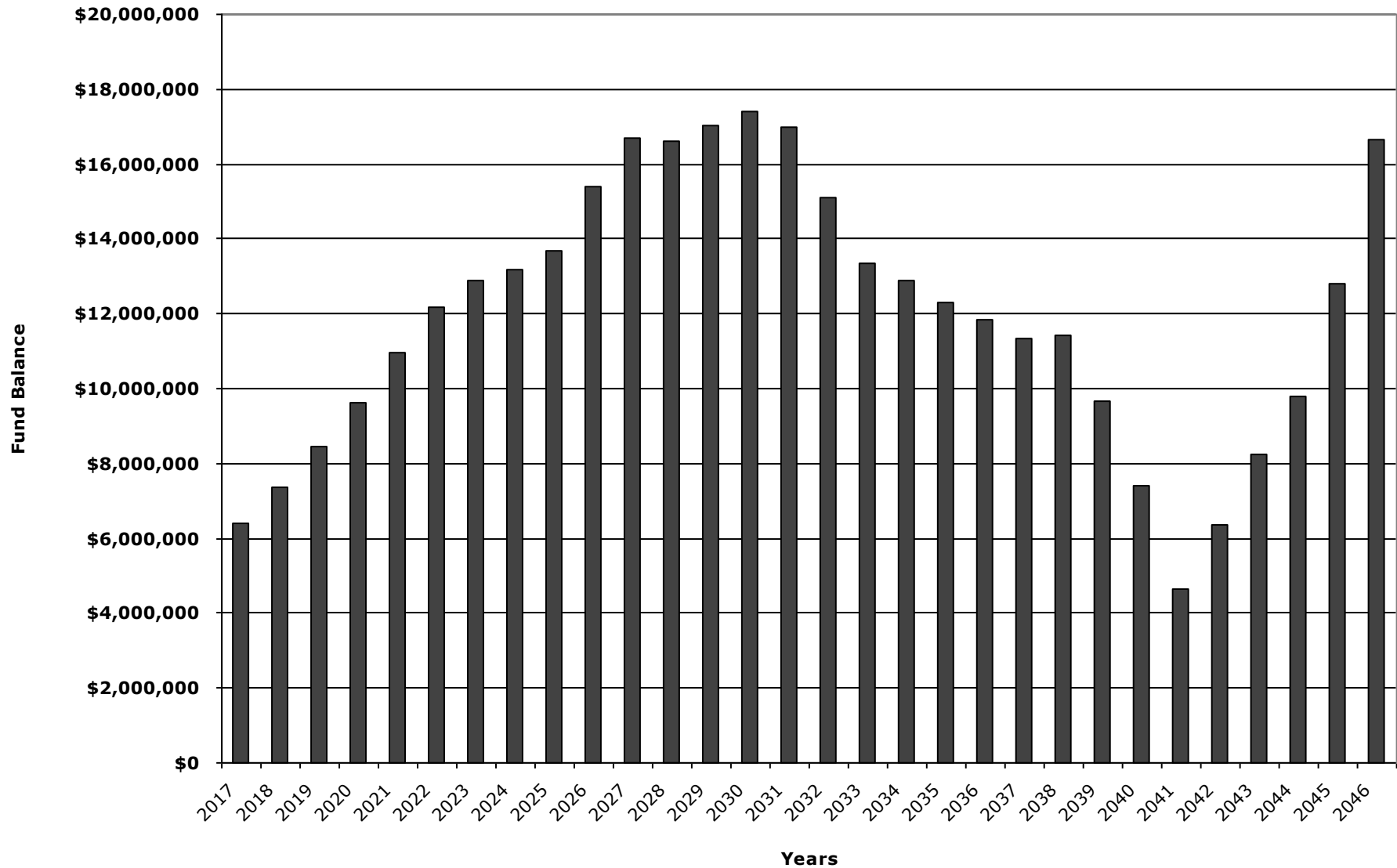
	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Beginning Balance	15,409,309	16,695,571	16,598,799	17,015,785	17,401,008	16,980,477	15,115,975	13,334,270	12,882,414	12,312,111
Inflated Expenditures @ 2.5%	1,865,703	3,347,468	2,924,273	3,055,191	3,952,482	5,463,020	5,432,877	4,176,102	4,385,648	4,374,718
Reserve Contribution	2,755,609	2,839,655	2,926,264	3,015,515	3,107,488	3,202,266	3,299,935	3,400,583	3,504,301	3,611,182
<i>Lots/month @ 590</i>	389.21	401.08	413.31	425.92	438.91	452.30	466.09	480.31	494.96	510.05
<i>Percentage Increase</i>	3.1%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.1%	3.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	396,357	411,042	414,995	424,899	424,463	396,252	351,238	323,663	311,044	298,259
Ending Balance	16,695,571	16,598,799	17,015,785	17,401,008	16,980,477	15,115,975	13,334,270	12,882,414	12,312,111	11,846,833

	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Beginning Balance	11,846,833	11,332,331	11,426,066	9,669,901	7,392,185	4,653,043	6,345,537	8,261,575	9,800,513	12,809,643
Inflated Expenditures @ 2.5%	4,521,988	4,022,056	5,968,394	6,560,673	7,084,368	2,767,805	2,720,709	3,276,384	2,002,407	1,415,582
Reserve Contribution	3,721,323	3,834,823	3,951,785	4,072,314	4,196,520	4,324,514	4,456,412	4,592,333	4,732,399	4,876,737
<i>Lots/month @ 590</i>	525.61	541.64	558.16	575.19	592.73	610.81	629.44	648.63	668.42	688.80
<i>Percentage Increase</i>	3.0%	3.0%	3.0%	3.0%	3.1%	3.1%	3.1%	3.1%	3.0%	3.0%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	286,163	280,968	260,444	210,643	148,707	135,785	180,335	222,989	279,138	363,506
Ending Balance	11,332,331	11,426,066	9,669,901	7,392,185	4,653,043	6,345,537	8,261,575	9,800,513	12,809,643	16,634,304

30 Year Reserve Funding Plan Cash Flow Method - Ending Balances

2017 Update- 2

Prepared for the 2018 Fiscal Year



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

2017 Update- 2

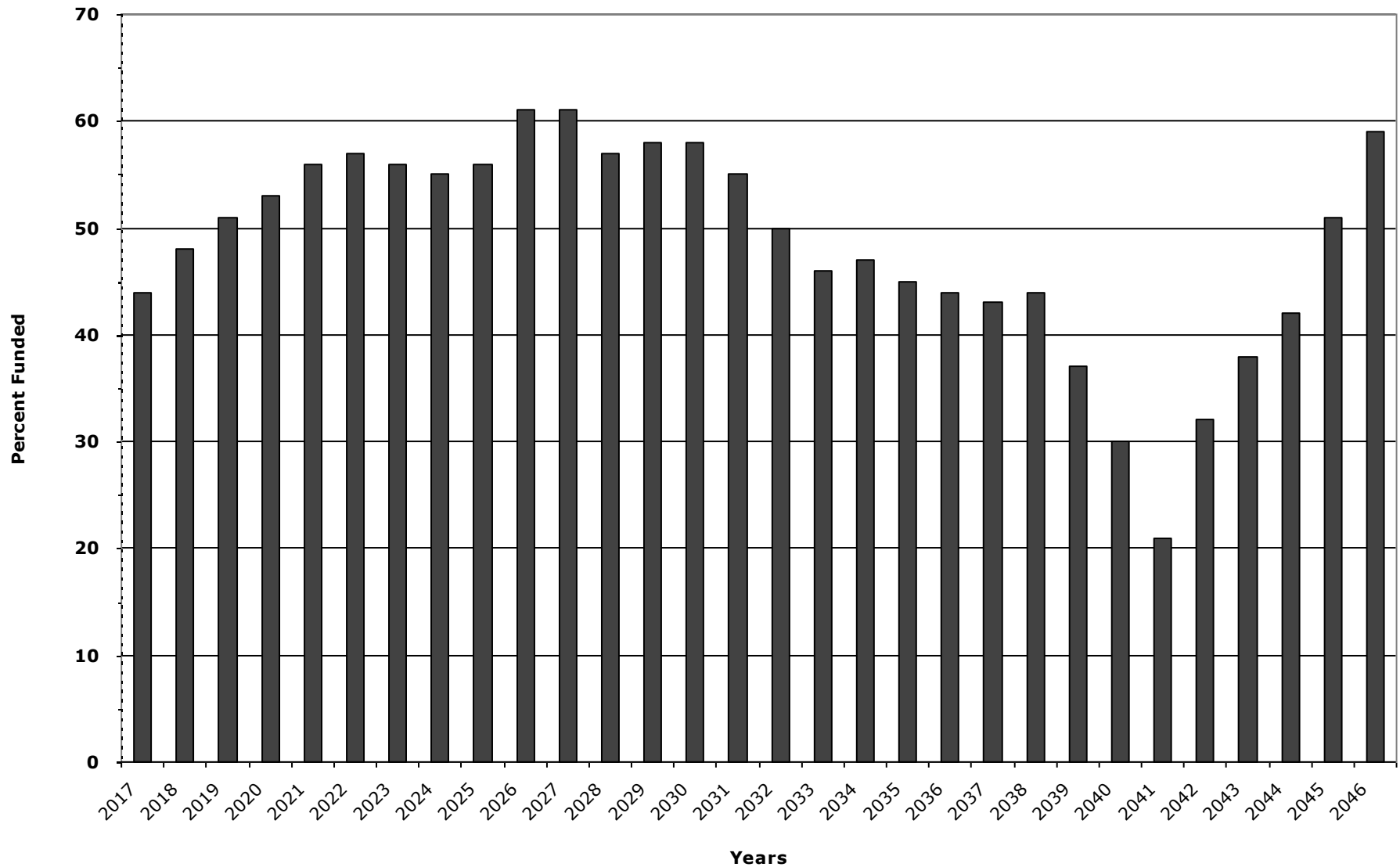
Prepared for the 2018 Fiscal Year

Year	Beginning Balance	Fully Funded Balance	Percent Funded	Inflated Expenditures @ 2.50%	Reserve Contribution	Special Assessments & Other Contributions	Interest	Ending Balance
2017	5,552,488	14,441,277	44.4%	1,323,233	2,040,504	0	147,778	6,417,537
2018	6,417,537	15,267,799	48.4%	1,307,452	2,102,739	0	170,380	7,383,204
2019	7,383,204	16,600,889	50.9%	1,291,790	2,166,873	0	195,519	8,453,806
2020	8,453,806	18,044,582	53.4%	1,277,588	2,232,963	0	223,287	9,632,468
2021	9,632,468	19,587,307	56.0%	1,212,230	2,301,068	0	254,422	10,975,727
2022	10,975,727	21,296,333	57.1%	1,463,763	2,371,251	0	285,737	12,168,952
2023	12,168,952	22,845,719	56.5%	2,020,105	2,443,574	0	309,517	12,901,938
2024	12,901,938	23,926,522	55.2%	2,545,334	2,518,103	0	322,208	13,196,915
2025	13,196,915	24,550,252	55.7%	2,450,868	2,594,905	0	331,723	13,672,676
2026	13,672,676	25,352,266	60.8%	1,296,453	2,674,050	0	359,037	15,409,309
2027	15,409,309	27,425,116	60.9%	1,865,703	2,755,609	0	396,357	16,695,571
2028	16,695,571	29,035,502	57.2%	3,347,468	2,839,655	0	411,042	16,598,799
2029	16,598,799	29,238,268	58.2%	2,924,273	2,926,264	0	414,995	17,015,785
2030	17,015,785	29,952,578	58.1%	3,055,191	3,015,515	0	424,899	17,401,008
2031	17,401,008	30,625,074	55.4%	3,952,482	3,107,488	0	424,463	16,980,477
2032	16,980,477	30,471,040	49.6%	5,463,020	3,202,266	0	396,252	15,115,975
2033	15,115,975	28,843,144	46.2%	5,432,877	3,299,935	0	351,238	13,334,270
2034	13,334,270	27,285,696	47.2%	4,176,102	3,400,583	0	323,663	12,882,414
2035	12,882,414	27,059,760	45.5%	4,385,648	3,504,301	0	311,044	12,312,111
2036	12,312,111	26,697,702	44.4%	4,374,718	3,611,182	0	298,259	11,846,833
2037	11,846,833	26,424,215	42.9%	4,521,988	3,721,323	0	286,163	11,332,331
2038	11,332,331	26,081,518	43.8%	4,022,056	3,834,823	0	280,968	11,426,066
2039	11,426,066	26,333,476	36.7%	5,968,394	3,951,785	0	260,444	9,669,901
2040	9,669,901	24,689,800	29.9%	6,560,673	4,072,314	0	210,643	7,392,185
2041	7,392,185	22,493,336	20.7%	7,084,368	4,196,520	0	148,707	4,653,043
2042	4,653,043	19,802,947	32.0%	2,767,805	4,324,514	0	135,785	6,345,537
2043	6,345,537	21,569,995	38.3%	2,720,709	4,456,412	0	180,335	8,261,575
2044	8,261,575	23,532,217	41.6%	3,276,384	4,592,333	0	222,989	9,800,513
2045	9,800,513	25,079,220	51.1%	2,002,407	4,732,399	0	279,138	12,809,643
2046	12,809,643	28,078,649	59.2%	1,415,582	4,876,737	0	363,506	16,634,304

30 Year Reserve Funding Plan Cash Flow Method - Percent Funded

2017 Update- 2

Prepared for the 2018 Fiscal Year





Section V

Nepenthe Association (General Reserve)

Reserve Fund Balance Forecast Component Method

2017 Update- 2

Prepared for the 2018 Fiscal Year

<i>Reserve Component</i>	<i>Current Repl. Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>Estimated Future Replacement Costs</i>	<i>Per Year</i>	<i>2017 Fully Funded Balance</i>	<i>2018 Fully Funded Balance</i>	<i>% Per Year Straight Line</i>	<i>2018 Line Item Contribution based on Cash Flow Method</i>
00010 - Unit Exteriors									
03000 - Painting: Exterior									
120 - Surface Restoration 171 Homes- Phase 1 of 3[se:2]	341,348	8	6	400,807	50,101	64,003	109,338	2.04%	42,946
122 - Surface Restoration 217 Homes- Phase 2 of 3[se:2]	421,773	8	7	507,623	63,453	49,793	81,060	2.59%	54,392
126 - Surface Restoration 202 Homes- Phase 3 of 3	313,100	8	0	313,100	39,138	313,100	40,116	1.60%	33,549
190 - Miscellaneous Construction Management: Color Consultant Only	3,152	16	6	3,655	228	1,970	2,221	0.01%	196
198 - Supervision Construction Mgmt- Pre-Cycle Eval.	4,202	8	5	4,755	594	1,576	2,154	0.02%	509
200 - Supervision 171 CM- Future Painting, Siding- PH 1	66,473	8	6	77,088	9,636	16,618	25,551	0.39%	8,260
208 - Supervision 217 CM- Future Painting, Siding- PH 2	84,355	8	7	100,271	12,534	10,544	21,616	0.51%	10,744
210 - Supervision 202 CM- Future Painting, Siding- PH 3	78,524	8	8	95,674	10,630	8,725	10,061	0.43%	9,112
350 - Touch-Up On-going	26,266	1	1	26,922	13,461	13,133	26,922	0.55%	11,539
920 - Power Washing 171 Unit Brickwork (sealing added)	21,559	16	6	25,002	1,563	13,474	15,192	0.06%	1,339
924 - Power Washing 217 Unit Brickwork (sealing added)	27,358	14	7	32,520	2,323	13,679	16,024	0.09%	1,991
926 - Power Washing 202 Unit Brickwork (sealing added)	20,569	14	8	25,061	1,790	8,815	10,542	0.07%	1,534
Sub-total [03000 - Painting: Exterior]	1,408,679			1,612,479	205,451	515,430	360,796	8.38%	176,112

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
00010 - Unit Exteriors									
04000 - Structural Repairs									
204 - Wood: Siding & Trim On-going Repairs- Long Term	115,569	1	1	118,458	59,229	57,784	118,458	2.41%	50,771
205 - Wood: Siding & Trim 2017 Only[nr:1]	17,679	1	0	0	0	17,679	0	0.00%	0
210 - Wood: Siding & Trim 171 2008 Siding Project	1,347,426	30	22	2,319,691	77,323	359,314	414,334	3.15%	66,281
212 - Wood: Siding & Trim 217 2009 Siding Project	1,709,892	30	23	3,017,294	100,576	398,975	467,371	4.10%	86,214
214 - Wood: Siding & Trim 202 2010 Siding Project	1,591,697	30	24	2,878,943	95,965	318,339	380,681	3.91%	82,261
220 - Wood: Siding & Trim 171 Homes- Ongoing Siding Project w Paint 1	403,132	8	6	467,510	58,439	100,783	154,954	2.38%	50,094
230 - Wood: Siding & Trim 217 Homes- Ongoing Siding Project w Paint 2	318,231	8	7	378,276	47,285	39,779	81,547	1.93%	40,532
232 - Wood: Siding & Trim 202 Homes- Ongoing Siding Project w Paint 3	476,215	8	8	580,222	64,469	52,913	61,015	2.63%	55,263
233 - Wood: Siding & Trim Homes- Ongoing Siding Project w Paint 3[nr:1]	330,368	1	0	0	0	330,368	0	0.00%	0
290 - Miscellaneous Construction Management On-going	65,625	30	22	112,979	3,766	17,500	20,180	0.15%	3,228
291 - Miscellaneous Construction Management On-going	73,104	30	23	129,000	4,300	17,058	19,982	0.18%	3,686
292 - Miscellaneous Construction Management On-going	30,909	30	24	55,906	1,864	6,182	7,392	0.08%	1,597
Sub-total [04000 - Structural Repairs]	6,479,848			10,058,279	513,215	1,716,674	1,725,913	20.92%	439,926

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
00010 - Unit Exteriors									
05000 - Roofing									
200 - Low Slope: BUR 32 Squares- Small Flats- Done 2009	40,344	15	7	47,956	3,197	21,517	24,812	0.13%	2,741
206 - Low Slope: BUR 8 Squares- Small Flats- Done 2006	10,086	15	4	11,133	742	7,396	8,271	0.03%	636
212 - Low Slope: BUR 80 Squares- Large Flats- 2009	100,860	15	7	119,891	7,993	53,792	62,029	0.33%	6,851
216 - Low Slope: BUR 4 Squares- Small Flats- Done 2009	5,043	15	7	5,995	400	2,690	3,101	0.02%	343
220 - Low Slope: BUR 8 Squares- Small Flats- Done 2008	10,086	15	6	11,697	780	6,052	6,892	0.03%	668
400 - Pitched: Dimensional Composition 3,257 Squares- 2000 -- 2003 Roofing: 199 Homes[se:4]	5,132,828	30	11	6,991,503	233,050	2,994,150	3,244,375	9.50%	199,770
420 - Pitched: Dimensional Composition 2004 Roofing Project	2,125,531	30	15	3,078,403	102,613	1,062,765	1,161,957	4.18%	87,960
440 - Pitched: Dimensional Composition 1,853 Squares- 2005 Roofing Project[se:2]	2,920,212	30	16	4,389,260	146,309	1,314,095	1,446,722	5.96%	125,415
444 - Pitched: Dimensional Composition 2,098 Squares- 2006 Roofing Project[se:2]	3,306,317	30	18	5,221,185	174,040	1,267,421	1,412,073	7.09%	149,186
466 - Pitched: Dimensional Composition 2007 Roofing Project[se:2]	2,600,297	30	20	4,314,150	143,805	823,427	932,856	5.86%	123,269
690 - Gutters / Downspouts 2004	126,075	30	17	191,838	6,395	54,633	60,306	0.26%	5,481
692 - Gutters / Downspouts 2005	131,328	30	18	204,827	6,828	52,531	58,332	0.28%	5,853
694 - Gutters / Downspouts 2006	157,594	30	19	251,937	8,398	57,784	64,613	0.34%	7,199
696 - Gutters / Downspouts 2007	136,581	30	20	223,804	7,460	45,527	51,332	0.30%	6,395
701 - Gutters / Downspouts 1,484 Lin. Ft. 2008	24,946	30	21	41,899	1,397	7,484	8,523	0.06%	1,197
702 - Gutters / Downspouts 994 Lin. Ft. 2009	16,709	30	22	28,766	959	4,456	5,138	0.04%	822
703 - Gutters / Downspouts 10,741 Lin. Ft. 2010	180,556	30	23	318,611	10,620	42,130	49,352	0.43%	9,104
810 - Pitched: Dimensional Composition 2003 Roofing Project: Beams, Crts/Vllys, FP Chs	126,075	30	16	187,159	6,239	58,835	64,613	0.25%	5,348
820 - Beam Replacement 2004	57,784	30	17	87,926	2,931	25,040	27,640	0.12%	2,512
822 - Beam Replacement 2005 Roofing w/ 70% increase due to related siding	273,162	30	18	426,040	14,201	109,265	121,330	0.58%	12,173
824 - Beam Replacement 2006- Roofing w/ 70% inc. due to related siding	100,860	30	19	161,240	5,375	36,982	41,353	0.22%	4,607

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
00010 - Unit Exteriors									
05000 - Roofing									
826 - Beam Replacement 2007- Roofing-w/ 70% inc. due to related siding	241,644	30	20	395,961	13,199	80,548	90,818	0.54%	11,314
840 - Hog Valleys 2000 - 2003 Roofing Project Midcycle	147,087	30	1	150,765	5,025	142,185	150,765	0.20%	4,308
841 - Hog Valleys 2004 Roofing Project Midcycle	147,087	30	2	154,534	5,151	137,282	145,739	0.21%	4,416
842 - Hog Valleys 2005 Roofing Project Midcycle	147,087	30	3	158,397	5,280	132,379	140,714	0.22%	4,526
843 - Hog Valleys 2006 Roofing Project Midcycle	147,087	30	4	162,357	5,412	127,476	135,688	0.22%	4,639
844 - Hog Valleys 2007 Roofing Project Midcycle	147,087	30	5	166,416	5,547	122,573	130,663	0.23%	4,755
920 - Roofing: Inspections & Repairs 590 All Units & Bldgs as Needed	30,993	1	1	31,768	15,884	15,497	31,768	0.65%	13,616
921 - Roofing: Inspections & Repairs 2017 Only[nr:1]	18,660	1	0	0	0	18,660	0	0.00%	0
924 - Roofing: Inspections & Repairs 590 All Units & Bldgs as Needed W Report	30,993	3	1	31,768	10,589	20,662	31,768	0.43%	9,077
930 - Miscellaneous 590 Major Repairs to Extend Life[se:3]	185,961	30	4	210,440	7,015	154,967	165,195	0.29%	6,013
Sub-total [05000 - Roofing]	18,826,964			27,777,626	956,832	9,000,200	9,878,737	39.01%	820,193
19000 - Fencing									
300 - Wood 22,881 Lin. Ft. Patios (33%)[se:3]	400,655	8	6	476,350	59,544	64,921	102,668	2.43%	51,041
304 - Wood 1,900 Lin. Ft. Interior Patio Party Fence (20%)[se:3]	107,794	8	6	128,159	16,020	17,467	27,622	0.65%	13,732
350 - Wood: Repair On-going Repairs Per Year	25,495	1	0	25,495	25,495	25,495	26,132	1.04%	21,854
Sub-total [19000 - Fencing]	533,945			630,005	101,059	107,883	156,423	4.12%	86,627
21000 - Signage									
400 - Unit Address Plaques 590 Units with 2 at each	52,069	25	17	79,229	3,169	16,662	19,213	0.13%	2,717
Sub-total Unit Exteriors	27,301,504			40,157,618	1,779,726	11,356,849	#####	72.55%	1,525,575
00020 - Main Clubhouse Areas									
02000 - Concrete									
400 - Pool Deck Main Clubhouse- Ongoing Repairs	1,261	5	8	1,536	171	140	162	0.01%	146

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
00020 - Main Clubhouse Areas									
03000 - Painting: Exterior									
130 - Surface Restoration Main Clubhouse	11,307	6	3	12,177	2,029	5,654	7,727	0.08%	1,740
400 - Wrought Iron 258 Lin. Ft. Pool Perimeter Fence	2,440	4	3	2,627	657	610	1,250	0.03%	563
Sub-total [03000 - Painting: Exterior]	13,747			14,804	2,686	6,264	8,977	0.11%	2,303
03500 - Painting: Interior									
300 - Clubhouse 11,806 Sq. Ft. Clubhouse	11,860	10	7	14,097	1,410	3,558	4,862	0.06%	1,208
04000 - Structural Repairs									
200 - Wood: Siding & Trim Ongoing Prior to Paint[nr:5]	5,253	1	1	5,384	2,692	2,627	5,384	0.11%	2,308
302 - Awnings Clubhouse Pool Awning	3,837	15	12	5,160	344	767	1,049	0.01%	295
900 - Door: Hardware 16 Clubhouse- Exit Doors & Pool Pedestrian Gates	15,129	15	12	20,347	1,356	3,026	4,135	0.06%	1,163
906 - Steel Doors 4 Exterior Storage Room Metal Doors	9,245	25	18	14,420	577	2,589	3,033	0.02%	494
Sub-total [04000 - Structural Repairs]	33,465			45,311	4,969	9,008	13,601	0.20%	4,260
05000 - Roofing									
208 - Low Slope: BUR 6 Squares- Clubhouse- Vinyl	15,408	15	6	17,868	1,191	9,245	10,529	0.05%	1,021
460 - Pitched: Dimensional Composition Clubhouse- 44 Squares	54,760	30	21	91,974	3,066	16,428	18,710	0.12%	2,628
Sub-total [05000 - Roofing]	70,168			109,842	4,257	25,673	29,238	0.17%	3,649

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
00020 - Main Clubhouse Areas									
08000 - Rehab									
094 - General Professional Fees	47,246	20	17	71,891	3,595	7,087	9,686	0.15%	3,081
100 - General Clubhouse- Lounge: Skylights & Windows	27,414	30	1	28,099	937	26,500	28,099	0.04%	803
102 - General Clubhouse- Living Rm & Kitchen Furnishings (50%)	25,071	10	7	29,801	2,980	7,521	10,279	0.12%	2,555
112 - General Clubhouse- Card Room Misc. (50%)	7,524	10	7	8,944	894	2,257	3,085	0.04%	767
113 - General Clubhouse Card Room- Counter & Cabinets	18,103	25	22	31,165	1,247	2,172	2,969	0.05%	1,069
114 - General 6 -Exterior Store-Front Door Sets	35,408	25	21	59,471	2,379	5,665	7,259	0.10%	2,039
136 - General Clubhouse- Interior Doors	16,810	25	22	28,940	1,158	2,017	2,757	0.05%	992
138 - General Clubhouse- Entry Area- Furnishings- 50%	1,471	10	7	1,749	175	441	603	0.01%	150
140 - General Clubhouse Security System / Entry Access	40,381	10	7	48,000	4,800	12,114	16,556	0.20%	4,115
142 - General Clubhouse Audio/Video Upgrades	24,891	10	7	29,588	2,959	7,467	10,205	0.12%	2,536
144 - Clubhouse Drinking Fountain	1,358	15	12	1,826	122	272	371	0.00%	104
150 - General Lobby Admin. Office- 50%	6,788	10	7	8,069	807	2,037	2,783	0.03%	692
156 - General Clubhouse- Manager's Office 50%	3,394	10	7	4,035	403	1,018	1,392	0.02%	346
160 - General Clubhouse- Gym 50%	7,138	10	7	8,485	848	2,141	2,926	0.03%	727
180 - General Clubhouse- 2 Restrooms	77,321	30	27	150,605	5,020	7,732	10,567	0.20%	4,303
190 - General Clubhouse- Storeroom	2,263	10	7	2,690	269	679	928	0.01%	231
192 - General Clubhouse- Utility Room (50%)	1,293	10	7	1,536	154	388	530	0.01%	132
194 - General Kitchen	42,522	25	22	73,205	2,928	5,103	6,974	0.12%	2,510
344 - General 2013 Contingency	39,598	20	17	60,253	3,013	5,940	8,118	0.12%	2,582
Sub-total [08000 - Rehab]	425,993			648,351	34,687	98,552	126,086	1.41%	29,733

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
00020 - Main Clubhouse Areas									
12000 - Pool									
100 - Re-plaster 116 Lin. Ft. Clubhouse Main Pool	11,156	12	5	12,622	1,052	6,507	7,623	0.04%	902
102 - Re-plaster 176 Lin. Ft. Clubhouse Lap Pool	15,133	12	1	15,511	1,293	13,872	15,511	0.05%	1,108
200 - Edge: Tile, Coping, Mastic 116 Lin. Ft. Clubhouse Main Pool	5,512	24	21	9,258	386	689	942	0.02%	331
202 - Edge: Tile, Coping, Mastic 176 Lin. Ft. Clubhouse Lap Pool	8,363	24	21	14,047	585	1,045	1,429	0.02%	502
600 - Deck: Re-Surface 10,526 Sq. Ft. Main Pool Area	221,178	30	27	430,810	14,360	22,118	30,228	0.59%	12,310
700 - Equipment: Replacement 3 Main & Lap Pool Filters Only	5,091	8	1	5,219	652	4,455	5,219	0.03%	559
701 - Equipment: Replacement 3 Main & Lap Pool Pumps Only	8,146	4	1	8,350	2,087	6,110	8,350	0.09%	1,789
702 - Equipment: Replacement Main Pool Chlorinator	849	4	1	870	217	636	870	0.01%	186
703 - Equipment: Replacement Lap Pool Chemical Feeder	1,018	4	1	1,044	261	764	1,044	0.01%	224
790 - Miscellaneous On-going (Yearly) Pool Mechanical Repairs	3,820	1	0	3,820	3,820	3,820	3,916	0.16%	3,274
910 - Furniture: Chairs 16 Clubhouse	1,533	10	7	1,823	182	460	629	0.01%	156
915 - Furniture: Lounges 18 Clubhouse	12,219	10	7	14,525	1,452	3,666	5,010	0.06%	1,245
920 - Furniture: Tables 4 Clubhouse	1,348	10	7	1,603	160	404	553	0.01%	137
940 - Furniture: Misc 4 Clubhouse- Umbrellas Stands	500	10	7	594	59	150	205	0.00%	51
942 - Furniture: Misc 4 Clubhouse- Umbrellas	1,542	10	7	1,833	183	463	632	0.01%	157
950 - Furniture: Misc Re-Webbing, Powder Coat	9,787	10	2	10,282	1,028	7,829	9,028	0.04%	881
990 - Miscellaneous 2012 Misc. Safety, Caps, Water Quality, etc.	16,971	10	2	17,830	1,783	13,577	15,656	0.07%	1,528
994 - Miscellaneous Signage- Main CH	1,131	12	9	1,413	118	283	387	0.00%	101
Sub-total [12000 - Pool]	325,298			551,452	29,681	86,848	107,229	1.21%	25,442

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
00020 - Main Clubhouse Areas									
13000 - Spa									
100 - Re-Plaster Main Clubhouse	3,863	6	3	4,160	693	1,931	2,640	0.03%	594
120 - Tile Main CH Spa	1,810	24	21	3,040	127	226	309	0.01%	109
700 - Equipment Main Spa	3,168	10	4	3,497	350	1,901	2,273	0.01%	300
710 - Pumps Vari Speed Pentair Pump	2,715	6	1	2,783	464	2,263	2,783	0.02%	398
780 - Heater Main Clubhouse- Spa Heater	3,621	8	1	3,711	464	3,168	3,711	0.02%	398
Sub-total [13000 - Spa]	15,177			17,191	2,097	9,489	11,716	0.09%	1,798
14000 - Recreation									
201 - Exercise: Treadmill Matrix Commercial Series	3,625	5	2	3,808	762	2,175	2,972	0.03%	653
205 - Exercise: Treadmill Matrix Commercial Series	3,625	5	2	3,808	762	2,175	2,972	0.03%	653
212 - Exercise: Miscellaneous Equip. 2 Matrix Recumbent Bike	13,436	10	4	14,830	1,483	8,061	9,640	0.06%	1,271
218 - Miscellaneous Matrix Elliptical Machine	5,253	6	4	5,798	966	1,751	2,692	0.04%	828
222 - Exercise: Weight Machine Matrix Hoist & Press H2200	5,253	20	11	6,893	345	2,364	2,692	0.01%	295
224 - Miscellaneous Stair Climber	2,521	6	4	2,783	464	841	1,292	0.02%	398
226 - Miscellaneous Upright Cycle	1,576	6	4	1,740	290	525	808	0.01%	249
230 - Exercise: Miscellaneous Equip. Weight Bench	315	10	2	331	33	252	291	0.00%	28
860 - Television Fitness Room- LG 42" TV	666	6	5	754	126	111	228	0.01%	108
864 - Television Library- LG 32" TV	368	6	3	396	66	184	251	0.00%	57
Sub-total [14000 - Recreation]	36,638			41,142	5,296	18,439	23,839	0.22%	4,540

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
00020 - Main Clubhouse Areas									
17000 - Tennis Court									
100 - Reseal 4 Main Clubhouse	17,675	7	6	20,498	2,928	2,525	5,176	0.12%	2,510
306 - Miscellaneous 2 Tennis Court Awning & Bench	4,202	16	7	4,995	312	2,364	2,692	0.01%	268
500 - Resurface 4 Main Clubhouse	81,461	21	12	109,557	5,217	34,912	39,761	0.21%	4,472
Sub-total [17000 - Tennis Court]	103,339			135,050	8,457	39,801	47,629	0.34%	7,250
19000 - Fencing									
130 - Chain Link: 10' 770 Lin. Ft. Main Clubhouse Tennis Courts	27,878	25	13	38,430	1,537	13,381	14,859	0.06%	1,318
200 - Wrought Iron 258 Lin. Ft. Main Clubhouse	27,736	25	22	47,750	1,910	3,328	4,549	0.08%	1,637
340 - Wood: 6' 28 Lin. Ft. Trash & Roof Access Enclosure	883	18	15	1,278	71	147	201	0.00%	61
Sub-total [19000 - Fencing]	56,497			87,459	3,518	16,857	19,609	0.14%	3,016
20000 - Lighting									
260 - Bollard Lights 6 Clubhouse Front	5,673	20	16	8,422	421	1,135	1,454	0.02%	361
22000 - Office Equipment									
200 - Computers, Misc. Clubhouse Offices	6,788	3	1	6,958	2,319	4,526	6,958	0.09%	1,988
23000 - Mechanical Equipment									
200 - HVAC 4 Lennox Units- Clubhouse- A/C	38,468	15	4	42,461	2,831	28,210	31,544	0.12%	2,427
210 - HVAC 4 Units Clubhouse- Heating	35,090	15	4	38,733	2,582	25,733	28,774	0.11%	2,213
600 - Water Heater Clubhouse- State Select Water Heater	1,584	10	7	1,883	188	475	649	0.01%	161
Sub-total [23000 - Mechanical Equipment]	75,142			83,077	5,601	54,418	60,967	0.23%	4,801
24000 - Furnishings									
910 - Window Coverings Clubhouse	3,756	15	12	5,051	337	751	1,027	0.01%	289
24500 - Audio / Visual									
222 - Entertainment System Assisted Listening Hearing Loop	21,012	15	1	21,538	1,436	19,612	21,538	0.06%	1,231

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
00020 - Main Clubhouse Areas									
25000 - Flooring									
200 - Carpeting 298 Sq. Yds. Clubhouse	26,973	10	7	32,062	3,206	8,092	11,059	0.13%	2,748
400 - Tile 295 Sq. Ft. Kitchen	3,099	20	17	4,716	236	465	635	0.01%	202
600 - Vinyl 19 Sq. Yds. Clubhouse Restrooms	699	12	8	851	71	233	298	0.00%	61
600 - Vinyl 53 Sq. Yds. Lobby	1,448	20	17	2,203	110	217	297	0.00%	94
600 - Vinyl 6 Sq. Yds. Storage/ Janitorial Room	164	20	17	249	12	25	34	0.00%	11
604 - Vinyl 15 Sq. Yds. Storage/Security Room	410	20	1	420	21	389	420	0.00%	18
Sub-total [25000 - Flooring]	32,792			40,502	3,657	9,421	12,743	0.15%	3,134
26000 - Outdoor Equipment									
900 - Miscellaneous Outdoor Ping Pong Table	564	10	9	704	70	56	116	0.00%	60
27000 - Appliances									
200 - Refrigerator Clubhouse- GE Profile	1,681	10	7	1,998	200	504	689	0.01%	171
204 - Refrigerator Clubhouse- Frigidaire Caterer's Refrigerator	1,681	15	12	2,261	151	336	459	0.01%	129
220 - 4-Burner Stove & Oven Clubhouse- Whirlpool Stove & Oven	735	20	17	1,119	56	110	151	0.00%	48
240 - Dishwasher Clubhouse- Whirlpool Dishwasher	1,051	10	7	1,249	125	315	431	0.01%	107
740 - Microwave Oven Clubhouse	735	10	7	874	87	221	302	0.00%	75
950 - Ice Machine Clubhouse- Scotman	2,101	10	7	2,498	250	630	862	0.01%	214
998 - Miscellaneous Kitchen Aid Warming Oven	841	10	7	999	100	252	345	0.00%	86
Sub-total [27000 - Appliances]	8,825			10,998	968	2,369	3,238	0.04%	830
Sub-total Main Clubhouse Areas	1,247,995			1,843,486	112,039	406,915	500,988	4.57%	96,040
00030 - Dunbarton Clubhouse Areas									
02000 - Concrete									
404 - Pool Deck Clubhouse Pool- Ongoing Repairs	1,261	5	8	1,536	171	140	162	0.01%	146

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
00030 - Dunbarton Clubhouse Areas									
03000 - Painting: Exterior									
136 - Surface Restoration Clubhouse & Pool Fence	2,600	6	3	2,800	467	1,300	1,777	0.02%	400
03500 - Painting: Interior									
900 - Miscellaneous Clubhouse- Dunbarton All Rooms	3,549	4	1	3,638	909	2,662	3,638	0.04%	780
04000 - Structural Repairs									
900 - Door: Hardware 2 Pool Gates & Clubhouse	1,891	18	14	2,672	148	420	538	0.01%	127
05000 - Roofing									
464 - Pitched: Dimensional Composition 20 Squares- Clubhouse	23,744	30	21	39,880	1,329	7,123	8,113	0.05%	1,140
08000 - Rehab									
200 - Restrooms Clubhouse- 2 Restrooms	4,938	20	8	6,016	301	2,963	3,290	0.01%	258
220 - General Clubhouse Interior	6,094	20	14	8,610	431	1,828	2,186	0.02%	369
221 - General Cabana- Lighting Project	3,877	20	14	5,478	274	1,163	1,391	0.01%	235
224 - General Clubhouse- Kitchen	9,051	20	14	12,789	639	2,715	3,247	0.03%	548
Sub-total [08000 - Rehab]	23,960			32,893	1,645	8,669	10,114	0.07%	1,410

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
00030 - Dunbarton Clubhouse Areas									
12000 - Pool									
104 - Resurface 148 Lin. Ft. Pool	13,994	12	7	16,635	1,386	5,831	7,172	0.06%	1,188
204 - Edge: Tile, Coping, Mastic 104 Lin. Ft. Pool	6,556	24	21	11,011	459	819	1,120	0.02%	393
601 - Deck: Re-Surface 3,384 Sq. Ft. Clubhouse Pool Area	69,329	30	27	135,038	4,501	6,933	9,475	0.18%	3,858
704 - Equipment: Replacement Filtration Only (50%)	2,521	5	4	2,783	557	504	1,034	0.02%	477
730 - Heater Clubhouse Attached Equipment Rm	6,777	15	3	7,298	487	5,421	6,020	0.02%	417
731 - Heater 2017 Only[nr:1]	1,725	1	0	0	0	1,725	0	0.00%	0
954 - Furniture: Misc Re-Webbing, Powder Coat	9,787	10	2	10,282	1,028	7,829	9,028	0.04%	881
960 - Furniture: Misc Lounges, Tables & Chairs	5,485	10	0	5,485	549	5,485	562	0.02%	470
995 - Miscellaneous Signage	1,355	12	9	1,693	141	339	463	0.01%	121
Sub-total [12000 - Pool]	117,529			190,225	9,107	34,887	34,874	0.37%	7,807
13000 - Spa									
102 - Re-Plaster Spa	5,090	6	3	5,482	914	2,545	3,478	0.04%	783
121 - Tile Spa	1,355	24	21	2,276	95	169	232	0.00%	81
700 - Equipment Spa (50%)	2,820	5	0	2,820	564	2,820	578	0.02%	483
782 - Heater Clubhouse Attached Equipment Rm	3,194	8	1	3,274	409	2,795	3,274	0.02%	351
Sub-total [13000 - Spa]	12,459			13,852	1,982	8,329	7,562	0.08%	1,699
19000 - Fencing									
202 - Wrought Iron 146 Lin. Ft. Pool Perimeter	13,805	25	22	23,767	951	1,657	2,264	0.04%	815
23000 - Mechanical Equipment									
300 - HVAC Trane Central Furnace- Dunbarton	7,880	15	6	9,138	609	4,728	5,384	0.02%	522
604 - Water Heater Clubhouse Kitchen Closet	1,576	12	3	1,697	141	1,182	1,346	0.01%	121
Sub-total [23000 - Mechanical Equipment]	9,456			10,835	751	5,910	6,731	0.03%	643

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
00030 - Dunbarton Clubhouse Areas									
24000 - Furnishings									
400 - Miscellaneous Clubhouse	5,043	10	5	5,706	571	2,522	3,101	0.02%	489
24600 - Safety / Access									
520 - Card Readers 3 Gates & Clubhouse	4,728	10	7	5,620	562	1,418	1,938	0.02%	482
25000 - Flooring									
220 - Carpeting 60 Sq. Yds. Clubhouse	1,697	10	4	1,873	187	1,018	1,218	0.01%	161
27000 - Appliances									
202 - Refrigerator Clubhouse	1,024	10	7	1,218	122	307	420	0.00%	104
221 - 4-Burner Stove & Oven Clubhouse- GE Electric Profile Model	2,711	20	14	3,830	192	813	972	0.01%	164
241 - Dishwasher Clubhouse	1,358	10	4	1,499	150	815	974	0.01%	128
742 - Microwave Oven Clubhouse	849	15	9	1,060	71	339	406	0.00%	61
Sub-total [27000 - Appliances]	5,941			7,606	534	2,275	2,772	0.02%	458
Sub-total Dunbarton Clubhouse Areas	227,663			342,903	19,313	78,330	84,801	0.79%	16,555
00040 - Elmhurst Cabana Areas									
02000 - Concrete									
408 - Pool Deck Cabana- Ongoing Repairs	1,261	5	8	1,536	171	140	162	0.01%	146
03000 - Painting: Exterior									
138 - Surface Restoration Cabana & Pool Fence	2,490	6	3	2,681	447	1,245	1,701	0.02%	383
03500 - Painting: Interior									
920 - Miscellaneous All Rooms	3,394	10	7	4,034	403	1,018	1,391	0.02%	346
05000 - Roofing									
462 - Pitched: Dimensional Composition 11 Squares- Elmhurst Cabana	13,059	30	21	21,934	731	3,918	4,462	0.03%	627

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
00040 - Elmhurst Cabana Areas									
08000 - Rehab									
230 - General Restrooms	42,992	20	4	47,455	2,373	34,393	37,456	0.10%	2,034
234 - General Elmhurst- Gardeners Rstrm & Entry	13,574	20	1	13,913	696	12,895	13,913	0.03%	596
Sub-total [08000 - Rehab]	56,566			61,368	3,068	47,289	51,370	0.13%	2,630
12000 - Pool									
106 - Re-plaster 159 Lin. Ft. Elmhurst Pool	15,034	12	4	16,595	1,383	10,023	11,558	0.06%	1,185
206 - Edge: Tile, Coping, Mastic 159 Lin. Ft. Elmhurst Pool	10,858	24	21	18,237	760	1,357	1,855	0.03%	651
602 - Deck: Re-Surface 2,900 Sq. Ft. Elmhurst Pool Area	60,936	30	27	118,692	3,956	6,094	8,328	0.16%	3,391
712 - Equipment: Replacement Elmhurst Pool Filter Only	1,666	8	7	1,980	247	208	427	0.01%	212
714 - Equipment: Replacement Elmhurst Pool Pump Only (50%)	1,358	6	1	1,392	232	1,132	1,392	0.01%	199
716 - Equipment: Replacement Elmhurst Pool Chlorinator Only	562	4	1	576	144	422	576	0.01%	123
958 - Furniture: Misc Re-Webbing, Powder Coat	9,787	10	2	10,282	1,028	7,829	9,028	0.04%	881
960 - Furniture: Misc Lounges, Tables & Chairs	5,485	1	0	5,485	5,485	5,485	5,622	0.22%	4,702
996 - Miscellaneous Signage- Elmhurst	1,129	12	6	1,310	109	565	675	0.00%	94
Sub-total [12000 - Pool]	106,816			174,549	13,345	33,114	39,461	0.54%	11,439
17000 - Tennis Court									
106 - Reseal 2 Elmhurst	11,650	7	6	13,510	1,930	1,664	3,412	0.08%	1,654
310 - Miscellaneous Tennis Court Awning & Bench	2,101	16	6	2,437	152	1,313	1,481	0.01%	131
504 - Resurface 2 Elmhurst	47,520	21	13	65,507	3,119	18,103	20,875	0.13%	2,674
Sub-total [17000 - Tennis Court]	61,271			81,454	5,202	21,080	25,767	0.21%	4,459

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
00040 - Elmhurst Cabana Areas									
19000 - Fencing									
134 - Chain Link: 10' 476 Lin. Ft. Elmhurst Tennis Courts	17,003	25	12	22,868	915	8,842	9,760	0.04%	784
204 - Wrought Iron 260 Lin. Ft. Elmhurst Pool	27,043	25	22	46,557	1,862	3,245	4,435	0.08%	1,596
Sub-total [19000 - Fencing]	44,046			69,424	2,777	12,087	14,195	0.11%	2,380
23000 - Mechanical Equipment									
606 - Water Heater Elmhurst CH- 50 US Gallon	1,576	10	7	1,873	187	473	646	0.01%	161
24600 - Safety / Access									
524 - Card Readers 2 Gates & Clubhouse	3,152	10	7	3,747	375	946	1,292	0.02%	321
Sub-total Elmhurst Cabana Areas	293,630			422,600	26,706	121,309	140,448	1.09%	22,892
00045 - Commons Tennis Ct Area									
04000 - Structural Repairs									
302 - Awnings Tennis Court Awning & Bench	2,101	16	7	2,498	156	1,182	1,346	0.01%	134
17000 - Tennis Court									
104 - Reseal 2 Commons	9,926	7	6	11,511	1,644	1,418	2,907	0.07%	1,410
502 - Resurface 2 Commons	47,520	21	6	55,108	2,624	33,943	37,111	0.11%	2,249
Sub-total [17000 - Tennis Court]	57,446			66,620	4,269	35,361	40,018	0.17%	3,659
19000 - Fencing									
132 - Chain Link: 10' 470 Lin. Ft. Commons Tennis Courts	16,789	25	16	24,923	997	6,044	6,883	0.04%	855
Sub-total Commons Tennis Ct Area	76,336			94,041	5,422	42,587	48,247	0.22%	4,647

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
00050 - Grounds									
01000 - Paving									
100 - Asphalt: Sealing 70,541 Sq. Ft. Zone 1- 1 Coat	5,784	5	4	6,385	1,277	1,157	2,371	0.05%	1,095
114 - Asphalt: Sealing 60,092 Sq. Ft. Zone 2- 2 Coats	11,364	5	2	11,939	2,388	6,818	9,319	0.10%	2,047
124 - Asphalt: Sealing 113,674 Sq. Ft. Zone 3, 4- 2 Coats	21,497	5	2	22,585	4,517	12,898	17,628	0.18%	3,872
142 - Asphalt: Sealing 109,237 Sq. Ft. Zone 5, 6- 2 Coats	20,658	5	3	22,246	4,449	8,263	12,705	0.18%	3,814
152 - Asphalt: Sealing 32,877 Sq. Ft. Zone 7- 2 Coats	6,217	5	3	6,696	1,339	2,487	3,824	0.05%	1,148
200 - Asphalt: Ongoing Repairs 70,541 Sq. Ft. Zone 1 (5%)	14,822	5	2	15,573	3,115	8,893	12,154	0.13%	2,670
210 - Asphalt: Ongoing Repairs 60,092 Sq. Ft. Zone 2 (5%)	12,627	5	2	13,266	2,653	7,576	10,354	0.11%	2,274
220 - Asphalt: Ongoing Repairs 113,674 Sq. Ft. Zone 3, 4 (5%)	23,886	5	3	25,722	5,144	9,554	14,690	0.21%	4,410
240 - Asphalt: Ongoing Repairs 109,237 Sq. Ft. Zone 5, 6 (5%)	22,953	5	3	24,718	4,944	9,181	14,116	0.20%	4,238
250 - Asphalt: Ongoing Repairs 32,877 Sq. Ft. Zone 7 (5%)	6,908	5	3	7,439	1,488	2,763	4,249	0.06%	1,275
300 - Asphalt: Mill & Inlay 70,541 Sq. Ft. Zone 1 / W/ CH Driveway & Pkng	259,392	15	5	293,479	19,565	172,928	194,977	0.80%	16,771
310 - Asphalt: Overlay 60,092 Sq. Ft. Zone 2	157,835	15	10	202,043	13,470	52,612	64,713	0.55%	11,546
320 - Asphalt: Overlay 113,674 Sq. Ft. Zone 3, 4	298,572	15	10	382,197	25,480	99,524	122,414	1.04%	21,841
340 - Asphalt: Overlay 109,237 Sq. Ft. Zone 5, 6	286,918	15	10	367,279	24,485	95,639	117,636	1.00%	20,989
350 - Asphalt: Overlay 32,877 Sq. Ft. Zone 7- Continued University	120,895	15	5	136,781	9,119	80,597	90,873	0.37%	7,817
Sub-total [01000 - Paving]	1,270,330			1,538,350	123,433	570,892	692,022	5.03%	105,806

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
00050 - Grounds									
02000 - Concrete									
200 - Sidewalks, Curbs & Gutters 59,816 Sq. Ft. Public Streets- On-going (0.8%)	9,552	1	1	9,791	4,896	4,776	9,791	0.20%	4,196
201 - Sidewalks, Curbs & Gutters 2017 Only[nr:1]	7,662	1	0	0	0	7,662	0	0.00%	0
220 - Walkways Common Area Interior Walkways- On-going	38,420	1	0	38,420	38,420	38,420	39,381	1.57%	32,933
302 - Driveways 51,477 Sq. Ft. Garage and Alley Aprons (2%)	12,980	1	1	13,304	6,652	6,490	13,304	0.27%	5,702
303 - Driveways 2017 Only[nr:1] Sub-total [02000 - Concrete]	4,360	1	0	0	0	4,360	0	0.00%	0
	72,974			61,516	49,968	61,708	62,476	2.04%	42,832
04000 - Structural Repairs									
550 - Bridge Maintenance Zone 1 Common Area	1,797	22	19	2,872	131	245	335	0.01%	112

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
00050 - Grounds									
18000 - Landscaping									
100 - Irrigation: Misc. Misc. Irrigation Repairs	20,287	1	1	20,794	10,397	10,143	20,794	0.42%	8,912
101 - Irrigation: Misc. 2017 Only[nr:1]	26,113	1	0	0	0	26,113	0	0.00%	0
106 - Irrigation: Misc. Automation	525,312	15	11	689,255	45,950	140,083	179,482	1.87%	39,388
110 - Irrigation: Misc. Water Conservation	16,397	1	1	16,807	8,403	8,198	16,807	0.34%	7,203
111 - Irrigation: Misc. Water Conservation (2017 Only)[nr:1]	20,745	1	0	0	0	20,745	0	0.00%	0
114 - Irrigation: Misc. Distribution Upgrade[se:3]	578,187	25	1	607,581	24,303	531,932	568,936	0.99%	20,833
115 - Irrigation: Misc. Distribution Upgrade (2017 Only)[nr:1]	139,313	1	0	0	0	139,313	0	0.00%	0
120 - Shrubs Shrubs	50,829	1	1	52,100	26,050	25,415	52,100	1.06%	22,330
121 - Shrubs Shrubs (2017 Only)[nr:1]	113,078	1	0	0	0	113,078	0	0.00%	0
130 - Irrigation: Misc. Shrubs Contingency	6,094	1	1	6,246	3,123	3,047	6,246	0.13%	2,677
140 - Miscellaneous Ground Cover / Turf Conversion	2,033	1	3	2,189	547	508	695	0.02%	469
144 - Miscellaneous Ground Cover / Turf Conversion 4 Y. Project[nr:3]	10,506	1	1	10,769	5,384	5,253	10,769	0.22%	4,616
145 - Miscellaneous Ground Cover / Turf Conversion (2017 Only)[nr:1]	30,170	1	0	0	0	30,170	0	0.00%	0
150 - Irrigation: Misc. Turf & Re-seed	74,868	1	1	76,739	38,370	37,434	76,739	1.56%	32,890
151 - Irrigation: Misc. 2017 Only[nr:1]	11,125	1	0	0	0	11,125	0	0.00%	0
160 - Tree Maintenance 20 Removals	37,822	1	1	38,768	19,384	18,911	38,768	0.79%	16,616
161 - Tree Maintenance Removals (2017 Only)[nr:1]	45,234	1	0	0	0	45,234	0	0.00%	0
164 - Tree Maintenance Remediation	37,691	1	1	38,633	19,317	18,846	38,633	0.79%	16,558
165 - Tree Maintenance Remediation (2017 Only)[nr:1]	3,322	1	0	0	0	3,322	0	0.00%	0
170 - Tree Maintenance Replace	4,647	1	1	4,763	2,382	2,323	4,763	0.10%	2,041
171 - Tree Maintenance Replace (2017 Only)[nr:1]	1,055	1	0	0	0	1,055	0	0.00%	0

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
00050 - Grounds									
18000 - Landscaping									
174 - Tree Maintenance Contingency	12,923	1	1	13,246	6,623	6,461	13,246	0.27%	5,677
175 - Tree Maintenance Contingency (2017 Only)[nr:1]	24,505	1	0	0	0	24,505	0	0.00%	0
180 - Tree Maintenance Trimming	71,264	1	1	73,045	36,523	35,632	73,045	1.49%	31,307
181 - Tree Maintenance Trimming (2017 Only)[nr:1]	97,950	1	0	0	0	97,950	0	0.00%	0
Sub-total [18000 - Landscaping]	1,961,470			1,650,937	246,756	1,356,797	1,101,023	10.06%	211,519
19000 - Fencing									
140 - Miscellaneous Storage Lot Fence	13,574	25	19	21,700	868	3,258	3,896	0.04%	744
20000 - Lighting									
100 - Exterior: Misc. Fixtures 400 Fixtures Approx. Total- Conversion to LED[se:3]	157,594	20	1	165,606	8,280	141,834	153,457	0.34%	7,098
110 - Exterior: Misc. Fixtures 400 Fixtures Approx. Ongoing Maintenance	10,506	1	1	10,904	5,452	5,253	10,769	0.22%	4,673
111 - Exterior: Misc. Fixtures Fixtures (2017 Only)[nr:1]	4,469	1	0	0	0	4,469	0	0.00%	0
Sub-total [20000 - Lighting]	172,569			176,509	13,732	151,556	164,226	0.56%	11,771
21000 - Signage									
200 - Street Signs Alley Signage	11,315	15	7	13,450	897	6,035	6,959	0.04%	769
204 - Monument Alley Wood Entrance Signage	5,253	5	1	5,384	1,077	4,203	5,384	0.04%	923
712 - Lollipop 34 Speed Limit Signage Inserts	3,751	15	7	4,458	297	2,000	2,307	0.01%	255
Sub-total [21000 - Signage]	20,319			23,293	2,271	12,238	14,650	0.09%	1,947
26000 - Outdoor Equipment									
320 - Benches 2 Per Year- New Installation (16 Total)[nr:7]	8,405	1	1	8,615	4,308	4,203	8,615	0.18%	3,692
321 - Benches Per Year- New Installation (16 Total)[nr:1]	2,703	1	0	0	0	2,703	0	0.00%	0
Sub-total [26000 - Outdoor Equipment]	11,108			8,615	4,308	6,906	8,615	0.18%	3,692

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
00050 - Grounds									
30000 - Miscellaneous									
991 - Utilities Underground (0217 Only)[nr:1]	11,000	1	0	0	0	11,000	0	0.00%	0
992 - Utilities Underground	29,291	1	1	30,024	15,012	14,646	30,024	0.61%	12,868
993 - Utilities Storm Drains Connection Cleaning	20,687	10	1	21,204	2,120	18,618	21,204	0.09%	1,818
994 - Utilities 590 Water Meter Installation[nr:1/se:2]	61,987	50	1	64,331	1,287	60,127	62,901	0.05%	1,103
995 - Utilities 2017 Only[nr:1]	1,925	1	0	0	0	1,925	0	0.00%	0
Sub-total [30000 - Miscellaneous]	124,890			115,558	18,419	106,316	114,129	0.75%	15,789
Sub-total Grounds	3,649,031			3,599,350	459,885	2,269,916	2,161,371	18.75%	394,211
00055 - Private Streets									
01000 - Paving									
100 - Asphalt: Sealing 64,975 Sq. Ft. Elmhurst- 1 Coat[nr:1]	8,192	3	2	8,606	2,869	2,731	5,598	0.12%	2,459
104 - Asphalt: Sealing 64,975 Sq. Ft. Elmhurst- 2 Coats	12,288	5	6	14,250	2,036	1,755	2,099	0.08%	1,745
120 - Asphalt: Sealing 71,000 Sq. Ft. Dunbarton- 1 Coat[nr:1]	8,951	3	2	9,404	3,135	2,984	6,117	0.13%	2,687
124 - Asphalt: Sealing 71,000 Sq. Ft. Dunbarton- 2 Coats	13,427	5	6	15,571	2,224	1,918	2,294	0.09%	1,907
190 - Asphalt: Ongoing Repairs All Private Streets[nr:1]	2,800	1	0	0	0	2,800	0	0.00%	0
200 - Asphalt: Ongoing Repairs 64,975 Elmhurst Ongoing (5%)	14,336	5	6	16,625	2,375	2,048	2,449	0.10%	2,036
202 - Asphalt: Ongoing Repairs 71,000 Dunbarton Ongoing (5%)	15,665	5	6	18,166	2,595	2,238	2,676	0.11%	2,225
310 - Asphalt: Overlay 64,975 Sq. Ft. Elmhurst Circle- 2010 Last Done	153,595	15	9	191,819	12,788	61,438	73,470	0.52%	10,962
320 - Asphalt: Overlay 71,000 Sq. Ft. Dunbarton Circle	167,837	15	9	209,606	13,974	67,135	80,282	0.57%	11,978
Sub-total [01000 - Paving]	397,090			484,048	41,996	145,046	174,984	1.71%	35,998
30000 - Miscellaneous									
990 - Utilities Neighborhood Clean-up	1,536	1	0	1,536	1,536	1,536	1,574	0.06%	1,317
Sub-total Private Streets	398,626			485,584	43,532	146,582	176,558	1.77%	37,315

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2017 Fully Funded Balance	2018 Fully Funded Balance	% Per Year Straight Line	2018 Line Item Contribution based on Cash Flow Method
00060 - Administrative									
31000 - Reserve Study									
100 - 3 Year Update with Site Visit On-going	6,000	3	1	6,150	2,050	4,000	6,150	0.08%	1,757
500 - Annual Update Yearly consulting	600	1	0	600	600	600	615	0.02%	514
Sub-total [31000 - Reserve Study]	6,600			6,750	2,650	4,600	6,765	0.11%	2,272
32000 - Undesignated									
100 - Miscellaneous Reserve Items	7,354	1	1	7,538	3,769	3,677	7,538	0.15%	3,231
101 - Miscellaneous Reserve Items (2017 Only)[nr:1]	10,511	1	0	0	0	10,511	0	0.00%	0
Sub-total [32000 - Undesignated]	17,865			7,538	3,769	14,188	7,538	0.15%	3,231
Sub-total Administrative	24,465			14,288	6,419	18,788	14,303	0.26%	5,502
Totals	33,219,250			46,959,869	2,453,042	14,441,277	15,267,799	100.00%	2,102,739
						[A]	[B]		
						[EndBal]	[EndBal]		
						[A]	[B]		
Percent Funded						44.44%	48.36%		

00010 - Unit Exteriors

03000 - Painting: Exterior

120 - Surface Restoration	Useful Life 8	Remaining Life 6	Treatment [se:2]
171 Homes- Phase 1 of 3	Quantity 171	Unit of Measure	Unit
	Cost /Ut \$1,996		
	% Included 100.00%	Total Cost/Study	\$341,348
Summary	Replacement Year 2023	Future Cost	\$400,808

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

This is to paint the building exterior with a 100% premium acrylic product. The remaining life has been reset to full plus 1 year in 2015 because this phase was partially painted and paid for in 2014. This line item is for the start of the next 1st phase in 2021. The next item has the 2015 paint cost included.

This is to start the two cycle (revised to 3 cycles in 2014 by client) major paint project, approximately six years after the major siding and paint project concluded for this phase. BRG worded with 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 James E. Williams & Sons (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.

The reserve study is taking the conservative approach as the product warranty is for ten years. Williams anticipates the association may obtain eight years from this paint, however the study is using a six year life.

There are several factors driving the 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, 15 the cycle was adjusted from 295 homes (50%) to 171 homes.

Historical Note

The 2008 study had an average per unit cost of \$1,899 per home, (which inflated at 3% to \$1,956 per home in 2009.) In June 2009, DP Consulting recommends an average unit cost of approximately \$1,694.92 per home giving the total project a cost of approximately \$1,000,000 for paint only on all paintable surfaces at the 590 homes.

GL N23001

122 - Surface Restoration	Useful Life 8	Remaining Life 7	Treatment [se:2]
217 Homes- Phase 2 of 3	Quantity 217	Unit of Measure	Unit
	Cost /Ut \$1,944		
	% Included 100.00%	Total Cost/Study	\$421,773
Summary	Replacement Year 2024	Future Cost	\$507,623

See previous item for information related to this phase.

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 0	
202 Homes- Phase 3 of 3	Quantity 202	Unit of Measure Unit	
	Cost /Ut \$1,550		
	% Included 100.00%	Total Cost/Study \$313,100	
Summary	Replacement Year 2017	Future Cost \$313,100	

See previous items for information related to this phase.

2017- \$313,100 was expended per paint contract with Progressive Painting. Per client, useful life extended by 2 years.
 2016- \$346,200 was expended.
 2015- Waiting on current costing as the study went to press.

GL N23001

190 - Miscellaneous	Useful Life 16	Remaining Life 6	
Construction Management: Color Consultant Only	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$3,152		
	% Included 100.00%	Total Cost/Study \$3,152	
Summary	Replacement Year 2023	Future Cost \$3,655	

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 twelve 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 5	
Construction Mgmt- Pre-Cycle Eval.	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$4,202		
	% Included 100.00%	Total Cost/Study \$4,202	
Summary	Replacement Year 2022	Future Cost \$4,755	

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.

2015- The cycle was amended to match the existing paint schedule.

GL N23001

00010 - Unit Exteriors

03000 - Painting: Exterior

200 - Supervision	Useful Life 8	Remaining Life 6	
171 CM- Future Painting, Siding- PH 1	Quantity 171	Unit of Measure Unit	
	Cost /Ut \$389		
	% Included 100.00%	Total Cost/Study \$66,473	
Summary	Replacement Year 2023	Future Cost \$77,088	

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

Calculation is \$1,800/Unit (Siding) + \$1,900/Unit (Painting) = \$3,700 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.

Historical Note

The association will utilize a consultant to ensure the paint cycle is appropriate. November 2010, this item was reduced by \$5,000 and the funds were moved to a new "consultant" line item one year earlier so the association can have an independent consultant evaluate the condition of the paint in the year before the paint cycles begin. This line item was new in the 2009 study, but as 5%.

GL N23270

208 - Supervision	Useful Life 8	Remaining Life 7	
217 CM- Future Painting, Siding- PH 2	Quantity 217	Unit of Measure Lump Sum	
	Cost /LS \$389		
	% Included 100.00%	Total Cost/Study \$84,355	
Summary	Replacement Year 2024	Future Cost \$100,271	

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

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

GL N23270

210 - Supervision	Useful Life 8	Remaining Life 8	
202 CM- Future Painting, Siding- PH 3	Quantity 202	Unit of Measure Unit	
	Cost /Ut \$389		
	% Included 100.00%	Total Cost/Study \$78,524	
Summary	Replacement Year 2025	Future Cost \$95,674	

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

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

GL N23270

350 - Touch-Up	Useful Life 1	Remaining Life 1	
On-going	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$26,266		
	% Included 100.00%	Total Cost/Study \$26,266	
Summary	Replacement Year 2018	Future Cost \$26,922	

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

00010 - Unit Exteriors
03000 - Painting: Exterior

GL N23001

920 - Power Washing	Useful Life 16	Remaining Life 6	
171 Unit Brickwork (sealing added)	Quantity 171	Unit of Measure	Lump Sum
	Cost /LS \$126		
	% Included 100.00%	Total Cost/Study	\$21,559
Summary	Replacement Year 2023	Future Cost	\$25,002

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. See next 2 items.

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

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 14	Remaining Life 7	
217 Unit Brickwork (sealing added)	Quantity 217	Unit of Measure	Lump Sum
	Cost /LS \$126		
	% Included 100.00%	Total Cost/Study	\$27,358
Summary	Replacement Year 2024	Future Cost	\$32,520

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

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

GL N23270

926 - Power Washing	Useful Life 14	Remaining Life 8	
202 Unit Brickwork (sealing added)	Quantity 202	Unit of Measure	Lump Sum
	Cost /LS \$102		
	% Included 100.00%	Total Cost/Study	\$20,569
Summary	Replacement Year 2025	Future Cost	\$25,061

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

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

GL N23270

00010 - Unit Exteriors

04000 - Structural Repairs

204 - Wood: Siding & Trim	Useful Life 1	Remaining Life 1	
On-going Repairs- Long Term	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$115,569	
	% Included	100.00%	Total Cost/Study \$115,569
Summary	Replacement Year	2018	Future Cost \$118,458

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.

2017- \$17,679 was expended for pest repair work in conjunction with home owners changes.

GL N23270

205 - Wood: Siding & Trim	Useful Life 1	Remaining Life 0	Treatment [nr:1]
2017 Only	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$17,679	
	% Included	100.00%	Total Cost/Study \$17,679
Summary	Replacement Year	2017	Future Cost \$17,679

This is for the \$17,679 expended for pest repair work in conjunction with home owners changes.

GL N23270

210 - Wood: Siding & Trim	Useful Life 30	Remaining Life 22	
171 2008 Siding Project	Quantity 171	Unit of Measure	Unit
	Cost /Ut	\$7,880	
	% Included	100.00%	Total Cost/Study \$1,347,426
Summary	Replacement Year	2039	Future Cost \$2,319,691

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.

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

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

GL N23270

00010 - Unit Exteriors

04000 - Structural Repairs

212 - Wood: Siding & Trim	Useful Life 30	Remaining Life 23	
217 2009 Siding Project	Quantity 217	Unit of Measure Unit	
	Cost /Ut \$7,880		
	% Included 100.00%	Total Cost/Study \$1,709,892	
Summary	Replacement Year 2040	Future Cost \$3,017,294	

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.

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

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

GL N23270

214 - Wood: Siding & Trim	Useful Life 30	Remaining Life 24	
202 2010 Siding Project	Quantity 202	Unit of Measure Lump Sum	
	Cost /LS \$7,880		
	% Included 100.00%	Total Cost/Study \$1,591,697	
Summary	Replacement Year 2041	Future Cost \$2,878,943	

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.

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 6	
171 Homes- Ongoing Siding Project w Paint 1	Quantity 171	Unit of Measure Unit	
	Cost /Ut \$2,357		
	% Included 100.00%	Total Cost/Study \$403,132	
Summary	Replacement Year 2023	Future Cost \$467,510	

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

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.

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.

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 d

In 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.

00010 - Unit Exteriors
04000 - Structural Repairs

GL N23270

230 - Wood: Siding & Trim	Useful Life 8	Remaining Life 7	
217 Homes- Ongoing Siding Project w Paint 2	Quantity 217	Unit of Measure Unit	
	Cost /Ut \$1,467		
	% Included 100.00%	Total Cost/Study \$318,231	
Summary	Replacement Year 2024	Future Cost \$378,276	

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.

This costing was developed with Williams in 2012 & 2015 and is slightly less than previously planned for in 2008-10. In 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.

2017- UL & RL extended per client by 2 years.
 2016- \$310,469 was expended.

GL N23270

232 - Wood: Siding & Trim	Useful Life 8	Remaining Life 8	
202 Homes- Ongoing Siding Project w Paint 3	Quantity 202	Unit of Measure Unit	
	Cost /Ut \$2,357		
	% Included 100.00%	Total Cost/Study \$476,215	
Summary	Replacement Year 2025	Future Cost \$580,222	

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.

This costing was developed with Williams in 2012 & 2015 and is slightly less than previously planned for in 2008-10. In 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.

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

233 - Wood: Siding & Trim	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Homes- Ongoing Siding Project w Paint 3	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$330,368		
	% Included 100.00%	Total Cost/Study \$330,368	
Summary	Replacement Year 2017	Future Cost \$330,368	

This is for the \$330,368 expended through the end of July. There may be additional changes per client.

GL N23270

00010 - Unit Exteriors

04000 - Structural Repairs

290 - Miscellaneous	Useful Life 30	Remaining Life 22	
Construction Management On-going	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$65,625		
	% Included 100.00%	Total Cost/Study	\$65,625
Summary	Replacement Year 2039	Future Cost	\$112,979

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 23	
Construction Management On-going	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$73,104		
	% Included 100.00%	Total Cost/Study	\$73,104
Summary	Replacement Year 2040	Future Cost	\$129,000

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 24	
Construction Management On-going	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$30,909		
	% Included 100.00%	Total Cost/Study	\$30,909
Summary	Replacement Year 2041	Future Cost	\$55,906

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

2016- Life extended to match major siding work.

GL N23270

NEPENTHE ASSOCIATION

GL Code	Description	Current Monthly Approved Budget	Current Annual Approved Budget	Monthly FYTD Average	12 Month Actual {6/30/2017}	12 mth Average of Actual	Proposed Budget Monthly	Proposed Budget Annual	Monthly Unit Cost	2017-2018 Annual Variance	Annual Percentage Variance (%)	Remarks
	REVENUE											
14000	HOMEOWNER ASSESSMENT REVENUE	276,709	3,320,508	274,830	3,297,965	274,830	287,328	3,447,936	487.00	127,428	3.84	
14087	EASEMENT AGREEMENT	1,430	17,160	3,641	43,690	3,641	1,800	21,600	3.05	4,440	25.87	
14101	INTEREST ON PAST DUE ASSESSMENTS	0	0	155	1,857	155	0	0	0.00	0	0.00	
14110	KEY REVENUE	75	900	49	590	49	50	600	0.08	(300)	(33.33)	
14113	CLUBHOUSE RENTAL	700	8,400	529	6,350	529	600	7,200	1.02	(1,200)	(14.29)	
14116	CC&R VIOLATIONS/FINES	0	0	44	528	44	0	0	0.00	0	0.00	0
14132	MISCELLANEOUS REVENUE	0	0	13	150	13	1,763	21,156	2.99	21,156	0.00	Surcharge on flood insurance for non-resident owners
14162	OPERATING INTEREST REVENUE	0	0	42	500	42	0	0	0.00	0	0.00	
14163	RESERVE INTEREST REVENUE	0	0	3,653	43,839	3,653	0	0	0.00	0	0.00	
14194	LANDSCAPE REVENUE	0	0	2,083	25,000	2,083	0	0	0.00	0	0.00	
	**TOTAL REVENUE	278,914	3,346,968	285,039	3,420,469	285,039	291,541	3,498,492	494.14	151,524	4.53	
	**RESERVE CONTRIBUTION											
19758	GENERAL RESERVES	170,042	2,040,504	166,904	2,002,848	166,904	175,991	2,111,892	298.29	71,388	3.50	
19803	RESERVE INTEREST	0	0	3,653	43,839	3,653	0	0	0.00	0	0.00	
	**TOTAL RESERVE CONTRIBUTION	170,042	2,040,504	170,557	2,046,687	170,557	175,991	2,111,892	298.29	71,388	3.50	
	**TOTAL AVAILABLE OPERATING REVENUE	108,872	1,306,464	114,482	1,373,782	114,482	115,550	1,386,600	195.85	80,136	6.13	
	OPERATING EXPENSES											
	**UTILITIES											

GL Code	Description	Current Monthly Approved Budget	Current Annual Approved Budget	Monthly FYTD Average	12 Month Actual {6/30/2017}	12 mth Average of Actual	Proposed Budget Monthly	Proposed Budget Annual	Monthly Unit Cost	2017-2018 Annual Variance	Annual Percentage Variance (%)	Remarks
15101	ELECTRICITY	2,725	32,700	2,543	30,520	2,543	2,575	30,900	4.36	(1,800)	(5.50)	
15102	GAS	1,200	14,400	1,752	21,030	1,753	1,800	21,600	3.05	7,200	50.00	
15103	REFUSE COLLECTION	350	4,200	236	2,830	236	245	2,940	0.42	(1,260)	(30.00)	
15105	TELEPHONE EXPENSE	430	5,160	419	5,022	419	400	4,800	0.68	(360)	(6.98)	
15106	WATER	3,400	40,800	3,732	44,781	3,732	3,700	44,400	6.27	3,600	8.82	0
	**TOTAL UTILITIES	8,105	97,260	8,682	104,183	8,683	8,720	104,640	14.78	7,380	7.59	
	**LAND MAINTENANCE											
15500	CONTRACT LANDSCAPE SERVICE	28,567	342,804	27,695	332,340	27,695	29,424	353,088	49.87	10,284	3.00	cost of living increase
15504	TREE MAINTENANCE	0	0	15	180	15	0	0	0.00	0	0.00	
15511	BACKFLOW DEVICE TEST	185	2,220	225	2,695	225	0	0	0.00	(2,220)	(100.00)	
15597	COMMON AREA IMPROVEMENT	25	300	0	0	0	0	0	0.00	(300)	(100.00)	
	**TOTAL LAND MAINTENANCE	28,777	345,324	27,935	335,215	27,935	29,424	353,088	49.87	7,764	2.25	
	**COMMON AREA											
16020	CONTRACT POOL/SPA SERVICE	1,350	16,200	1,368	16,420	1,368	1,800	21,600	3.05	5,400	33.33	First increase since 2005
16022	POOL EQUIPMENT REPAIR	25	300	147	1,765	147	0	0	0.00	(300)	(100.00)	
16027	POOL INSPECTION	115	1,380	357	4,289	357	357	4,284	0.61	2,904	210.43	
18457	PLUMBING REPAIR	0	0	17	200	17	0	0	0.00	0	0.00	
18510	ROOF MAINTENANCE	25	300	43	520	43	0	0	0.00	(300)	(100.00)	
18524	MATERIAL SUPPLIES	279	3,348	391	4,692	391	280	3,360	0.47	012	0.36	
18526	PEST CONTROL	190	2,280	240	2,880	240	190	2,280	0.32	0	0.00	
18531	JANITORIAL SERVICE	1,525	18,300	1,541	18,493	1,541	1,525	18,300	2.58	0	0.00	
18532	JANITORIAL SUPPLIES	247	2,964	189	2,271	189	190	2,280	0.32	(684)	(23.08)	
18534	FIRE EXTINGUISHER	10	120	20	245	20	20	240	0.03	120	100.00	
18544	LIGHT REPAIRS	25	300	0	0	0	0	0	0.00	(300)	(100.00)	
18564	SPECIAL SECURITY	125	1,500	317	3,806	317	0	0	0.00	(1,500)	(100.00)	
18579	PATROL SERVICE	1,200	14,400	833	10,000	833	1,450	17,400	2.46	3,000	20.83	New price is still well below market price
18736		4,993	59,916	5,233	62,797	5,233	5,200	62,400	8.81	2,484	4.15	

GL Code	Description	Current Monthly Approved Budget	Current Annual Approved Budget	Monthly FYTD Average	12 Month Actual {6/30/2017}	12 mth Average of Actual	Proposed Budget Monthly	Proposed Budget Annual	Monthly Unit Cost	2017-2018 Annual Variance	Annual Percentage Variance (%)	Remarks
	GUTTER & DOWNSPOUT CLEANING											
18767	REPAIR & MAINTENANCE	400	4,800	324	3,893	324	325	3,900	0.55	(900)	(18.75)	
18905	KITCHEN SUPPLIES	172	2,064	143	1,715	143	150	1,800	0.25	(264)	(12.79)	
18957	JANITORIAL EXTRA LABOR	300	3,600	30	365	30	0	0	0.00	(3,600)	(100.00)	
18986	FITNESS CONTRACT	40	480	62	740	62	40	480	0.07	0	0.00	
	**TOTAL COMMON AREA	11,021	132,252	11,255	135,091	11,255	11,527	138,324	19.54	6,072	4.59	
	**MANAGEMENT/ON-SITE ADMIN EXP											
18001	COMMUNITY WEBSITE	150	1,800	128	1,532	128	75	900	0.13	(900)	(50.00)	
18003	COMMUNITY EVENTS/PROGRAMS	75	900	23	281	23	75	900	0.13	0	0.00	
18008	VOLUNTEER RECOGNITION	75	900	6	70	6	0	0	0.00	(900)	(100.00)	
18092	EDUCATION/ADULT PROGRAM	75	900	76	907	76	75	900	0.13	0	0.00	
19101	CPA SERVICES	160	1,920	158	1,895	158	160	1,920	0.27	0	0.00	
19104	FEDERAL TAX EXPENSE	650	7,800	1,381	16,572	1,381	700	8,400	1.19	600	7.69	
19105	FRANCHISE TAX BOARD	375	4,500	699	8,382	699	400	4,800	0.68	300	6.67	
19106	TAXES & LICENSES	175	2,100	91	1,089	91	200	2,400	0.34	300	14.29	0
19108	GENERAL COUNSEL SERVICE	500	6,000	1,562	18,742	1,562	600	7,200	1.02	1,200	20.00	5 year average: \$6,238
19109	CONTRACT MANAGEMENT	6,970	83,640	6,989	83,866	6,989	7,200	86,400	12.20	2,760	3.30	0
19111	MANAGEMENT REIMBURSABLE	2,100	25,200	1,878	22,533	1,878	1,800	21,600	3.05	(3,600)	(14.29)	
19112	POSTAGE, ON-SITE	50	600	44	524	44	50	600	0.08	0	0.00	
19116	ADMINISTRATIVE MISC	0	0	292	3,500	292	0	0	0.00	0	0.00	
19117	DUES & PUBLICATIONS	40	480	86	1,030	86	50	600	0.08	120	25.00	
19119	BANK FEES	35	420	35	420	35	35	420	0.06	0	0.00	
19124	ON-SITE STAFF	14,000	168,000	14,596	175,155	14,596	15,250	183,000	25.85	15,000	8.93	

GL Code	Description	Current Monthly Approved Budget	Current Annual Approved Budget	Monthly FYTD Average	12 Month Actual {6/30/2017}	12 mth Average of Actual	Proposed Budget Monthly	Proposed Budget Annual	Monthly Unit Cost	2017-2018 Annual Variance	Annual Percentage Variance (%)	Remarks
19126	DELINQUENCY MONITORING	60	720	14	168	14	25	300	0.04	(420)	(58.33)	
19132	OPERATING CONTINGENCY	182	2,184	303	3,630	303	200	2,400	0.34	216	9.89	
19143	LEGAL-COLLECTIONS	100	1,200	249	2,991	249	75	900	0.13	(300)	(25.00)	
19172	ACCOUNTING REIMBURSABLES	100	1,200	110	1,316	110	100	1,200	0.17	0	0.00	
19174	AMS COLLECTION EXPENSE	135	1,620	(2)	(26)	(2)	0	0	0.00	(1,620)	(100.00)	
19178	PROPERTY TAX	75	900	103	1,231	103	75	900	0.13	0	0.00	
19247	PAYROLL TAXES & BENEFITS	5,300	63,600	5,726	68,708	5,726	5,833	69,996	9.89	6,396	10.06	
19281	WEBSITE MONTHLY FEE	5	60	34	407	34	50	600	0.08	540	900.00	
19295	ON-SITE OFFICE SUPPLIES	150	1,800	190	2,280	190	175	2,100	0.30	300	16.67	
19382	COPIER LEASE	400	4,800	466	5,589	466	400	4,800	0.68	0	0.00	
19442	CLAC CONTRIBUTION	50	600	0	0	0	50	600	0.08	0	0.00	
19505	CC&R REVISION	400	4,800	8	96	8	0	0	0.00	(4,800)	(100.00)	
	**TOTAL MANAGEMENT/ON-SITE ADMIN EXP	32,387	388,644	35,245	422,888	35,245	33,653	403,836	57.04	15,192	3.91	
	**INSURANCE											
19107	INSURANCE	7,801	93,612	7,886	94,633	7,886	7,810	93,720	13.24	108	0.12	
DC19307	FLOOD INSURANCE	20,781	249,372	24,865	298,375	24,865	24,416	292,992	41.38	43,620	17.49	
	**TOTAL INSURANCE	28,582	342,984	32,751	393,008	32,751	32,226	386,712	54.62	43,728	12.75	
	**TOTAL OPERATING EXPENSES	108,872	1,306,464	115,868	1,390,385	115,869	115,550	1,386,600	195.85	80,136	6.13	
	NET INCOME/(LOSS)	0	0	(1,386)	(16,603)	(1,387)	0	0	0.00	0	0.00	

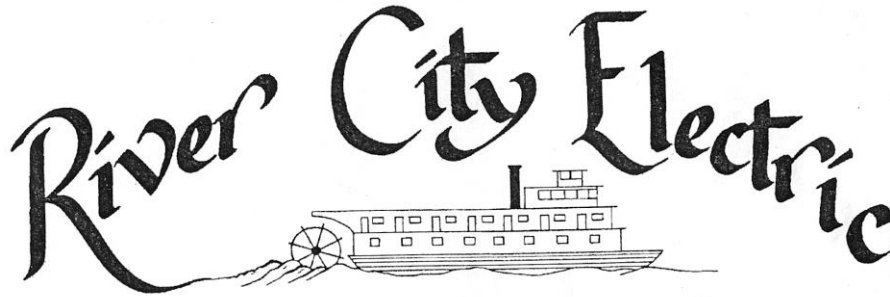
NEPENTHE ASSOCIATION

GL Code	Description	Current Monthly Approved Budget	Current Annual Approved Budget	Monthly FYTD Average	12 Month Actual {6/30/2017}	12 mth Average of Actual	Proposed Budget Monthly	Proposed Budget Annual	Monthly Unit Cost	2017-2018 Annual Variance	Annual Percentage Variance (%)	Remarks
	REVENUE											
14000	HOMEOWNER ASSESSMENT REVENUE	276,709	3,320,508	274,830	3,297,965	274,830	286,567	3,438,804	485.71	118,296	3.56	
14087	EASEMENT AGREEMENT	1,430	17,160	3,641	43,690	3,641	1,800	21,600	3.05	4,440	25.87	
14101	INTEREST ON PAST DUE ASSESSMENTS	0	0	155	1,857	155	0	0	0.00	0	0.00	
14110	KEY REVENUE	75	900	49	590	49	50	600	0.08	(300)	(33.33)	
14113	CLUBHOUSE RENTAL	700	8,400	529	6,350	529	600	7,200	1.02	(1,200)	(14.29)	
14116	CC&R VIOLATIONS/FINES	0	0	44	528	44	0	0	0.00	0	0.00	0
14132	MISCELLANEOUS REVENUE	0	0	13	150	13	1,763	21,156	2.99	21,156	0.00	Surcharge on flood insurance for non-resident owners
14162	OPERATING INTEREST REVENUE	0	0	42	500	42	0	0	0.00	0	0.00	
14163	RESERVE INTEREST REVENUE	0	0	3,653	43,839	3,653	0	0	0.00	0	0.00	
14194	LANDSCAPE REVENUE	0	0	2,083	25,000	2,083	0	0	0.00	0	0.00	
	**TOTAL REVENUE	278,914	3,346,968	285,039	3,420,469	285,039	290,780	3,489,360	492.85	142,392	4.25	
	**RESERVE CONTRIBUTION											
19758	GENERAL RESERVES	170,042	2,040,504	166,904	2,002,848	166,904	175,230	2,102,760	297.00	62,256	3.05	Showing changes to Reserve Study recommended by majority of Finance Committee
19803	RESERVE INTEREST	0	0	3,653	43,839	3,653	0	0	0.00	0	0.00	
	**TOTAL RESERVE CONTRIBUTION	170,042	2,040,504	170,557	2,046,687	170,557	175,230	2,102,760	297.00	62,256	3.05	
		108,872	1,306,464	114,482	1,373,782	114,482	115,550	1,386,600	195.85	80,136	6.13	

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	**TOTAL AVAILABLE OPERATING REVENUE											
	OPERATING EXPENSES											
	**UTILITIES											
15101	ELECTRICITY	2,725	32,700	2,543	30,520	2,543	2,575	30,900	4.36	(1,800)	(5.50)	
15102	GAS	1,200	14,400	1,752	21,030	1,753	1,800	21,600	3.05	7,200	50.00	
15103	REFUSE COLLECTION	350	4,200	236	2,830	236	245	2,940	0.42	(1,260)	(30.00)	
15105	TELEPHONE EXPENSE	430	5,160	419	5,022	419	400	4,800	0.68	(360)	(6.98)	
15106	WATER	3,400	40,800	3,732	44,781	3,732	3,700	44,400	6.27	3,600	8.82	0
	**TOTAL UTILITIES	8,105	97,260	8,682	104,183	8,683	8,720	104,640	14.78	7,380	7.59	
	**LAND MAINTENANCE											
15500	CONTRACT LANDSCAPE SERVICE	28,567	342,804	27,695	332,340	27,695	29,424	353,088	49.87	10,284	3.00	cost of living increase
15504	TREE MAINTENANCE	0	0	15	180	15	0	0	0.00	0	0.00	
15511	BACKFLOW DEVICE TEST	185	2,220	225	2,695	225	0	0	0.00	(2,220)	(100.00)	
15597	COMMON AREA IMPROVEMENT	25	300	0	0	0	0	0	0.00	(300)	(100.00)	
	**TOTAL LAND MAINTENANCE	28,777	345,324	27,935	335,215	27,935	29,424	353,088	49.87	7,764	2.25	
	**COMMON AREA											
16020	CONTRACT POOL/SPA SERVICE	1,350	16,200	1,368	16,420	1,368	1,800	21,600	3.05	5,400	33.33	First increase since 2005
16022	POOL EQUIPMENT REPAIR	25	300	147	1,765	147	0	0	0.00	(300)	(100.00)	
16027	POOL INSPECTION	115	1,380	357	4,289	357	357	4,284	0.61	2,904	210.43	
18457	PLUMBING REPAIR	0	0	17	200	17	0	0	0.00	0	0.00	
18510	ROOF MAINTENANCE	25	300	43	520	43	0	0	0.00	(300)	(100.00)	
18524	MATERIAL SUPPLIES	279	3,348	391	4,692	391	280	3,360	0.47	012	0.36	
18526	PEST CONTROL	190	2,280	240	2,880	240	190	2,280	0.32	0	0.00	
18531	JANITORIAL SERVICE	1,525	18,300	1,541	18,493	1,541	1,525	18,300	2.58	0	0.00	
18532	JANITORIAL SUPPLIES	247	2,964	189	2,271	189	190	2,280	0.32	(684)	(23.08)	
18534	FIRE EXTINGUISHER	10	120	20	245	20	20	240	0.03	120	100.00	
		25	300	0	0	0	0	0	0.00	(300)	(100.00)	

GL Code	Description	Current Monthly Approved Budget	Current Annual Approved Budget	Monthly FYTD Average	12 Month Actual {6/30/2017}	12 mth Average of Actual	Proposed Budget Monthly	Proposed Budget Annual	Monthly Unit Cost	2017-2018 Annual Variance	Annual Percentage Variance (%)	Remarks
18544	LIGHT REPAIRS											
18564	SPECIAL SECURITY	125	1,500	317	3,806	317	0	0	0.00	(1,500)	(100.00)	
18579	PATROL SERVICE	1,200	14,400	833	10,000	833	1,450	17,400	2.46	3,000	20.83	New price is still well below market price
18736	GUTTER & DOWNSPOUT CLEANING	4,993	59,916	5,233	62,797	5,233	5,200	62,400	8.81	2,484	4.15	
18767	REPAIR & MAINTENANCE	400	4,800	324	3,893	324	325	3,900	0.55	(900)	(18.75)	
18905	KITCHEN SUPPLIES	172	2,064	143	1,715	143	150	1,800	0.25	(264)	(12.79)	
18957	JANITORIAL EXTRA LABOR	300	3,600	30	365	30	0	0	0.00	(3,600)	(100.00)	
18986	FITNESS CONTRACT	40	480	62	740	62	40	480	0.07	0	0.00	
	**TOTAL COMMON AREA	11,021	132,252	11,255	135,091	11,255	11,527	138,324	19.54	6,072	4.59	
	**MANAGEMENT/ON-SITE ADMIN EXP											
18001	COMMUNITY WEBSITE	150	1,800	128	1,532	128	75	900	0.13	(900)	(50.00)	
18003	COMMUNITY EVENTS/PROGRAMS	75	900	23	281	23	75	900	0.13	0	0.00	
18008	VOLUNTEER RECOGNITION	75	900	6	70	6	0	0	0.00	(900)	(100.00)	
18092	EDUCATION/ADULT PROGRAM	75	900	76	907	76	75	900	0.13	0	0.00	
19101	CPA SERVICES	160	1,920	158	1,895	158	160	1,920	0.27	0	0.00	
19104	FEDERAL TAX EXPENSE	650	7,800	1,381	16,572	1,381	700	8,400	1.19	600	7.69	
19105	FRANCHISE TAX BOARD	375	4,500	699	8,382	699	400	4,800	0.68	300	6.67	
19106	TAXES & LICENSES	175	2,100	91	1,089	91	200	2,400	0.34	300	14.29	0
19108	GENERAL COUNSEL SERVICE	500	6,000	1,562	18,742	1,562	600	7,200	1.02	1,200	20.00	5 year average: \$6,238
19109	CONTRACT MANAGEMENT	6,970	83,640	6,989	83,866	6,989	7,200	86,400	12.20	2,760	3.30	0
19111	MANAGEMENT REIMBURSABLE	2,100	25,200	1,878	22,533	1,878	1,800	21,600	3.05	(3,600)	(14.29)	
19112	POSTAGE, ON-SITE	50	600	44	524	44	50	600	0.08	0	0.00	

GL Code	Description	Current Monthly Approved Budget	Current Annual Approved Budget	Monthly FYTD Average	12 Month Actual {6/30/2017}	12 mth Average of Actual	Proposed Budget Monthly	Proposed Budget Annual	Monthly Unit Cost	2017-2018 Annual Variance	Annual Percentage Variance (%)	Remarks
19116	ADMINISTRATIVE MISC	0	0	292	3,500	292	0	0	0.00	0	0.00	
19117	DUES & PUBLICATIONS	40	480	86	1,030	86	50	600	0.08	120	25.00	
19119	BANK FEES	35	420	35	420	35	35	420	0.06	0	0.00	
19124	ON-SITE STAFF	14,000	168,000	14,596	175,155	14,596	15,250	183,000	25.85	15,000	8.93	
19126	DELINQUENCY MONITORING	60	720	14	168	14	25	300	0.04	(420)	(58.33)	
19132	OPERATING CONTINGENCY	182	2,184	303	3,630	303	200	2,400	0.34	216	9.89	
19143	LEGAL-COLLECTIONS	100	1,200	249	2,991	249	75	900	0.13	(300)	(25.00)	
19172	ACCOUNTING REIMBURSABLES	100	1,200	110	1,316	110	100	1,200	0.17	0	0.00	
19174	AMS COLLECTION EXPENSE	135	1,620	(2)	(26)	(2)	0	0	0.00	(1,620)	(100.00)	
19178	PROPERTY TAX	75	900	103	1,231	103	75	900	0.13	0	0.00	
19247	PAYROLL TAXES & BENEFITS	5,300	63,600	5,726	68,708	5,726	5,833	69,996	9.89	6,396	10.06	
19281	WEBSITE MONTHLY FEE	5	60	34	407	34	50	600	0.08	540	900.00	
19295	ON-SITE OFFICE SUPPLIES	150	1,800	190	2,280	190	175	2,100	0.30	300	16.67	
19382	COPIER LEASE	400	4,800	466	5,589	466	400	4,800	0.68	0	0.00	
19442	CLAC CONTRIBUTION	50	600	0	0	0	50	600	0.08	0	0.00	
19505	CC&R REVISION	400	4,800	8	96	8	0	0	0.00	(4,800)	(100.00)	
	**TOTAL MANAGEMENT/ON-SITE ADMIN EXP	32,387	388,644	35,245	422,888	35,245	33,653	403,836	57.04	15,192	3.91	
	**INSURANCE											
19107	INSURANCE	7,801	93,612	7,886	94,633	7,886	7,810	93,720	13.24	108	0.12	
DC19307	FLOOD INSURANCE	20,781	249,372	24,865	298,375	24,865	24,416	292,992	41.38	43,620	17.49	
	**TOTAL INSURANCE	28,582	342,984	32,751	393,008	32,751	32,226	386,712	54.62	43,728	12.75	
	**TOTAL OPERATING EXPENSES	108,872	1,306,464	115,868	1,390,385	115,869	115,550	1,386,600	195.85	80,136	6.13	
	NET INCOME/(LOSS)	0	0	(1,386)	(16,603)	(1,387)	0	0	0.00	0	0.00	



September 28th, 2017

Nepenthe Association
Attention: Crystle

The following electrical quotation is for Club House security lighting, which includes:

Motion Floods attached to Building:

- 1) Provide and install four double LED floodlights controlled by motion detectors.
- 2) Power all lights with all available 120-volt power closets to each of the lights.

Bid Price: \$1,250.00

Replacing Existing Pole light at exit Gate:

- 1) Remove existing 6 foot pole light.
- 2) Install new 10 foot high pole light and reconnect post top light.
- 3) Provide and install two double LED floodlights controlled by motion detectors, attached to pole just below the top.

Bid Price: \$1,160.00

No other work is included.

Thank you,

Darren Trone
President and CEO

September 26, 2017

Dear Nepenthe Board members,

My name is Reza Chegini. I am the unit owner at 507 Elmhurst Circle.

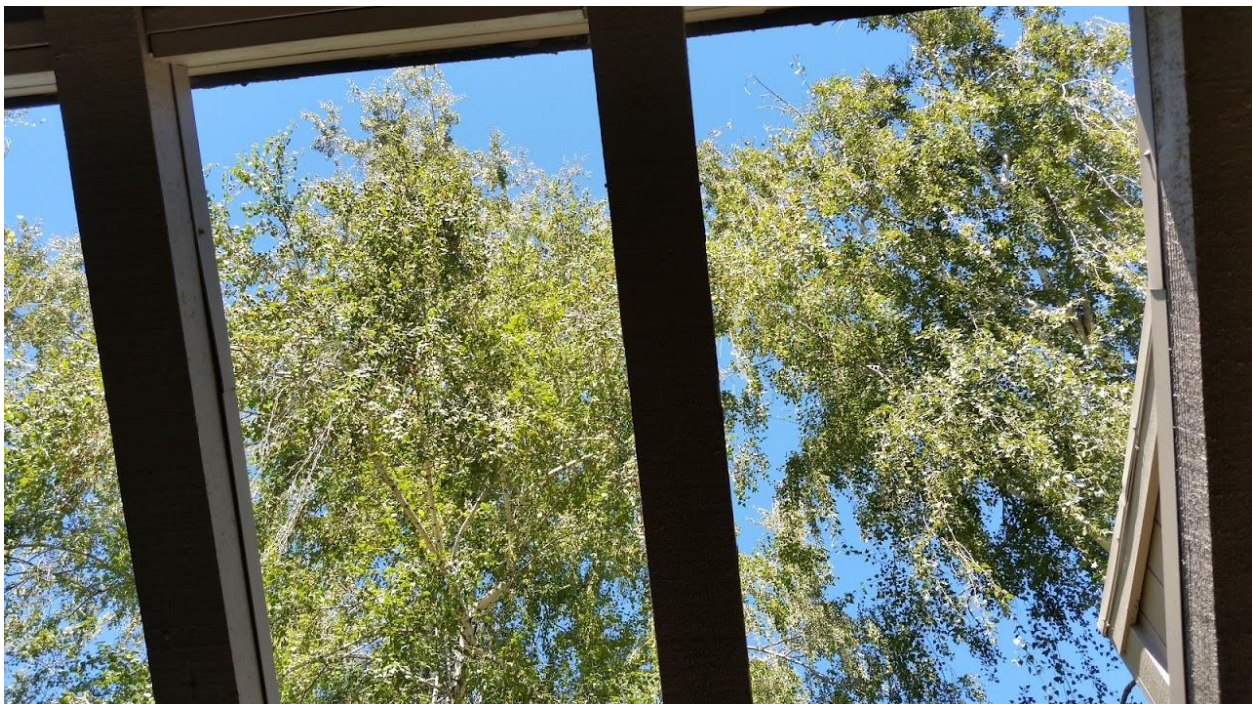
I would like to bring to your attention the concerns that I have regarding the birch trees surrounding my patio, namely tree #'s: 1399, 1407 and 1409. As it is evident from the enclosed pictures, large limbs and branches of these trees (#1409 in particular) hang over and cover a large portion of my patio. In addition to the nuisance of having to continuously clean the patio of the droppings, they block the light to the extent that no plants or vegetation would grow in my patio. Furthermore, birch trees are notorious for attracting aphids. As these pests feed they drip a sticky liquid called honeydew. These droppings **have caused extensive damage to my patio furniture.**

For reasons stated above, I respectfully request that all branches and/or limbs that overhang my patio be removed during the upcoming pruning program at the Nepenthe.

Thank you in advance for your consideration.

Regards,

Reza Chegini







Hello Bettsi,

During this month's walk I met with Mr. Reza and he described what he wanted done to the birch trees, he said the trees are shading his patio and dropping leaves. He requested a large 8" in girth, 12' in length limb removed from the largest of the trees that hangs over the patio as he was concerned about the stability of the limb. To take that limb on that tree would remove more canopy than the ISA and ANSI recommended amount that should be pruned at any one time. That tree in particular is a mature healthy birch with no visible signs of defects or decay and the large limb in question had a healthy branch attachment and no visible wounds that I could see from the ground. To remove that amount of canopy from the birch would cause some stress to the tree and put a large wound on the trunk allowing entry for decay and pests. I explained this to Mr. Reza and suggested that we can prune the tree in a manner that would allow for less canopy to be overhanging his patio without removing the large limb. The other trees surrounding the patio would be minimal pruning to accommodate his request. I believe that this work could fall under our maintenance pruning plan and we could address this work at that time. After reading the letter to the board Mr. Reza suggested the birch trees had aphids, during the walk I did not notice aphid activity, however birch trees can have aphids and that activity can be prevented through Merit injections. In the plant health care proposal we did include pricing for treating birch trees with merit injections.

Thank you,

Paul Dubois | **Manager & Certified Arborist (WE-9034AU)**

The Grove | Carson Landscape Industries | TurfPro

9530 Elder Creek Rd. | Sacramento, CA 95829

C 916.919.2301 | O 916.231.8733 | F 916.856.5410 | pdubois@TheGroveTotalTreeCare.com

www.thegrovetotaltreecare.com | www.carson1975.com | www.turfpro.net



September 11, 2017



The Nepenthe Association
Bettsi Ledesma
1131 Commons Dr.
Sacramento, CA 95825
Phone: (916) 929-8380
Email: Bettsi.Ledesma@fsresidential.com

Re: *Tree Work Contract*
Nepenthe Zone 1

This commercial bid is to provide labor and material as stated below. All tree work is in accordance with ANSI A300 standards and the scope of work referenced in Addendum #1.

Work Description

Tree Maintenance Alternate Pruning

Provide a Maintenance Annual Prune on all trees in Zone 1 from High to Low Priority:

Total: \$14,400.00 _____ Initial
(3Man Crew, 8 Days Tree Work)

Maintenance Alternate Prune: Crown thinning and reduction for excessive end weight on lateral limbs as needed throughout canopies with 1” and larger cuts to improve branch spacing or to improve branch structure. Remove dead, dying ,diseased, decayed branches, remove water sprouts and sucker growth, clear trees 3-5’ from buildings and 5-7’ from roofs, clear all signs for visibility, clear lights by 3-5”, raise canopies to 8’ over walkways and 14’ over parking and roads and remove visible hazardous branches.

***High Priority Trees:** Trees over Buildings, Structures, Streets and Side Walks

***Low Priority Trees:** Trees over open Green spaces

Nepenthe
 Tree Pruning Map
 09/11/2017
 Zone 1



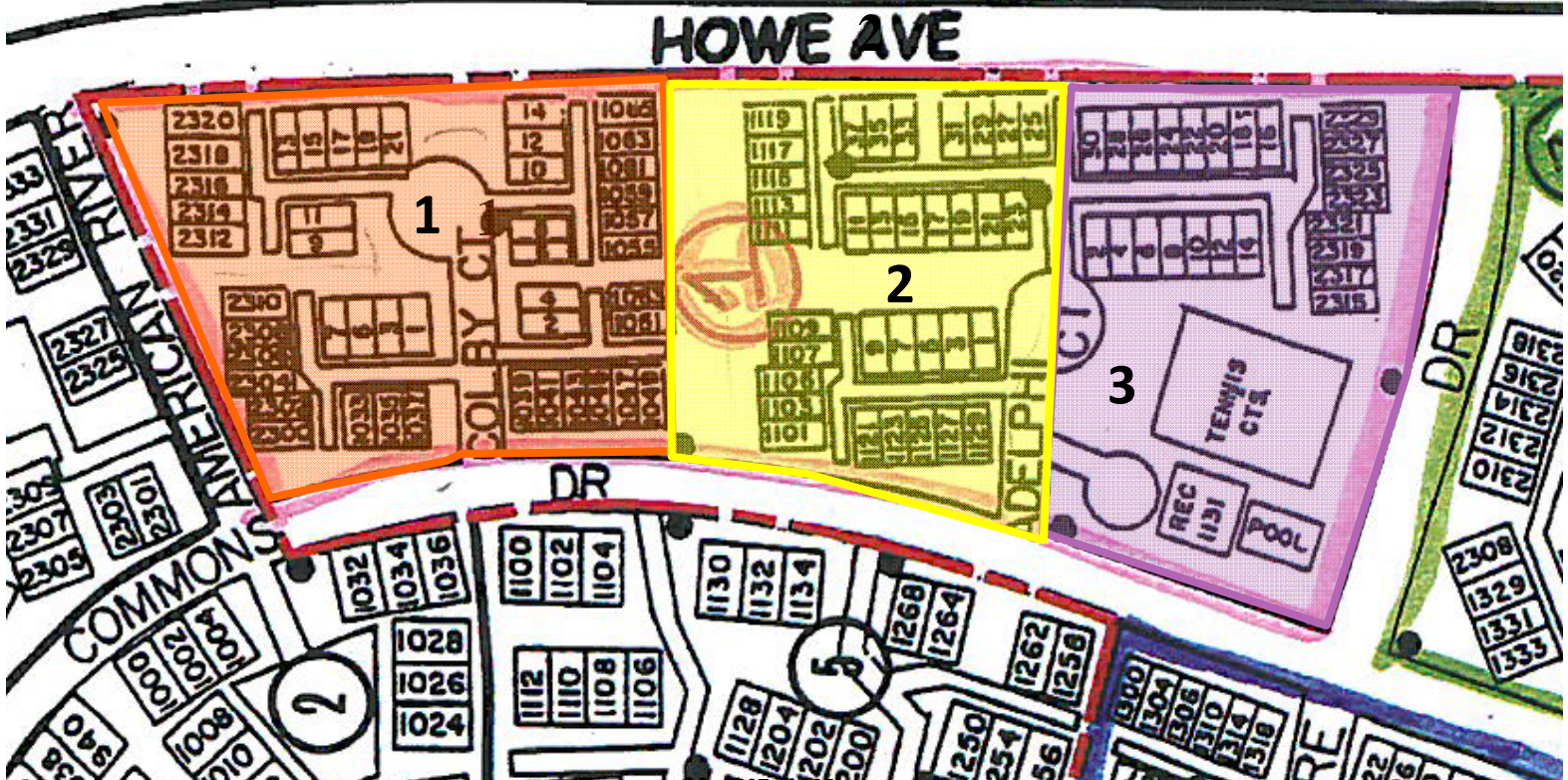
Maintenance Prune

Provide a Maintenance Annual Prune on all trees in Zone 1 from High to Low Priority.

- o Crown thinning and reduction for excessive end weight on lateral limbs as needed throughout canopies with 1" and larger cuts to improve branch spacing or to improve branch structure.
- o Remove dead, dying, diseased, decayed branches, remove water sprouts and sucker growth, clear trees 3-5' from buildings and 5-7' from roofs
- o Clear trees 3-5' from buildings and 5-7' from roofs; Clear all signs for visibility, clear lights 3-5'
- o Raise canopies to 8' over walkways and 14' over parking and roads; remove broken/deadwood and/or obvious hazards in trees.

Day Rate—3 man crew @ \$ 1,800.00 per day

Area	Days
1	2
2	3
3	3
Total Days	8



September 11, 2017



The Nepenthe Association
Bettsi Ledesma
1131 Commons Dr.
Sacramento, CA 95825
Phone: (916) 929-8380
Email: Bettsi.Ledesma@fsresidential.com

Re: *Tree Work Contract*
Nepenthe Zone 2

This commercial bid is to provide labor and material as stated below. All tree work is in accordance with ANSI A300 standards and the scope of work referenced in Addendum #1.

Work Description

Tree Maintenance Pruning

Provide a Maintenance Alternate Annual Prune on all trees in Zone 2 from High to Low Priority:

Total: \$14,400.00 _____ Initial
(3 Man Crew, 8 Days Tree Work)

Maintenance Alternate Prune: Clear trees 3-5' from buildings and 5-7' from roofs, clear all signs for visibility, clear lights by 3-5", raise canopies to 8' over walkways and 14' over parking and roads and remove visible hazardous branches, remove water sprouts and sucker growth.

***High Priority Trees:** Trees over Buildings, Structures, Streets and Side Walks

***Low Priority Trees:** Trees over open Green spaces

Nepenthe
 Tree Pruning Map
 09/11/2017
 Zone 2



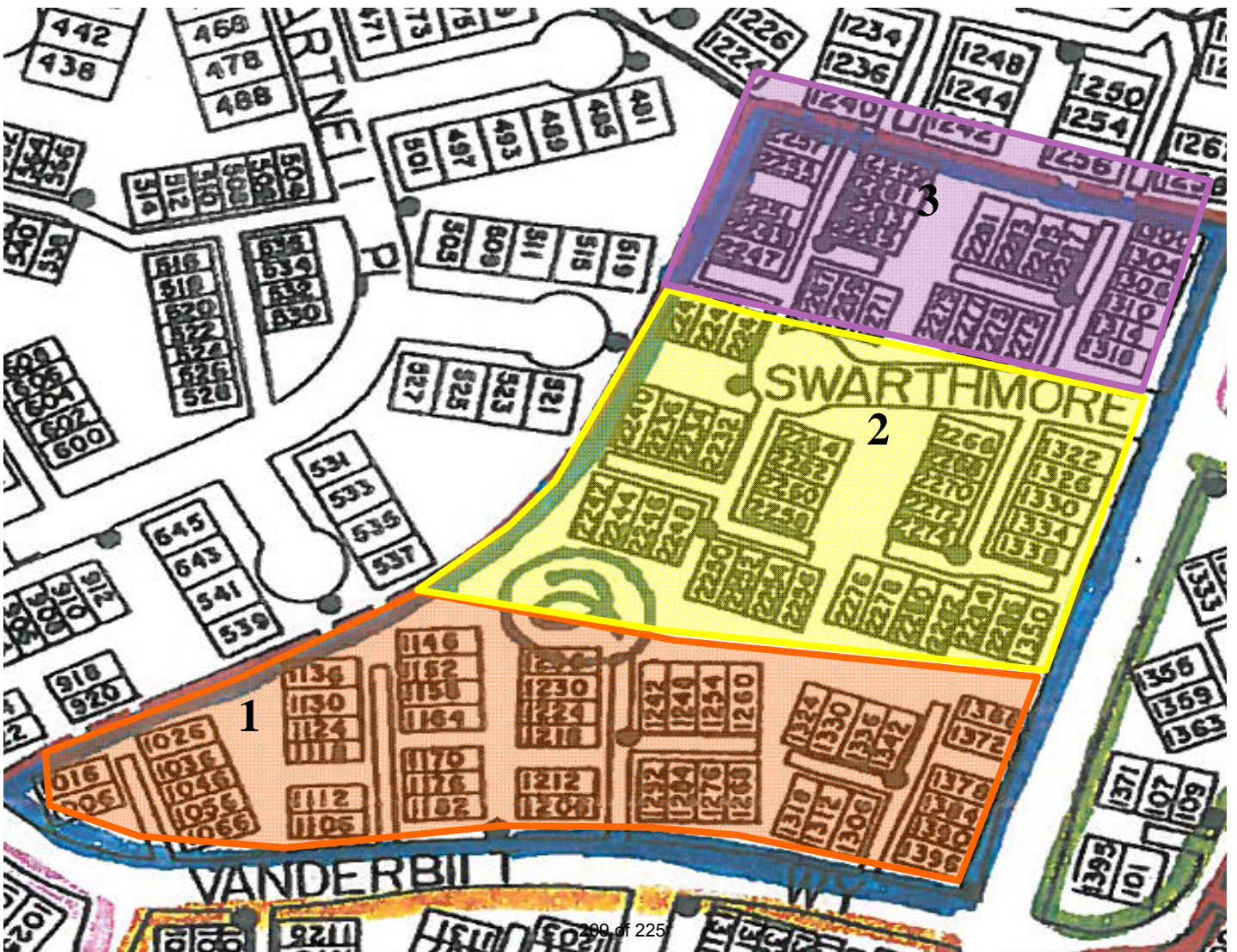
Maintenance Prune

Provide a Maintenance Annual Prune on all trees in Zone 1 from High to Low Priority.

- o Crown thinning and reduction for excessive end weight on lateral limbs as needed throughout canopies with 1" and larger cuts to improve branch spacing or to improve branch structure.
- o Remove dead, dying, diseased, decayed branches, remove water sprouts and sucker growth, clear trees 3-5' from buildings and 5-7' from roofs .
- o Clear trees 3-5' from buildings and 5-7' from roofs; Clear all signs for visibility, clear lights 3-5'.
- o Raise canopies to 8' over walkways and 14' over parking and roads; remove broken/deadwood and/or obvious hazards in trees.

Day Rate—3 man crew @ \$ 1,800.00 per day

Area	Days
1	2
2	3
3	3
Total Days	8



September 11, 2017



The Nepenthe Association
Bettsi Ledesma
1131 Commons Dr.
Sacramento, CA 95825
Phone: (916) 929-8380
Email: Bettsi.Ledesma@fsresidential.com

**Re: Tree Work Contract
Nepenthe Zone 3**

This commercial bid is to provide labor and material as stated below. All tree work is in accordance with ANSI A300 standards and the scope of work referenced in Addendum #1.

Work Description

Tree Maintenance Pruning

Provide a Maintenance Alternate Annual Prune on all trees in Zone 2 from High to Low Priority:

Total: \$14,400.00 _____ **Initial**
(3 Man Crew, 8 Days Tree Work)

Maintenance Alternate Prune: Clear trees 3-5' from buildings and 5-7' from roofs, clear all signs for visibility, clear lights by 3-5", raise canopies to 8' over walkways and 14' over parking and roads and remove visible hazardous branches, remove water sprouts and sucker growth.

***High Priority Trees:** Trees over Buildings, Structures, Streets and Side Walks

***Low Priority Trees:** Trees over open Green spaces

Nepenthe Zone 3

Tree Pruning Map

09/11/2017



Maintenance Prune

Provide a Maintenance Annual Prune on all trees in Zone 1 from High to Low Priority.

- o Crown thinning and reduction for excessive end weight on lateral limbs as needed throughout canopies with 1" and larger cuts to improve branch spacing or to improve branch structure.
- o Remove dead, dying, diseased, decayed branches, remove water sprouts and sucker growth, clear trees 3-5' from buildings and 5-7' from roofs.
- o Clear trees 3-5' from buildings and 5-7' from roofs; Clear all signs for visibility, clear lights 3-5'.
- o Raise canopies to 8' over walkways and 14' over parking and roads; remove broken/deadwood and/or obvious hazards in trees.

Day Rate—3 man crew @ \$ 1,800.00 per day

Area	Days
1	2
2	3
3	3
Total Days	8



September 11, 2017



The Nepenthe Association
Bettsi Ledesma
1131 Commons Dr.
Sacramento, CA 95825
Phone: (916) 929-8380
Email: Bettsi.Ledesma@fsresidential.com

**Re: Tree Work Contract
Nepenthe Zone 4**

This commercial bid is to provide labor and material as stated below. All tree work is in accordance with ANSI A300 standards and the scope of work referenced in Addendum #1.

Work Description

Tree Maintenance Pruning

Provide a Maintenance Alternate Annual Prune on all trees in Zone 4 from High to Low Priority:

Total: \$12,600.00 _____ **Initial**
(3 Man Crew, 7 Days Tree Work)

Maintenance Alternate Prune: Clear trees 3-5' from buildings and 5-7' from roofs, clear all signs for visibility, clear lights by 3-5", raise canopies to 8' over walkways and 14' over parking and roads and remove visible hazardous branches, remove water sprouts and sucker growth.

***High Priority Trees:** Trees over Buildings, Structures, Streets and Side Walks

***Low Priority Trees:** Trees over open Green spaces

Nepenthe
 Tree Pruning Map
 09/11/2017
 Zone 4



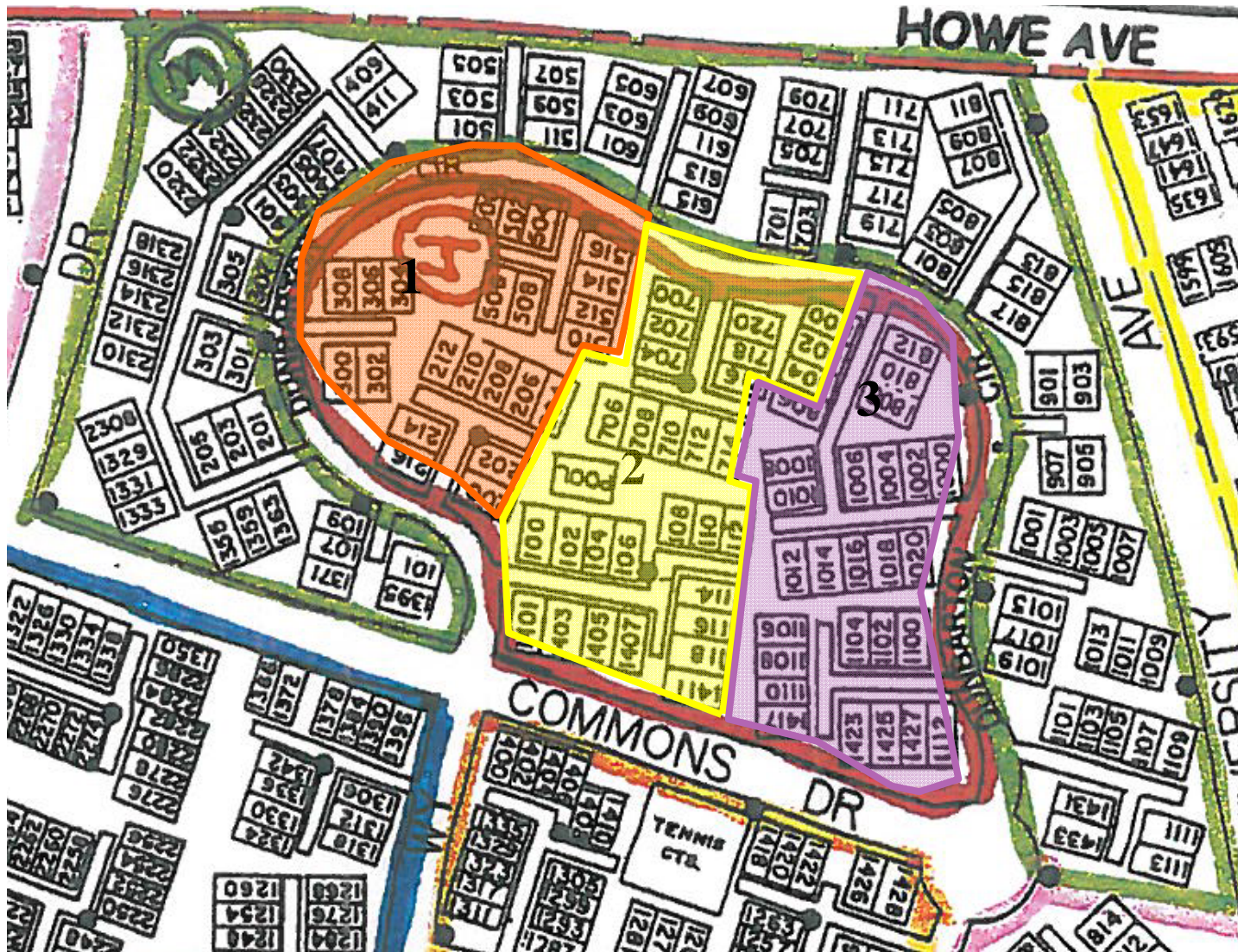
Maintenance Prune

Provide a Maintenance Annual Prune on all trees in Zone 1 from High to Low Priority.

- o Crown thinning and reduction for excessive end weight on lateral limbs as needed throughout canopies with 1" and larger cuts to improve branch spacing or to improve branch structure.
- o Remove dead, dying, diseased, decayed branches, remove water sprouts and sucker growth, clear trees 3-5' from buildings and 5-7' from roofs.
- o Clear trees 3-5' from buildings and 5-7' from roofs; Clear all signs for visibility, clear lights 3-5'.
- o Raise canopies to 8' over walkways and 14' over parking and roads; remove broken/deadwood and/or obvious hazards in trees.

Day Rate—3 man crew @ \$ 1,800.00 per day

Area	Days
1	2
2	2
3	3
Total Days	7



September 11, 2017



The Nepenthe Association
Bettsi Ledesma
1131 Commons Dr.
Sacramento, CA 95825
Phone: (916) 929-8380
Email: Bettsi.Ledesma@fsresidential.com

**Re: Tree Work Contract
Nepenthe Zone 5**

This commercial bid is to provide labor and material as stated below. All tree work is in accordance with ANSI A300 standards and the scope of work referenced in Addendum #1.

Work Description

Tree Maintenance Pruning

Provide a Maintenance Alternate Annual Prune on all trees in Zone 5 from High to Low Priority:

Total: \$14,400.00 _____ Initial
(3 Man Crew, 8 Days Tree Work)

Maintenance Alternate Prune: Clear trees 3-5' from buildings and 5-7' from roofs, clear all signs for visibility, clear lights by 3-5", raise canopies to 8' over walkways and 14' over parking and roads and remove visible hazardous branches, remove water sprouts and sucker growth.

***High Priority Trees:** Trees over Buildings, Structures, Streets and Side Walks

***Low Priority Trees:** Trees over open Green spaces

Nepenthe
 Tree Pruning Map
 09/11/2017
 Zone 5



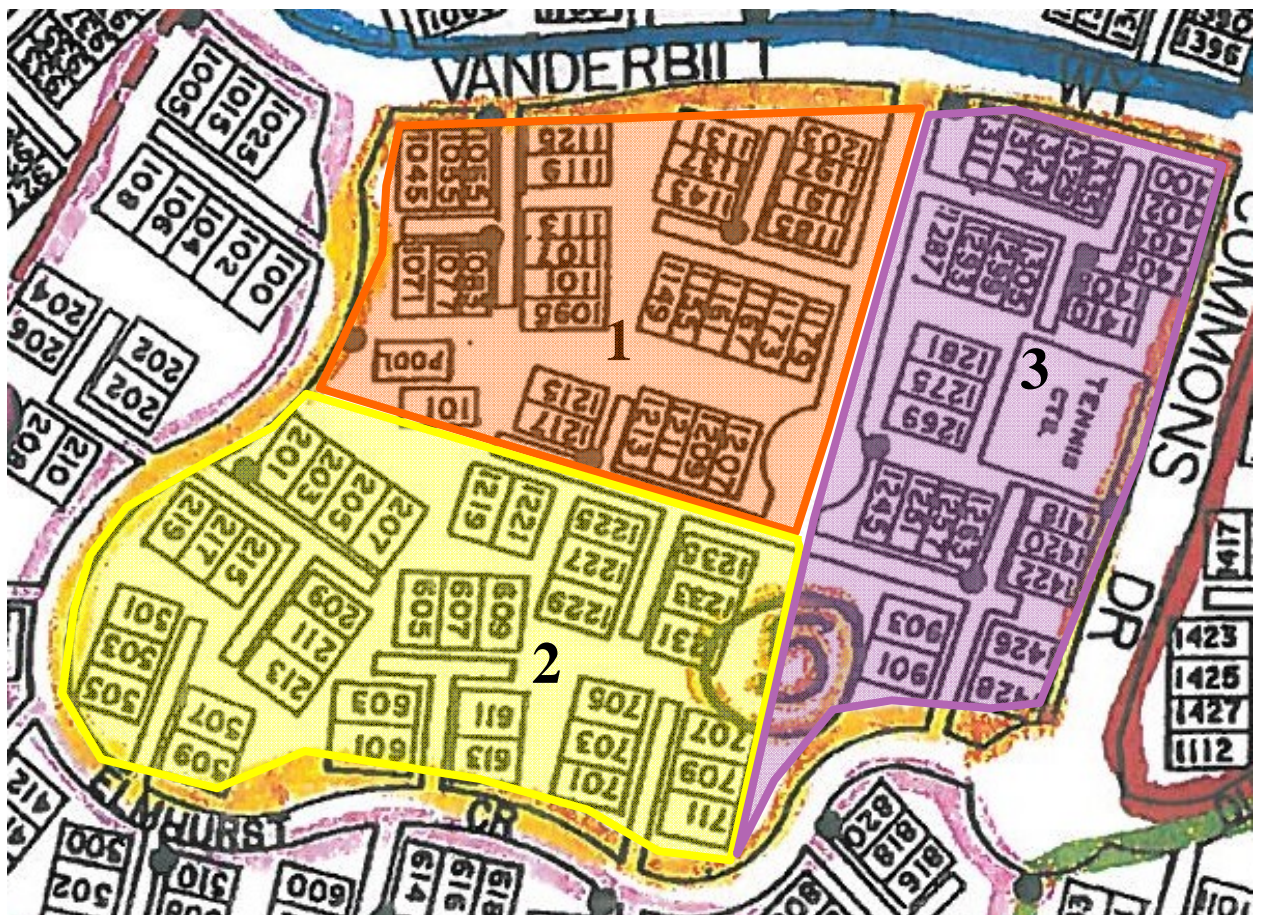
Maintenance Prune

Provide a Maintenance Annual Prune on all trees in Zone 1 from High to Low Priority.

- o Crown thinning and reduction for excessive end weight on lateral limbs as needed throughout canopies with 1" and larger cuts to improve branch spacing or to improve branch structure.
- o Remove dead, dying, diseased, decayed branches, remove water sprouts and sucker growth, clear trees 3-5' from buildings and 5-7' from roofs.
- o Clear trees 3-5' from buildings and 5-7' from roofs; Clear all signs for visibility, clear lights 3-5'.
- o Raise canopies to 8' over walkways and 14' over parking and roads; remove broken/deadwood and/or obvious hazards in trees.

Day Rate—3 man crew @ \$ 1,800.00 per day

Area	Days
1	2
2	3
3	3
Total Days	8



September 11, 2017



The Nepenthe Association
Bettsi Ledesma
1131 Commons Dr.
Sacramento, CA 95825
Phone: (916) 929-8380
Email: Bettsi.Ledesma@fsresidential.com

Re: *Tree Work Contract*
Nepenthe Zone 6

This commercial bid is to provide labor and material as stated below. All tree work is in accordance with ANSI A300 standards and the scope of work referenced in Addendum #1.

Work Description

Tree Maintenance Pruning

Provide a Maintenance Alternate Annual Prune on all trees in Zone 6 from High to Low Priority:

Total: \$12,600.00 _____ **Initial**
(3 Man Crew, 7 Days Tree Work)

Maintenance Alternate Prune: Clear trees 3-5' from buildings and 5-7' from roofs, clear all signs for visibility, clear lights by 3-5", raise canopies to 8' over walkways and 14' over parking and roads and remove visible hazardous branches, remove water sprouts and sucker growth.

***High Priority Trees:** Trees over Buildings, Structures, Streets and Side Walks

***Low Priority Trees:** Trees over open Green spaces

Nepenthe
Tree Pruning Map
 09/11/2017
Zone 6



Maintenance Prune

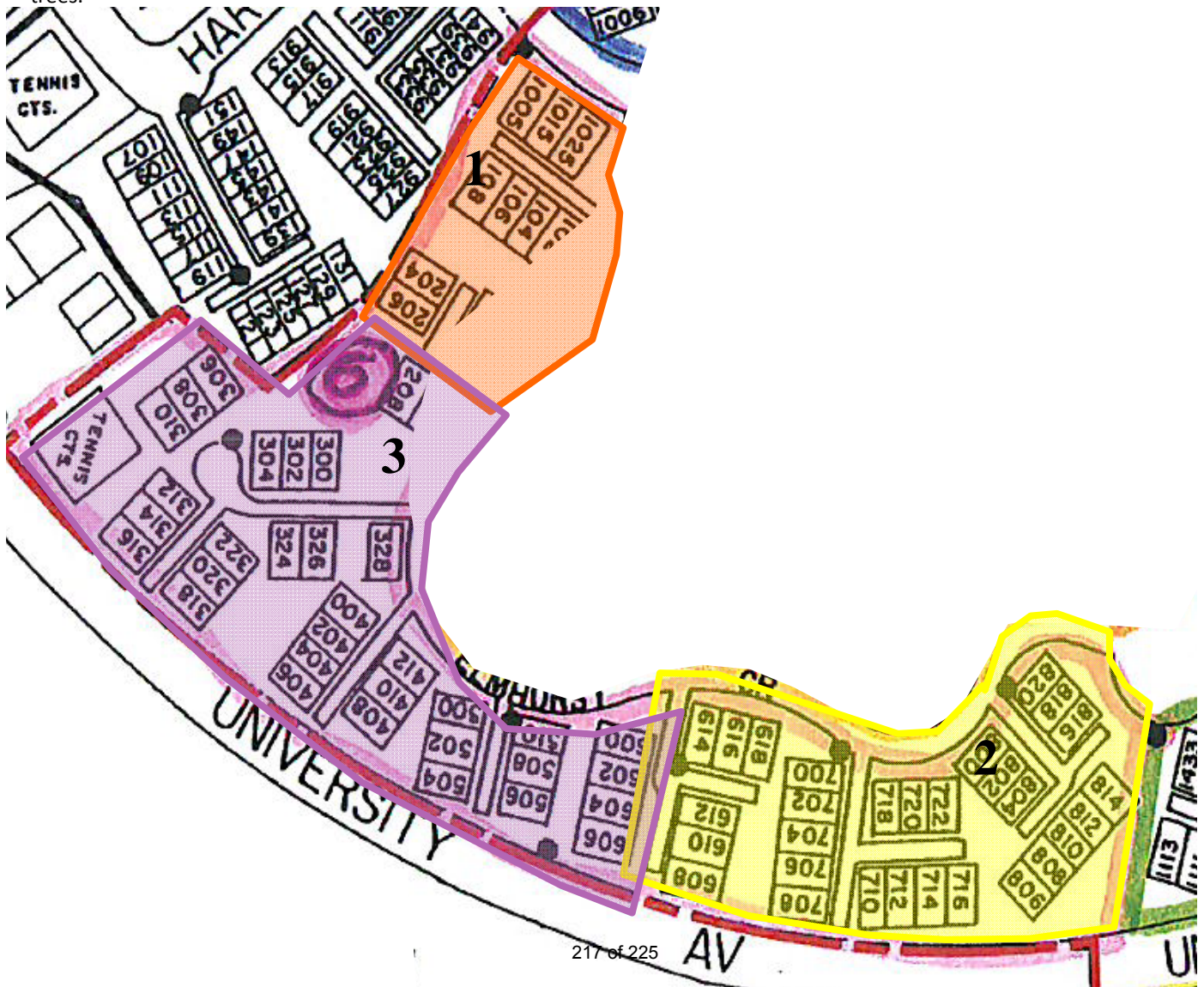
Provide a Maintenance Annual Prune on all trees in Zone 1 from High to Low Priority.

- o Crown thinning and reduction for excessive end weight on lateral limbs as needed throughout canopies with 1" and larger cuts to improve branch spacing or to improve branch structure.
- o Remove dead, dying, diseased, decayed branches, remove water sprouts and sucker growth, clear trees 3-5' from buildings and 5-7' from roofs.
- o Clear trees 3-5' from buildings and 5-7' from roofs; Clear all signs for visibility, clear lights 3-5'.

- o Raise canopies to 8' over walkways and 14' over parking and roads; remove broken/deadwood and/or obvious hazards in trees.

Day Rate—3 man crew @ \$ 1,800.00 per day

	Days
Area	Maintenance Prune
1	2
2	2
3	3
Total Days	7



September 11, 2017



The Nepenthe Association
Bettsi Ledesma
1131 Commons Dr.
Sacramento, CA 95825
Phone: (916) 929-8380
Email: Bettsi.Ledesma@fsresidential.com

**Re: Tree Work Contract
Nepenthe Zone 7**

This commercial bid is to provide labor and material as stated below. All tree work is in accordance with ANSI A300 standards and the scope of work referenced in Addendum #1.

Work Description

Tree Maintenance Pruning

Provide a Maintenance Alternate Annual Prune on all trees in Zone 7 from High to Low Priority:

Total: \$7,200.00 _____ **Initial**
(3 Man Crew, 4 Days Tree Work)

Maintenance Alternate Prune: Clear trees 3-5' from buildings and 5-7' from roofs, clear all signs for visibility, clear lights by 3-5", raise canopies to 8' over walkways and 14' over parking and roads and remove visible hazardous branches, remove water sprouts and sucker growth.

***High Priority Trees:** Trees over Buildings, Structures, Streets and Side Walks

***Low Priority Trees:** Trees over open Green spaces

Nepenthe
Tree Pruning Map
 09/11/2017
Zone 7



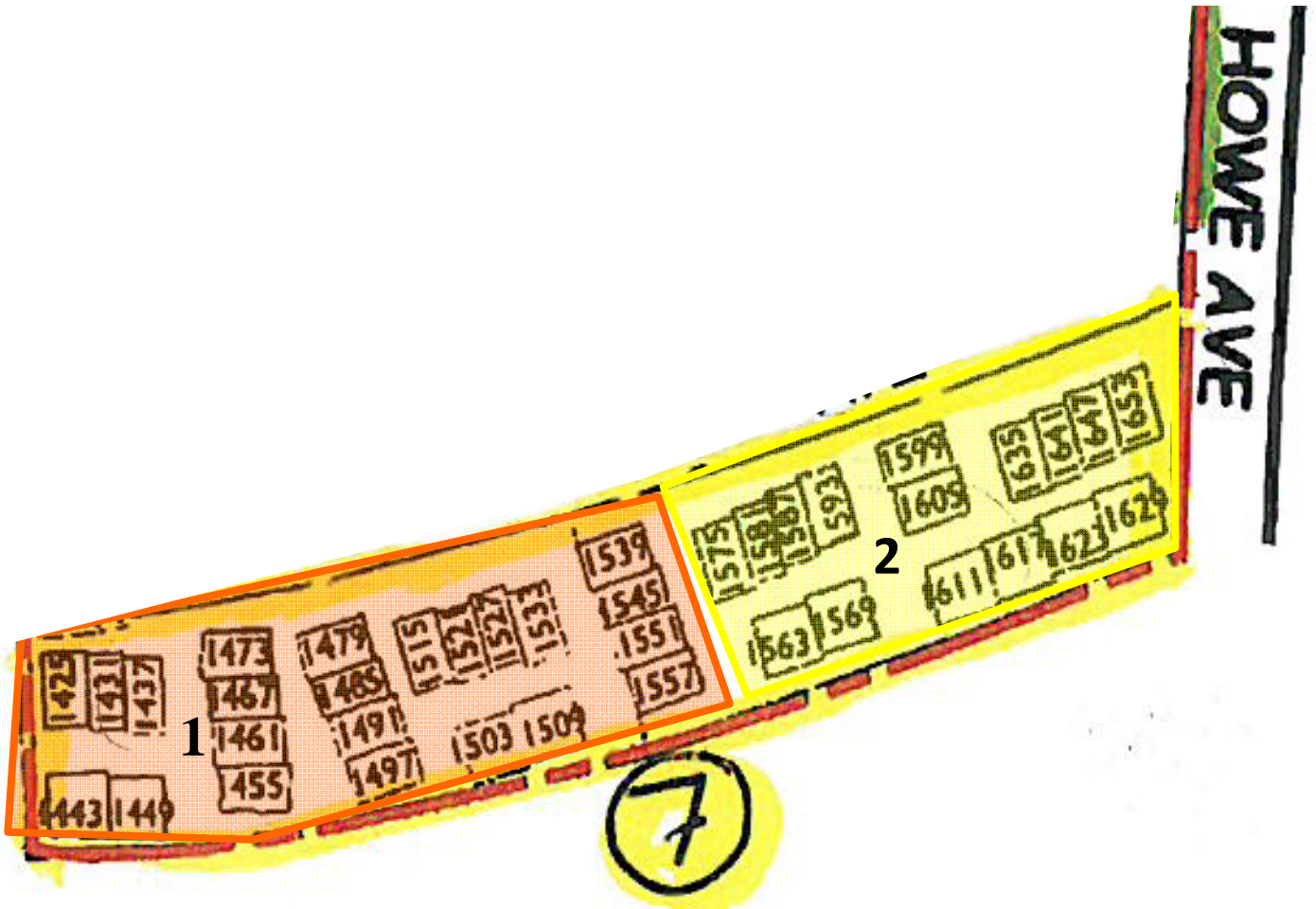
Maintenance Prune

Provide a Maintenance Annual Prune on all trees in Zone 1 from High to Low Priority.

- o Crown thinning and reduction for excessive end weight on lateral limbs as needed throughout canopies with 1" and larger cuts to improve branch spacing or to improve branch structure.
- o Remove dead, dying, diseased, decayed branches, remove water sprouts and sucker growth, clear trees 3-5' from buildings and 5-7' from roofs
- o Clear trees 3-5' from buildings and 5-7' from roofs; Clear all signs for visibility, clear lights 3-5'
- o Raise canopies to 8' over walkways and 14' over parking and roads; remove broken/deadwood and/or obvious hazards in trees.

Day Rate—3 man crew @ \$ 1,800.00 per day

		Days
Area	Maintenance Prune	
1	2	
2	2	
Total Days	4	



September 11, 2017



The Nepenthe Association
Bettsi Ledesma
1131 Commons Dr.
Sacramento, CA 95825
Phone: (916) 929-8380
Email: Bettsi.Ledesma@fsresidential.com

**Re: Tree Work Contract
Nepenthe Zone 1-7**

This commercial bid is to provide labor and material as stated below. All tree work is in accordance with ANSI A300 standards and the scope of work referenced in Addendum #1.

Work Description

Tree Maintenance Alternate Pruning

Provide a Maintenance Annual Prune on all trees in **Zones 1 -7** from High to Low Priority:

Zone	Days	Total
1	3Man Crew, 8 Days Tree Work	\$14,400.00
2	3Man Crew, 8 Days Tree Work	\$14,400.00
3	3Man Crew, 8 Days Tree Work	\$14,400.00
4	3Man Crew, 7 Days Tree Work	\$12,600.00
5	3Man Crew, 8 Days Tree Work	\$14,400.00
6	3Man Crew, 7 Days Tree Work	\$12,600.00
7	3Man Crew, 4 Days Tree Work	\$7,200.00
TOTAL CONTRACTED WORK		\$90,000.00

_____Initial



NOTES

1. Upon Approval Addendum #1 is incorporated and an enforceable part of this proposal.
2. This proposal may be withdrawn by us if not accepted within 30 days.

TERMS AND CONDITIONS:

Net due upon 30 days. A finance charge of 1.5% per month will be added to the unpaid balance after 30 days. In the event legal action is taken to collect on a past due account, the debtor agrees to pay all collection costs including interest, attorney’s fees and court costs. Any alteration or deviation from the above involving extra cost of material or labor will only be executed upon written orders for same, and will become an extra charge over the sum mentioned in this contract. All agreements must be in writing. The Grove Total Tree Care is not to be held liable for damage to irrigation when grinding stumps. Our workers are fully covered by Worker’s Compensation and our firm covered by liability insurance

Vendor:

The Grove
A division of Carson Landscape Industries
9530 Elder Creek Road, Sacramento, CA 95829
Contractor’s License #470283
Ph: (916) 231-8733 * Fax: (916) 856-5410
Email: rperham@carson1975.com

Client:

The Nepenthe Association
Bettsi Ledesma
1131 Commons Dr.
Sacramento, CA 95825
Phone: (916) 929-8380
Email: Bettsi.Ledesma@fsresidential.com

By: Paul Dubois by MV
Name: Paul Dubois
Title: ISA Arborist/ Account Manager WE 9034AU
Date: 9/11/17

By: _____
Name: _____
Title: _____
Date: _____



Addendum 1

General Terms and Conditions

Scope of Work: All contracted services performed by The Grove are in accordance with the “Practical Specifications for Contract Tree Management,” through the American National Standards Institute and all pruning conforms to ANSI A300 guidelines. The Grove conducts all work in compliance with ISA ANSI Z133 Standards, OSHA and all state and local regulations. Contracted tree care work includes removal of all resultant debris and job site cleanup.

Payment & Invoicing: Work will be invoiced in full upon completion. Payment is due 10 days from date of invoice. A finance charge of 1.5% per month will be added to the unpaid balance after 30 days. In the event legal action is taken to collect on a past due account, the debtor agrees to pay all collection costs including interest, attorney’s fees, and court costs.

Change Orders & Additional Work: Any alteration or deviation to this proposal involving extra cost of material and/or labor will only be executed upon written and signed orders for same, and will become an extra charge over the sum mentioned in this contract. The order must describe the scope encompassed by the change order, the amount to be added or subtracted from the contract and the effect the order will have on the schedule of progress payments, if applicable. Failure to obtain a signed Change Order does not preclude the recovery by Contractor of compensation for work performed based upon quasi contract, quantum merit, restitution or other similar legal or equitable remedies.

Tree & Stump Removal/Grinding: Trees removed will be cut as close to the ground as possible based on conditions near to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to, concrete or brick filled trunks, metal rods, etc. If requested, mechanical grinding of visible tree stump is completed 8-12 inches below surface grade at an additional charge to the Client/Owner.

Scheduling of Work: This proposal is null and void if the jobsite conditions materially change from the time of approval of this proposal to the time work starts, such that the job costs are adversely changed. Scheduling of work is dependent on weather conditions and workloads.

Permits, Fees & Assessments: Unless otherwise agreed to in writing by both parties, the owner assumes full responsibility to obtain and pay for all necessary permits, fees, property taxes, and assessments.

Disclaimer: This proposal for tree care services was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. Visual inspection is reflected solely in bid provided. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. The work performed by The Grove is intended to reduce the chances of tree failure and any corresponding property liabilities, in addition to enhancing aesthetic value but is not a guarantee. We cannot be held responsible for unknown or otherwise hidden defects of your trees, which may fail in the future. The corrective work proposed herein cannot guarantee exact results.

Liability: The Grove is not responsible for damage done to sprinklers or underground utilities such as, but not limited to, cable, water, gas and electrical. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. The Grove will repair damaged irrigation lines at the Client/Owner’s expense and approval. Any illegal trespass claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.

Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%), or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Commercial General Liability Insurance: Contractor carries commercial general liability insurance written by Golden Eagle Insurance. You may call John O. Bronson Company at 916-480-4150 to verify our coverage.

Worker’s Compensation Insurance: Contractor carries worker’s compensation insurance for all employees.

Attorney’s Fees: In the event that litigation is commenced to interpret or enforce any of the rights or obligations under this Agreement, the prevailing party shall be entitled to recover his attorney’s fees and litigation expenses incurred as a result of the litigation. Said attorney’s fees and expenses shall be fixed by the court or arbitrator.

Cancellation: Notice of cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

Tree Work Proposal



9530 Elder Creek Road, Sacramento, CA 95829 P.916.231.8733

DATE: 09/12/2017

RE: Tree Work Proposal – from Arborist Report 9/11/17
Nepenthe Association
Sacramento

This Proposal is to provide labor and material as stated below. All tree work is in accordance with ANSI A300 standards and the scope of work referenced in Addendum #1.

Tree Species	Location	Qty	Service Description	Price	Initial for Approval
Ash	Zone 4 #1201 200 Dunbarton	1	Prune to reduce limb	\$250.00	
White Birch	Zone 5 #1127 1197 Vanderbilt Way	1	Prune to remove weak limb to encourage proper development	\$150.00	
Sweetgum	Zone 5 #1536-37, 1550, 1635, 1637, 1645 Vanderbilt Circle	6	Full canopy pruning to encourage proper development	\$2,240.00	
White Birch	Zone 5 #1576 1213 Vanderbilt Way	1	Prune to remove deadwood	\$250.00	
Redwood	Zone 5 #1524 & #1530 1107 Vanderbilt Way	1	Prune to remove co-dominate top to encourage proper development.	\$1,200.00	
Deodar Cedar	Zone 5 #1535 1137 Vanderbilt Way	1	Full canopy pruning to encourage proper development	\$900.00	
Hackberry	Zone 5 No Tag # 1125 Vanderbilt Way	1	Structural prune to encourage proper development	\$75.00	
Ash	Zone 5 #1175 1065 Vanderbilt	1	Prune canopy to encourage proper development	\$600.00	
Sweetgum	Zone 5 #1504, 1985, #1984 1045 Vanderbilt	3	Full canopy pruning to encourage proper development	\$1,200.00	
Sweetgum	Zone 5 #1960 102 Elmhurst Circle	1	Prune to reduce weight and height to encourage proper development	\$600.00	
Mayten	Zone 5 #1449-#1439 217 Elmhurst Circle	2	Prune to remove deadwood	\$360.00	
Japanese Maple	Zone 5 #1440-#1445 215 Elmhurst Circle	6	Prune to remove deadwood	\$175.00	
Redwood	Zone 5 #1416 505 Elmhurst	1	Prune to remove co-dominant top	\$600.00	
Various	Zone 5 #1391, #1400- #1401 507 Elmhurst	3	Tree removal and replacement	\$150.00	
Canary Island Pine	Zone 5 #1398 213 Elmhurst Circle	1	Tree removal	\$1,800.00	
Hackberry	Zone 5 #1392 603 Elmhurst Circle	1	Prune to remove attachments and reduce weight	\$900.00	

Client/Owner: _____



Tree Species	Location	Qty	Service Description	Price	Initial for Approval
Redwood	Zone 5 #1395 605 Elmhurst Circle	1	Prune to remove co-dominate top to encourage proper development	\$600.00	
White Birch	Zone 5 #1380-#1381 609 Elmhurst Circle	2	Remove trees, due to significant dieback in canopy	\$720.00	
Ash	Zone 5 #1377 609 Elmhurst Circle	1	Full canopy pruning to encourage proper development	\$1,280.00	
Redwood	Zone 5 #1688 1229 Vanderbilt Way	1	Prune to remove co-dominant top	\$600.00	
Mayten	Zone 5 #16442 1335 Vanderbilt Way	1	Prune to remove deadwood	\$360.00	
Total Contract Price				\$15,110.00	

Tree Species	Location	Qty	Service Description	Price	Initial for Approval
Birch	Zone 5 #1579/#1523 1107/1213 Vanderbilt Way	2	Apply Safari Drench (Turf Pro)	\$195.00	
Total Contract Price (Turf Pro)				\$195.00	

NOTES

1. Upon Approval Addendum #1 is incorporated and an enforceable part of this proposal.
2. This proposal may be withdrawn by us if not accepted within 30 days.
3. The Grove is not responsible for damage done to sprinklers, water pipes, electrical or any other underground service connections. All repair issues will be immediately relayed to the client/owner. Any repairs deemed necessary can be contracted separately and will be billed on a time and materials basis.

TERMS AND CONDITIONS:

Net due upon 30 days. A finance charge of 1.5% per month will be added to the unpaid balance after 30 days. In the event legal action is taken to collect on a past due account, the debtor agrees to pay all collection costs including interest, attorney's fees and court costs. Any alteration or deviation from the above involving extra cost of material or labor will only be executed upon written orders for same, and will become an extra charge over the sum mentioned in this contract. All agreements must be in writing. The Grove Total Tree Care is not to be held liable for damage to irrigation when grinding stumps. Our workers are fully covered by Worker's Compensation and our firm covered by liability insurance.

CONTRACTOR:

Vendor:

The Grove
A division of Carson Landscape Industries
 9530 Elder Creek Road, Sacramento, CA 95829
 Contractor's License #470283
 Ph: (916) 231-8733 * Fax: (916) 856-5410
 Email: pdubois@thegrovetotaltreecare.com

CLIENT/OWNER:

Client:

The Nepenthe Association
 Bettsi Ledesma
 1131 Commons Dr.
 Sacramento, CA 95825
 Phone: (916) 929-8380
 Email: Bettsi.Ledesma@fsresidential.com

By: Paul Dubois by MV
 Name: Paul Dubois
 Title: Account Manager/Arborist
 Date: 09/12/17

By: _____
 Name: _____
 Title: _____
 Date: _____

Client/Owner: _____



Addendum 1

General Terms and Conditions

Scope of Work: All contracted services performed by The Grove are in accordance with the “Practical Specifications for Contract Tree Management,” through the American National Standards Institute and all pruning conforms to ANSI A300 guidelines. The Grove conducts all work in compliance with ISA ANSI Z133 Standards, OSHA and all state and local regulations. Contracted tree care work includes removal of all resultant debris and job site cleanup.

Payment & Invoicing: Work will be invoiced in full upon completion. Payment is due 10 days from date of invoice. A finance charge of 1.5% per month will be added to the unpaid balance after 30 days. In the event legal action is taken to collect on a past due account, the debtor agrees to pay all collection costs including interest, attorney’s fees, and court costs.

Change Orders & Additional Work: Any alteration or deviation to this proposal involving extra cost of material and/or labor will only be executed upon written and signed orders for same, and will become an extra charge over the sum mentioned in this contract. The order must describe the scope encompassed by the change order, the amount to be added or subtracted from the contract and the effect the order will have on the schedule of progress payments, if applicable. Failure to obtain a signed Change Order does not preclude the recovery by Contractor of compensation for work performed based upon quasi contract, quantum merit, restitution or other similar legal or equitable remedies.

Tree & Stump Removal/Grinding: Trees removed will be cut as close to the ground as possible based on conditions near to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to, concrete or brick filled trunks, metal rods, etc. If requested, mechanical grinding of visible tree stump is completed 8-12 inches below surface grade at an additional charge to the Client/Owner.

Scheduling of Work: This proposal is null and void if the jobsite conditions materially change from the time of approval of this proposal to the time work starts, such that the job costs are adversely changed. Scheduling of work is dependent on weather conditions and workloads.

Permits, Fees & Assessments: Unless otherwise agreed to in writing by both parties, the owner assumes full responsibility to obtain and pay for all necessary permits, fees, property taxes, and assessments.

Disclaimer: This proposal for tree care services was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. Visual inspection is reflected solely in bid provided. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. The work performed by The Grove is intended to reduce the chances of tree failure and any corresponding property liabilities, in addition to enhancing aesthetic value but is not a guarantee. We cannot be held responsible for unknown or otherwise hidden defects of your trees, which may fail in the future. The corrective work proposed herein cannot guarantee exact results.

Liability: The Grove is not responsible for damage done to sprinklers or underground utilities such as, but not limited to, cable, water, gas and electrical. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. The Grove will repair damaged irrigation lines at the Client/Owner’s expense and approval. Any illegal trespass claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.

Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%), or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Commercial General Liability Insurance: Contractor carries commercial general liability insurance written by Golden Eagle Insurance. You may call John O. Bronson Company at 916-480-4150 to verify our coverage.

Worker’s Compensation Insurance: Contractor carries worker’s compensation insurance for all employees.

Attorney’s Fees: In the event that litigation is commenced to interpret or enforce any of the rights or obligations under this Agreement, the prevailing party shall be entitled to recover his attorney’s fees and litigation expenses incurred as a result of the litigation. Said attorney’s fees and expenses shall be fixed by the court or arbitrator.

Cancellation: Notice of cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

Client/Owner: _____