

Reserve Study Transmittal Letter

Date: October 19, 2023
To: Dusty Favichia, First Service Residential (Sacramento)
From: Browning Reserve Group, LLC (BRG)

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

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

1. Where do I find the recommended reserve contribution for the 2024 budget?

This is found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* **\$2,370,766** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **\$334.85 /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, 2024, the Association is **48.5%** funded.

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

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

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

While this information is in various places in the study, it can always be found in *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."* For this study the assumption is **1.40%** 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, (2023) the current fiscal year is dealt with in the study.

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



RESERVE STUDY

Update w/o Site Visit Review

Nepenthe Association

2023 Update- 4

Published - October 19, 2023

Prepared for the 2024 Fiscal Year

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Member Distribution Materials

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

<i>Section</i>	<i>Report</i>	
<i>California:</i>	Member Summary	201
	Assessment and Reserve Funding [Civil Code §5570]	203
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Reserve Study Summary

A Reserve Study was conducted of Nepenthe Association (the "**Association**") which is a Planned Development with a total of 590 Lots. 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.

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 \$21,109,287.**
 - [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, 2024 is estimated to be \$10,246,456, constituting 48.5% of the total expenditures anticipated for all such major components through their first end of useful life replacement.**

4. Based upon the schedule of annual reserve contributions necessary to defray the cost of repairing, replacing, restoring or maintaining such major components in the years such expenditures are estimated to be required, it is estimated that annual reserve contributions in the initial amount of \$2,370,766 [*\$334.85 per Lot per month (average)*] for the fiscal year ending December 31, 2024 (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 48.5% funded. The following scale can be used as a measure to determine the Association's financial picture whereas the lower the percentage, the higher the likelihood of the Association requiring a special assessment, or other large increases to the reserve contribution in the future.



Methodology

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

Funding Goals

The funding goal employed for Nepenthe Association is

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

Limitations

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

Statutory Disclosures

Compliance

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

Open Meeting

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

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

Supplemental Disclosures

General:

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

Personnel Credentials:

BRG is a California licensed general building contractor (CSLB #768851), and the owner, Robert W Browning, holds the Reserve Specialist (RS #46) and Professional Community Association Manager (PCAM #723) designations from the Community Associations Institute (CAI).

Completeness:

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

Reliance on Client Data:

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

Scope:

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

Reserve Balance:

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

Reserve Projects:

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

Component Quantities:

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



Browning Reserve Group, LLC

See Section VI-b for Excluded Components

Reserve Component	Current Replacement Cost	Life Useful / Remaining	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
00010 - Unit Exteriors																	
03000 - Painting: Exterior																	
100 - Surface Restoration 171 Homes- Phase 1 of 3 (Was #120) 2022 (75%)	233,438	6 5						264,114					306,291				
104 - Surface Restoration 171 Homes- Phase 1 of 3 (Was #120) 2024 (24.7%)	76,562	6 1		78,476						91,008						105,541	
108 - Surface Restoration Homes- Phase 1 of 3 (Was #120) 2023[nr:1]	153,126	6 0	153,126														
110 - Surface Restoration 217 Homes- Phase 2 of 3 (Was #122) 2024 (50%)	253,000	6 1		259,325						300,737						348,763	
111 - Surface Restoration Homes- Phase 2 Advance Work in 2023 Only[nr:1]	18,400	1 0	18,400														
114 - Surface Restoration 217 Homes- Phase 2 of 3 (Was #122) 2025 (50%)	253,000	6 2			265,808						308,256						357,482
130 - Surface Restoration 202 Homes- Phase 3 of 3- 2025 (16.7%)	129,531	6 2			136,089						157,821						183,024
134 - Surface Restoration 202 Homes- Phase 3 of 3- 2026 (66.7%)	259,062	6 3				278,981						323,533					
138 - Surface Restoration 202 Homes- Phase 3 of 3- 2027 (16.7%)	129,531	6 4					142,978						165,811				
190 - Miscellaneous Construction Management: Color Consultant Only	4,000	12 9										4,995					
198 - Supervision Construction Mgmt- Pre-Cycle Eval.	6,000	6 8									7,310						8,478
200 - Supervision 171 CM- Future Painting, Siding- PH 1	109,440	6 7								130,090						150,864	
208 - Supervision 217 CM- Future Painting, Siding- PH 2	119,350	6 7								141,870						164,525	
210 - Supervision 202 CM- Future Painting, Siding- PH 3	111,100	6 8									135,365						156,981
350 - Touch-Up Building Touch Up As Needed	11,872	1 1		12,169	12,473	12,785	13,104	13,432	13,768	14,112	14,465	14,826	15,197	15,577	15,966	16,365	16,774
920 - Power Washing 171 Units- Brick Work Wash & Seal	29,925	12 7								35,571							
924 - Power Washing 217 Units- Brick Work Wash & Seal	37,975	12 8									46,269						
926 - Power Washing 202 Units- Brick Work Wash & Seal	35,350	12 9										44,147					
Total 03000 - Painting: Exterior	1,970,662		171,526	349,970	414,369	291,766	156,082	277,546	13,768	713,388	669,485	387,502	181,007	321,868	15,966	786,060	722,740

04000 - Structural Repairs

See Section VI-b for Excluded Components

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30 Year Expense Forecast - Detailed
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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
204 - Wood: Siding & Trim On-going Repairs- Yearly Work Orders, Etc.	150,000	1 1		153,750	157,594	161,534	165,572	169,711	173,954	178,303	182,760	187,329	192,013	196,813	201,733	206,777	211,946
210 - Wood: Siding & Trim 171 2008 Siding Project- Long Term	1,624,017	30 22															
212 - Wood: Siding & Trim 217 2009 Siding Project- Long Term	2,170,000	30 23															
214 - Wood: Siding & Trim 202 2010 Siding Project- Long Term	2,020,000	30 24															
220 - Wood: Siding & Trim 171 Siding Project w Paint 1- 2022 (15.9%)	237,124	12 11												311,127			
224 - Wood: Siding & Trim 171 Siding Project w Paint 1- 2023 (56%)	836,675	12 0	836,675												1,125,235		
228 - Wood: Siding & Trim 171 Siding Project w Paint 1- 2024 (28%)	418,338	12 1		428,796												576,684	
230 - Wood: Siding & Trim 217 Siding Project w Paint 2- 2024 (50%)	613,917	12 1		629,265												846,291	
231 - Wood: Siding & Trim Homes- Phase 2- 2023 Only[nr:1]	45,560	1 0	45,560														
234 - Wood: Siding & Trim 217 Siding Project w Paint 2- 2025 (50%)	613,917	12 2			644,997												867,449
250 - Wood: Siding & Trim 202 Siding Project 3- 2025 (Was #232) (25%)	314,365	12 2			330,279												444,189
254 - Wood: Siding & Trim 202 Siding Project w Paint 3- 2026 (50%)	628,730	12 3				677,073											
255 - Wood: Siding & Trim 202 Siding Project w Paint 3- 2027 (25%)	314,365	12 4					347,000										
290 - Miscellaneous Construction Management- Phase 1 2023 (70%)	47,075	12 0	47,075												63,311		
292 - Miscellaneous Construction Management- Phase 1 2024 (30%)	20,175	12 1		20,679												27,811	
294 - Miscellaneous Construction Management- Phase 2- 2023 (50%)	47,100	12 0	47,100												63,344		
296 - Miscellaneous Construction Management- Phase 2- 2024 (50%)	47,100	12 1		48,278												64,928	
298 - Miscellaneous Construction Management- Phase 3- 2025 (16.7%)	16,796	12 2			17,647												23,733
302 - Miscellaneous Construction Management- Phase 3- 2026 (66.7%)	67,186	12 3				72,352											
306 - Miscellaneous Construction Management- Phase 3- 2027 (16.7%)	16,796	12 4					18,540										
Total 04000 - Structural Repairs	10,249,236		976,410	1,280,768	1,150,517	910,958	531,112	169,711	173,954	178,303	182,760	187,329	192,013	507,940	1,453,623	1,722,491	1,547,317

See Section VI-b for Excluded Components

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
05000 - Roofing																	
200 - Low Slope: BUR 32 Squares- Small Flats- Done 2009	64,000	15 1		65,600													
206 - Low Slope: BUR 8 Squares- Small Flats- Done 2006	16,000	15 2			16,810												
212 - Low Slope: BUR 80 Squares- Large Flats- 2009	160,000	15 2			168,100												
216 - Low Slope: BUR 4 Squares- Small Flats- Done 2009	6,129	15 1		6,283													
220 - Low Slope: BUR 8 Squares- Small Flats- Done 2008	16,000	15 2			16,810												
400 - Pitched: Dimensional Composition 3,257 Squares- 2000 Thru 2003- 199 Homes[se:4]	7,165,400	30 17															
420 - Pitched: Dimensional Composition 2004 Roofing Project	2,900,000	30 21															
440 - Pitched: Dimensional Composition 1,853 Squares- 2005 Roofing Project[se:2]	4,076,600	30 22															
444 - Pitched: Dimensional Composition 2,098 Squares- 2006 Roofing Project[se:2]	4,615,600	30 24															
466 - Pitched: Dimensional Composition 1,650 Squares- 2007 Roofing Project[se:2]	3,630,000	30 26															
690 - Gutters / Downspouts 2004	180,000	30 11											236,176				
692 - Gutters / Downspouts 2005	190,000	30 12												255,529			
694 - Gutters / Downspouts 2006	220,000	30 13													303,272		
696 - Gutters / Downspouts 2007	190,000	30 14														268,465	
700 - Gutters / Downspouts 1,484 lf 2008	35,616	30 15															
702 - Gutters / Downspouts 994 lf 2009	23,856	30 16															
704 - Gutters / Downspouts 10,741 lf 2010	257,784	30 17															
810 - Pitched: Dimensional Composition 2003 Roofing Project: Beams, Crts/Vlys, FP Chs	200,000	30 10										256,017					
820 - Beam Replacement 2004 Beam replacement	94,000	30 11											123,336				
822 - Beam Replacement 2005 Roofing w/ 70% increase due to related siding	390,000	30 12												524,507			
824 - Beam Replacement 2006- Roofing w/ 70% inc. due to related siding	180,000	30 13													248,132		
826 - Beam Replacement 2007- Roofing-w/ 70% inc. due to related siding	340,000	30 14														480,411	
838 - Hog Valleys 2000 - 2003 Roofing Project Midcycle	190,000	30 2		199,619													

See Section VI-b for Excluded Components

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Reserve Component	Current Replacement	Life Useful /	Cost	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
840 - Hog Valleys 2004 Roofing Project Midcycle	190,000	30	2			199,619												
842 - Hog Valleys 2005 Roofing Project Midcycle	190,000	30	2			199,619												
844 - Hog Valleys 2006 Roofing Project Midcycle	190,000	30	3				204,609											
846 - Hog Valleys 2007 Roofing Project Midcycle	190,000	30	4					209,724										
920 - Roofing: Inspections & Repairs 590 All Units Ongoing	50,315	1	0	50,315	51,573	52,862	54,184	55,538	56,927	58,350	59,809	61,304	62,837	64,407	66,018	67,668	69,360	71,094
Total 05000 - Roofing	25,951,300			50,315	123,455	853,438	258,793	265,263	56,927	58,350	59,809	61,304	62,837	320,424	425,529	847,704	620,764	819,970
19000 - Fencing																		
200 - Wood Phased Fence Replacements- 2024	313,582	24	1		321,422													
206 - Wood Phased Fence Replacements- 2025	474,131	24	2			498,134												
212 - Wood Phased Fence Replacements- 2026	321,097	24	3				345,786											
218 - Wood Phased Fence Replacements- 2027	160,548	24	4					177,215										
300 - Wood 22,881 If Patios- 2023 (33%)[se:3]	550,000	8	8								223,374	228,958	234,682					
344 - Wood 1,900 If Interior Patio Party Fence Was #304 (20%)	66,500	8	8									81,024						
350 - Wood: Repair On-going Repairs Per Year	44,000	1	1		45,100	46,228	47,383	48,568	49,782	51,027	52,302	53,610	54,950	56,324	57,732	59,175	60,654	62,171
Total 19000 - Fencing	1,929,858				366,522	544,361	393,170	225,783	49,782	51,027	52,302	358,007	283,908	291,006	57,732	59,175	60,654	62,171
21000 - Signage																		
400 - Unit Address Plaques 590 Units with 2 at each	82,600	25	11												108,378			
Total 21000 - Signage	82,600														108,378			
Total [Unit Exteriors] Expenditures Inflated @ 2.50%				1,198,251	2,120,715	2,962,686	1,854,687	1,178,240	553,966	297,098	1,003,802	1,271,557	921,576	984,450	1,421,448	2,376,468	3,189,969	3,152,198
00020 - Main Clubhouse Areas																		
02000 - Concrete																		
400 - Pool Deck Main Clubhouse- Ongoing Repairs	2,000	5	2			2,101					2,377					2,690		
Total 02000 - Concrete	2,000					2,101					2,377					2,690		
03000 - Painting: Exterior																		
130 - Surface Restoration Main Clubhouse	19,000	10	7								22,585							
400 - Wrought Iron 258 If Pool Perimeter Fence	3,062	6	4					3,380						3,920				
Total 03000 - Painting: Exterior	22,062							3,380			22,585			3,920				
03500 - Painting: Interior																		
300 - Clubhouse 11,806 sf Clubhouse Interior	23,612	10	4					26,063										33,363
Total 03500 - Painting: Interior	23,612							26,063										33,363
04000 - Structural Repairs																		

See Section VI-b for Excluded Components

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Reserve Component	Current Replacement Cost	Life Useful / Years	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
200 - Wood: Siding & Trim Clubhouse Siding & Trim Replace	75,000	30 27															
302 - Awnings Clubhouse Pool Awning	6,173	15 6							7,159								
900 - Door: Hardware 17 Clubhouse- Exit Doors & Pool Pedestrian Gates	20,240	15 6							23,472								
912 - Doors Clubhouse Restroom Hall Exterior Door	3,276	25 22															
914 - Doors 12 Exterior Storefront Door Sets	39,316	25 15															
918 - Doors 17 Clubhouse- Interior Doors	20,146	25 16															
922 - Steel Doors 2 Exterior Storage Room Metal Doors	5,931	25 12													7,976		
Total 04000 - Structural Repairs	170,083								30,632						7,976		
05000 - Roofing																	
208 - Low Slope: BUR 6 Squares- Clubhouse- Vinyl	22,800	15 2			23,954												
460 - Pitched: Dimensional Composition 44 Squares- Clubhouse- 44 Squares	72,758	30 15															
Total 05000 - Roofing	95,558				23,954												
08000 - Rehab																	
094 - General Professional Fees	60,000	20 11												78,725			
100 - General Clubhouse- Lounge: Skylights & Windows	33,241	30 2			34,923												
102 - General Clubhouse- Living Rm & Kitchen Furnishings (50%)	31,757	10 4					35,054										44,872
112 - General Clubhouse- Card Room Misc. (50%)	8,904	10 4					9,828										12,580
116 - General Clubhouse Card Room- Counter & Cabinets	21,369	25 16															
138 - General Clubhouse- Entry Area- Furnishings- 50% (50%)	1,780	10 4					1,965										2,516
150 - General Lobby Administration Office (50%)	8,309	10 4					9,172										11,741
156 - General Clubhouse- Manager's Office (50%)	4,155	10 4					4,586										5,871
160 - General Clubhouse- Gym (50%)	8,904	10 4					9,828										12,580
180 - General 2 Clubhouse- 2 Restrooms	99,721	30 21															
190 - General Clubhouse-Assistant Community Manager Office (50%)	2,968	10 5						3,358									
192 - General Clubhouse- Audio Room (50%)	1,780	10 5					2,014										
194 - General Kitchen Rehab	54,607	25 16															

See Section VI-b for Excluded Components

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Reserve Component	Current Replacement	Life Useful /	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
344 - General 2013 Contingency	48,081	20 11												63,087			
Total 08000 - Rehab	385,576				34,923		70,433	5,372						141,812			90,160
12000 - Pool																	
100 - Resurface 116 lf Clubhouse Main Pool	13,427	12 10											17,188				
102 - Resurface 176 lf Clubhouse Lap Pool	26,020	12 8								31,703							
200 - Edge: Tile, Coping, Mastic 116 lf Clubhouse Main Pool	10,015	12 10											12,820				
202 - Edge: Tile, Coping, Mastic 176 lf Clubhouse Lap Pool	10,477	12 8								12,765							
600 - Miscellaneous 10,526 sf Replace Concrete Pool Deck	255,285	30 21															
700 - Equipment: Replacement Main Pool Equipment (50%)	4,134	5 3				4,452					5,037					5,699	
701 - Equipment: Replacement 2023 Only[nr:1]	660	1 0	660														
704 - Equipment: Replacement Lap Pool Equipment (50%)	4,290	5 0	4,290					4,854					5,492				
712 - Miscellaneous On-going Annual Pool Mechanical Repairs	4,057	1 1		4,158	4,262	4,369	4,478	4,590	4,705	4,822	4,943	5,066	5,193	5,323	5,456	5,592	5,732
910 - Furniture: Chairs 28 Clubhouse	3,642	10 4					4,020										5,147
916 - Furniture: Lounges 18 Clubhouse	14,882	10 4					16,427										21,028
920 - Furniture: Tables 6 Clubhouse	3,539	10 4					3,906										5,000
940 - Furniture: Misc 4 Clubhouse- Umbrellas Stands	728	10 4					803										1,028
942 - Furniture: Misc 4 Clubhouse- Umbrellas	1,940	8 4					2,142								2,609		
990 - Miscellaneous 2012 Misc. Safety, Caps, Water Quality, etc.	21,370	10 8								26,037							
994 - Miscellaneous Signage- Main CH	1,422	12 3				1,531											
Total 12000 - Pool	375,889		4,950	4,158	4,262	10,352	31,777	9,444	4,705	4,822	80,485	5,066	40,693	5,323	8,065	11,291	37,935
13000 - Spa																	
100 - Resurface Main Clubhouse	6,796	6 4					7,502						8,700				
120 - Tile Main CH Spa	3,858	6 4					4,259						4,939				
700 - Equipment Main CH Spa Equipment (50%)	7,705	5 0	7,705					8,718					9,863				
780 - Heater Main Clubhouse- Spa Heater	6,256	8 3				6,737								8,209			
Total 13000 - Spa	24,616		7,705			6,737	11,761	8,718					23,502	8,209			
14000 - Recreation																	
200 - Exercise: Treadmill Matrix Commercial Series	4,366	5 3				4,701					5,319					6,018	
204 - Exercise: Treadmill Matrix Commercial Series	4,410	5 3				4,749					5,373					6,079	

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212 - Exercise: Miscellaneous Equip. 2 Matrix Recumbent Bike	7,122	10 3				7,669										9,817	
218 - Miscellaneous Matrix Elliptical Machine	7,122	6 3				7,669						8,894					
222 - Exercise: Weight Machine Matrix Hoist & Press H2200	7,122	20 5						8,057									
224 - Miscellaneous Stair Climber	3,561	6 3				3,835						4,447					
226 - Miscellaneous Upright Cycle	2,613	6 3				2,814						3,263					
230 - Exercise: Miscellaneous Equip. Weight Bench	948	10 3				1,021										1,307	
860 - Television Fitness Room- LG 42" TV	948	6 3				1,021						1,184					
864 - Television Library- LG 32" TV	717	6 3				772						895					
Total 14000 - Recreation	38,926					34,250		8,057			10,692	18,682				23,221	
17000 - Tennis Court																	
100 - Reseal 4 Main Clubhouse	52,915	8 6							61,365								74,768
306 - Miscellaneous Tennis Court Awning & Bench	2,850	16 1		2,921													
500 - Resurface 4 Main Clubhouse	112,996	30 29															
Total 17000 - Tennis Court	168,761			2,921					61,365								74,768
19000 - Fencing																	
130 - Chain Link: 10' 770 If Main Clubhouse Tennis Courts	37,349	25 7								44,397							
200 - Wrought Iron 258 If Main Clubhouse	29,864	25 16															
340 - Wood: 6' 28 If Trash & Roof Access Enclosure	1,482	18 9										1,850					
Total 19000 - Fencing	68,695									44,397		1,850					
20000 - Lighting																	
260 - Bollard Lights 6 Clubhouse Front	7,110	20 10											9,102				
Total 20000 - Lighting	7,110												9,102				
22000 - Office Equipment																	
200 - Computers, Misc. Clubhouse Office Laptop	1,102	4 1		1,130				1,247				1,377				1,520	
Total 22000 - Office Equipment	1,102			1,130				1,247				1,377				1,520	
23000 - Mechanical Equipment																	
200 - HVAC 4 Lennox Units- Clubhouse- A/C	60,000	15 1		61,500													
210 - HVAC 4 Units Clubhouse- Heating	64,000	15 1		65,600													
600 - Water Heater Clubhouse- State Select Water Heater	2,139	12 1		2,192												2,948	
Total 23000 - Mechanical Equipment	126,139			129,292												2,948	

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24000 - Furnishings																	
610 - Office 13 Office Desk/Guest Chairs	6,449	12 3				6,945											
910 - Window Coverings Clubhouse	4,746	15 6							5,504								
Total 24000 - Furnishings	11,195					6,945			5,504								
24500 - Audio / Visual																	
142 - Miscellaneous Clubhouse Audio/Video Upgrades	38,948	10 5						44,066									
Total 24500 - Audio / Visual	38,948							44,066									
24600 - Safety / Access																	
140 - Security System Clubhouse Security System/Entry Access	49,136	10 1		50,365										64,471			
Total 24600 - Safety / Access	49,136			50,365										64,471			
25000 - Flooring																	
200 - Carpeting 298 Sq. Yds. Clubhouse	39,422	10 4					43,514										55,702
224 - Carpeting 15 Sq. Yds. Assistant Community Manager Office	1,984	12 7							2,359								
400 - Tile 295 sf Kitchen	3,902	20 11												5,120			
600 - Vinyl 19 Sq. Yds. Clubhouse Restrooms	1,047	12 4					1,156										
608 - Vinyl 53 Sq. Yds. Lobby	2,337	20 11												3,066			
612 - Vinyl 6 Sq. Yds. Audio/Video Room	794	20 11												1,041			
Total 25000 - Flooring	49,487						44,670		2,359					9,228			55,702
26000 - Outdoor Equipment																	
900 - Miscellaneous Outdoor Ping Pong Table	827	10 3				890										1,140	
Total 26000 - Outdoor Equipment	827					890										1,140	
27000 - Appliances																	
144 - Drinking Fountain 2 Drinking Fountains	6,173	15 6							7,159								
200 - Refrigerator Clubhouse- GE Profile	2,370	10 4				2,616											3,349
204 - Refrigerator Clubhouse- Frigidaire Caterer's Refrigerator	2,965	15 6							3,439								
220 - Stove/Oven Clubhouse- Whirlpool Stove & Oven	1,659	20 11												2,177			
240 - Dishwasher Clubhouse- Whirlpool Dishwasher	1,422	10 4					1,570										2,009
740 - Microwave Oven Clubhouse	948	10 4					1,046										1,340
950 - Ice Machine Clubhouse- Scotman	6,000	10 4					6,623										8,478
998 - Miscellaneous Kitchen Aid Warming Oven	1,069	10 4					1,180										1,511

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Total 27000 - Appliances	22,608						13,036		10,598					2,177			16,687
Total [Main Clubhouse Areas] Expenditures Inflated @ 2.50%			12,655	187,866	65,241	59,174	201,120	76,904	112,804	76,540	91,177	26,976	77,217	231,219	18,732	40,119	308,615
00030 - Dunbarton Clubhouse Areas																	
02000 - Concrete																	
404 - Pool Deck	1,543	5 2			1,621					1,835					2,076		
Clubhouse Pool- Ongoing Repairs																	
Total 02000 - Concrete	1,543				1,621					1,835					2,076		
03000 - Painting: Exterior																	
136 - Surface Restoration	3,561	6 4					3,930						4,558				
Clubhouse & Pool Fence																	
Total 03000 - Painting: Exterior	3,561						3,930						4,558				
03500 - Painting: Interior																	
900 - Miscellaneous	4,319	4 2			4,537				5,008				5,528				6,102
Clubhouse- Dunbarton All Rooms																	
Total 03500 - Painting: Interior	4,319				4,537				5,008				5,528				6,102
04000 - Structural Repairs																	
908 - Door: Hardware	2,370	18 8										2,888					
2 Pool Gates & Clubhouse																	
Total 04000 - Structural Repairs	2,370											2,888					
05000 - Roofing																	
464 - Pitched: Dimensional Composition	28,442	30 15															
20 Squares- Clubhouse																	
Total 05000 - Roofing	28,442																
08000 - Rehab																	
200 - Restrooms	5,931	20 4					6,547										
Clubhouse- 2 Restrooms																	
220 - General	7,717	20 8										9,402					
Clubhouse Interior																	
222 - General	4,746	20 8										5,782					
Cabana- Lighting Project																	
224 - General	11,873	20 8										14,466					
Clubhouse- Kitchen																	
Total 08000 - Rehab	30,266						6,547					29,650					
12000 - Pool																	
104 - Resurface	44,212	12 0	44,212												59,460		
148 If Dunbarton Pool																	
204 - Edge: Tile, Coping, Mastic	8,979	12 5						10,159									
104 If Dunbarton Pool																	
604 - Deck: Re-Surface	85,802	30 21															
3,384 sf Clubhouse Pool Area																	
704 - Equipment: Replacement	4,134	5 3				4,452					5,037					5,699	
Dunbarton Pool Equipment (50%)																	
705 - Equipment: Replacement	660	1 0	660														
Dunbarton Pool Equipment- 2023																	
Only[nr:1]																	
730 - Heater	7,500	8 3				8,077								9,841			
Pool Heater																	

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	Replacement	Useful /																	
	Cost	Remaining																	
960 - Furniture: Misc Lounges, Tables & Chairs	3,600	10	4					3,974											5,087
961 - Furniture: Misc Lounges, Tables & Chairs- 2023 Only[nr:1]	400	1	0		400														
995 - Miscellaneous Signage	1,659	12	3				1,787												
Total 12000 - Pool	156,946				45,272		14,315	3,974	10,159			5,037				9,841	59,460	5,699	5,087
13000 - Spa																			
102 - Resurface Dunbarton Spa	6,796	6	2			7,140						8,281							9,603
120 - Tile Dunbarton Spa	3,858	6	2			4,054						4,701							5,452
704 - Equipment Dunbarton Spa Equipment (50%)	4,915	5	0		4,915				5,561					6,292					
782 - Heater Clubhouse Attached Equipment Rm	8,000	8	3				8,615								10,497				
Total 13000 - Spa	23,570				4,915	11,194	8,615		5,561			12,982		6,292	10,497				15,055
19000 - Fencing																			
202 - Wrought Iron 146 lf Pool Perimeter	16,900	25	16																
Total 19000 - Fencing	16,900																		
23000 - Mechanical Equipment																			
300 - HVAC Trane Central Furnace- Dunbarton	15,000	15	1		15,375														
604 - Water Heater Dunbarton CH Kitchen Closet	2,200	12	1		2,255													3,033	
Total 23000 - Mechanical Equipment	17,200				17,630													3,033	
24000 - Furnishings																			
400 - Miscellaneous Clubhouse	6,000	10	4					6,623											8,478
Total 24000 - Furnishings	6,000							6,623											8,478
24600 - Safety / Access																			
520 - Card Readers 4 Gates & Clubhouse	13,560	10	6							15,725									
Total 24600 - Safety / Access	13,560									15,725									
25000 - Flooring																			
220 - Carpeting 60 Sq. Yds. Clubhouse	2,778	10	4					3,066											3,925
Total 25000 - Flooring	2,778							3,066											3,925
27000 - Appliances																			
202 - Refrigerator Clubhouse	1,422	10	4					1,570											2,009
224 - Stove/Oven Clubhouse- GE Electric Profile Model	3,561	20	8									4,338							
244 - Dishwasher Clubhouse	1,422	10	4					1,570											2,009

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742 - Microwave Oven Clubhouse	1,200	15 4					1,325										
Total 27000 - Appliances	7,605						4,464				4,338						4,019
Total [Dunbarton Clubhouse Areas] Expenditures Inflated @ 2.50%			50,187	17,630	17,353	22,930	28,604	15,720	20,733	1,835	54,895		16,378	20,337	61,536	8,731	42,666
00040 - Elmhurst Cabana Areas																	
02000 - Concrete																	
408 - Pool Deck Cabana- Ongoing Repairs	1,543	5 2			1,621					1,835					2,076		
Total 02000 - Concrete	1,543				1,621					1,835					2,076		
03000 - Painting: Exterior																	
138 - Surface Restoration Cabana & Pool Fence	3,087	6 4					3,407						3,951				
Total 03000 - Painting: Exterior	3,087						3,407						3,951				
03500 - Painting: Interior																	
920 - Miscellaneous All Rooms	5,457	10 4					6,023										7,710
Total 03500 - Painting: Interior	5,457						6,023										7,710
05000 - Roofing																	
462 - Pitched: Dimensional Composition 11 Squares- Elmhurst Cabana	15,643	30 15															
Total 05000 - Roofing	15,643																
08000 - Rehab																	
230 - General Restrooms	52,232	20 4					57,654										
234 - General Elmhurst- Gardeners Rstrm & Entry	8,571	20 16															
Total 08000 - Rehab	60,803						57,654										
12000 - Pool																	
106 - Resurface 159 lf Elmhurst Pool	18,405	12 10											23,559				
206 - Edge: Tile, Coping, Mastic 159 lf Elmhurst Pool	5,584	12 10											7,148				
608 - Deck: Re-Surface 2,900 sf Elmhurst Pool Area	73,530	30 21															
712 - Equipment: Replacement Elmhurst Pool Equipment (50%)	4,134	5 3				4,452					5,037					5,699	
713 - Equipment: Replacement Elmhurst Pool Equipment- 2023 Only[nr:1]	660	1 0	660														
960 - Furniture: Misc Lounges, Tables & Chairs	6,675	10 4					7,368										9,432
996 - Miscellaneous Signage- Elmhurst	1,372	12 4					1,515										
Total 12000 - Pool	110,360		660			4,452	8,883				5,037		30,707			5,699	9,432
17000 - Tennis Court																	
106 - Reseal 2 Elmhurst	20,000	7 3				21,538							25,602				

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310 - Miscellaneous 3 Tennis Court Awning & Benches	4,500	16 3				4,846											
504 - Resurface 2 Elmhurst	56,983	21 17															
Total 17000 - Tennis Court	81,483					26,384							25,602				
19000 - Fencing																	
134 - Chain Link: 10' 476 lf Elmhurst Tennis Courts	23,089	25 6							26,776								
204 - Wrought Iron 260 lf Elmhurst Pool	30,096	25 16															
Total 19000 - Fencing	53,184								26,776								
23000 - Mechanical Equipment																	
606 - Water Heater Elmhurst CH- 50 US Gallon	2,139	12 2			2,247												3,022
Total 23000 - Mechanical Equipment	2,139				2,247												3,022
24600 - Safety / Access																	
524 - Card Readers 2 Gates & Clubhouse	8,362	10 6							9,697								
Total 24600 - Safety / Access	8,362								9,697								
Total [Elmhurst Cabana Areas] Expenditures Inflated @ 2.50%			660		3,868	30,836	75,968		36,473	1,835	5,037		60,260		2,076	5,699	20,164
00045 - Commons Tennis Ct Area																	
17000 - Tennis Court																	
104 - Reseal 2 Commons	20,000	8 1		20,500								24,977					
308 - Miscellaneous Tennis Court Awning & Bench	2,850	16 1		2,921													
502 - Resurface 2 Commons	56,983	21 4					62,899										
Total 17000 - Tennis Court	79,833			23,421			62,899					24,977					
19000 - Fencing																	
132 - Chain Link: 10' 470 lf Commons Tennis Courts	22,798	25 10											29,183				
Total 19000 - Fencing	22,798												29,183				
Total [Commons Tennis Ct Area] Expenditures Inflated @ 2.50%				23,421			62,899					24,977	29,183				
00050 - Grounds																	
01000 - Paving																	
100 - Asphalt: Sealing 70,541 sf Zone 1 / W/ CH D.Way, Pkgng- 2-Coats	15,846	5 4					17,491					19,789					22,390
114 - Asphalt: Sealing 60,092 sf Zone 2- 2 Coats	13,499	5 4					14,900					16,858					19,073
124 - Asphalt: Sealing 113,674 sf Zone 3, 4- 2 Coats	25,535	5 4					28,186					31,889					36,080
142 - Asphalt: Sealing 109,237 sf Zone 5, 6- 2 Coats	24,538	5 4					27,085					30,645					34,672
152 - Asphalt: Sealing 32,877 sf Zone 7- 2 Coats	7,385	5 6							8,565					9,690			

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182 - Asphalt: Sealing 64,975 sf PS- Elmhurst- 2 Coats	9,004	5 0	9,004						10,187					11,526				
186 - Asphalt: Sealing 71,000 sf PS- Dunbarton- 2 Coats	9,004	5 0	9,004						10,187					11,526				
200 - Asphalt: Ongoing Repairs 70,541 sf Zone 1 (5%)	18,442	5 4						20,356					23,031					26,058
210 - Asphalt: Ongoing Repairs 60,092 sf Zone 2 (5%)	15,710	5 4						17,341					19,620					22,198
220 - Asphalt: Ongoing Repairs 113,674 sf Zone 3, 4 (5%)	29,718	5 4						32,803					37,114					41,991
240 - Asphalt: Ongoing Repairs 109,237 sf Zone 5, 6 (5%)	28,557	5 4						31,522					35,664					40,351
250 - Asphalt: Ongoing Repairs 32,877 sf Zone 7 (5%)	8,596	5 6							9,968					11,278				
280 - Asphalt: Ongoing Repairs PS- All Private Streets- Yearly Repairs	4,240	1 1		4,346	4,455	4,566	4,680	4,797	4,917	5,040	5,166	5,295	5,428	5,563	5,702	5,845	5,991	
282 - Asphalt: Ongoing Repairs 64,975 PS- Elmhurst Ongoing (5%)	18,320	5 5						20,727					23,451					
286 - Asphalt: Ongoing Repairs 71,000 PS- Dunbarton Ongoing (5%)	20,019	5 5						22,649					25,625					
300 - Asphalt: Mill & Inlay 70,541 sf Zone 1 / W/ CH Driveway & Pkng	373,867	15 13															515,380	
310 - Asphalt: Overlay 60,092 sf Zone 2	254,790	15 6							295,478									
320 - Asphalt: Overlay 113,674 sf Zone 3, 4	481,978	15 6							558,946									
340 - Asphalt: Overlay 109,237 sf Zone 5, 6	463,165	15 6							537,129									
350 - Asphalt: Overlay 32,877 sf Zone 7	174,248	15 6							202,074									
380 - Asphalt: Overlay 64,975 sf PS- Elmhurst Circle- 2010 Last Done	200,554	15 13															276,465	
382 - Asphalt: Overlay 71,000 sf PS- Dunbarton Circle	219,150	15 13															302,101	
Total 01000 - Paving	2,416,164		18,008	4,346	4,455	4,566	194,365	68,548	1,617,078	5,040	5,166	219,906	77,556	26,531	5,702	1,099,792	248,803	
02000 - Concrete																		
200 - Sidewalks, Curbs & Gutters 307,641 sf Public Streets- On-going (0.46%)	149,155	2 3				160,623		168,755		177,298		186,274		195,704		205,611		
201 - Sidewalks, Curbs & Gutters Public Streets- On-going[nr:1/se:2]	100,000	2 0	50,000	51,250														
208 - Sidewalks, Curbs & Gutters 307,641 sf All Areas- On-going (1%)	11,293	1 2			11,865	12,162	12,466	12,778	13,097	13,424	13,760	14,104	14,457	14,818	15,188	15,568	15,957	
Total 02000 - Concrete	260,448		50,000	51,250	11,865	172,785	12,466	181,532	13,097	190,722	13,760	200,378	14,457	210,522	15,188	221,180	15,957	
04000 - Structural Repairs																		
550 - Bridge Maintenance Zone 1 Common Area	2,400	22 13															3,308	
Total 04000 - Structural Repairs	2,400																3,308	
18000 - Landscaping																		
100 - Irrigation: Misc. Misc. Irrigation Repairs	31,325	1 4						34,577	35,441	36,327	37,235	38,166	39,120	40,098	41,101	42,128	43,181	44,261

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103 - Irrigation: Misc. Misc. Irrigation Repairs (2023 Only)[nr:1]	102,500	10 0	102,500														
105 - Irrigation: Misc. Misc. Irrigation Repairs (2024 Only)[nr:1]	120,000	10 1		123,000													
107 - Irrigation: Misc. Misc. Irrigation Repairs (2025 Only)[nr:1]	106,000	10 2			111,366												
109 - Irrigation: Misc. Misc. Irrigation Repairs (2026 Only)[nr:1]	106,000	10 3				114,150											
154 - Irrigation: Controllers 542 Irrigation Controller Station Upgrade	79,519	12 10											101,792				
155 - Irrigation: Controllers Irrigation Controller Station Upgrade[nr:1]	3,000	2 1		3,075													
242 - Irrigation: Valves Landscape Renovation & Irrigation[nr:3]	500,000	1 1		512,500	525,313	538,445											
246 - Irrigation: Valves Landscape Renovation & Irrigation[nr:3]	350,000	1 4					386,335	395,993	405,893								
248 - Irrigation: Valves Landscape Renovation & Irrigation	200,000	1 7								237,737	243,681	249,773	256,017	262,417	268,978	275,702	282,595
363 - Tree Maintenance Tree Pruning & Forest Health Management- 2023 Only[nr:1]	159,474	1 0	159,474														
364 - Tree Maintenance Tree Pruning & Forest Health Management	159,474	1 4					176,029	180,430	184,941	189,564	194,304	199,161	204,140	209,244	214,475	219,837	225,333
365 - Tree Maintenance Tree Pruning & Forest Health Management- 2024 Only[nr:1]	234,700	2 1		240,568													
366 - Tree Maintenance Tree Pruning & Forest Health Management- 2025 Only[nr:1]	200,000	2 2			210,125												
367 - Tree Maintenance Tree Pruning & Forest Health Management- 2026 Only[nr:1]	180,000	3 3				193,840											
368 - Tree Maintenance Tree Removals	115,128	1 0	115,128	118,006	120,956	123,980	127,080	130,257	133,513	136,851	140,272	143,779	147,374	151,058	154,834	158,705	162,673
372 - Tree Maintenance Tree Replacements	16,203	1 0	16,203	16,608	17,023	17,449	17,885	18,332	18,791	19,260	19,742	20,235	20,741	21,260	21,791	22,336	22,894
376 - Tree Maintenance Tree Grade Repairs for Removal Sites	25,584	1 0	25,584	26,224	26,879	27,551	28,240	28,946	29,670	30,411	31,172	31,951	32,750	33,568	34,408	35,268	36,150
380 - Tree Maintenance Tree Contingency	31,340	1 0	31,340	32,124	32,927	33,750	34,593	35,458	36,345	37,253	38,185	39,139	40,118	41,121	42,149	43,203	44,283
490 - Bark Replacement Bark Replacement	16,000	1 2			16,810	17,230	17,661	18,103	18,555	19,019	19,494	19,982	20,481	20,993	21,518	22,056	22,608
491 - Bark Replacement Bark Replacement- 2023 Only[nr:1]	31,980	1 0	31,980														
493 - Bark Replacement Bark Replacement- 2024 Only[nr:1]	48,000	2 1		49,200													
530 - Plant Replacement Plant Replacement	14,000	1 2			14,709	15,076	15,453	15,840	16,236	16,642	17,058	17,484	17,921	18,369	18,828	19,299	19,782
531 - Plant Replacement Plant Replacement- 2023 Only[nr:1]	27,290	1 0	27,290														

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Reserve Component	Current Replacement Cost	Life Useful / Remaining	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
533 - Plant Replacement Plant Replacement- 2024 Only[nr:1]	60,000	2 1		61,500													
920 - Miscellaneous Fall Overseeding	17,909	1 0	17,909	18,357	18,816	19,286	19,768	20,262	20,769	21,288	21,820	22,366	22,925	23,498	24,086	24,688	25,305
924 - Miscellaneous Contingency- Emergency & Misc	12,856	1 0	12,856	13,177	13,507	13,845	14,191	14,545	14,909	15,282	15,664	16,055	16,457	16,868	17,290	17,722	18,165
928 - Miscellaneous Landscape Drains	33,579	1 0	33,579	34,418	35,279	36,161	37,065	37,992	38,941	39,915	40,913	41,936	42,984	44,059	45,160	46,289	47,446
Total 18000 - Landscaping	2,981,861		573,843	1,248,756	1,143,709	1,150,764	908,877	931,599	954,889	800,458	820,470	840,981	963,798	883,556	905,645	928,286	951,493
19000 - Fencing																	
140 - Miscellaneous Storage Lot Fence	16,619	25 13														22,909	
340 - Wood: 6' 218 lf 1425 University Dr At Neighboring Complex	8,411	18 16															
Total 19000 - Fencing	25,030															22,909	
20000 - Lighting																	
100 - Exterior: Misc. Fixtures 640 Fixtures Approx. Total- Conversion to LED	47,976	12 7								57,029							
110 - Exterior: Misc. Fixtures 640 Fixtures Approx. Ongoing Maintenance	13,905	1 1		14,252	14,608	14,974	15,348	15,732	16,125	16,528	16,941	17,365	17,799	18,244	18,700	19,168	19,647
111 - Exterior: Misc. Fixtures Fixtures Approx. Ongoing Maintenance- 2023 ONLY[nr:1]	21,926	1 0	21,926														
Total 20000 - Lighting	83,807		21,926	14,252	14,608	14,974	15,348	15,732	16,125	73,557	16,941	17,365	17,799	18,244	18,700	19,168	19,647
21000 - Signage																	
200 - Street Signs 53 Alley Signage /Private Property/Tow	75,000	15 1		76,875													
204 - Monument 60 Wooden Alley Address Sign Holders	40,348	25 21															
712 - Lollipop 35 Speed Limit Signage Inserts	4,630	15 2			4,864												
Total 21000 - Signage	119,978			76,875	4,864												
30000 - Miscellaneous																	
990 - Utilities PS- Neighborhood Clean-up	2,000	1 1		2,050	2,101	2,154	2,208	2,263	2,319	2,377	2,437	2,498	2,560	2,624	2,690	2,757	2,826
992 - Utilities Underground	53,466	1 0	53,466	54,803	56,173	57,577	59,017	60,492	62,005	63,555	65,144	66,772	68,442	70,153	71,906	73,704	75,547
Total 30000 - Miscellaneous	55,466		53,466	56,853	58,274	59,731	61,225	62,755	64,324	65,932	67,580	69,270	71,002	72,777	74,596	76,461	78,373
Total [Grounds] Expenditures Inflated @ 2.50%			717,243	1,452,333	1,237,777	1,402,820	1,192,280	1,260,166	2,665,513	1,135,710	923,918	1,347,900	1,144,611	1,211,630	1,019,832	2,371,104	1,314,273
00060 - Administrative																	
31000 - Reserve Study																	
100 - 3 Year Update with Site Visit On-going	7,200	3 1		7,380			7,947			8,559		9,217				9,925	
500 - Annual Update Updates W/Out Site Visit	800	1 0	800	820	841	862	883	905	928	951	975	999	1,024	1,050	1,076	1,103	1,130
Total 31000 - Reserve Study	8,000		800	8,200	841	862	8,831	905	928	9,509	975	999	10,241	1,050	1,076	11,028	1,130

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Reserve Component	Current Replacement		Life Useful /		2023 Update- 4													
	Cost	Remaining	Prepared for the 2024 Fiscal Year															
			2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	
32000 - Undesignated																		
100 - Miscellaneous Reserve Items	8,500	1	1		8,713	8,930	9,154	9,382	9,617	9,857	10,104	10,356	10,615	10,881	11,153	11,432	11,717	12,010
Total 32000 - Undesignated	8,500				8,713	8,930	9,154	9,382	9,617	9,857	10,104	10,356	10,615	10,881	11,153	11,432	11,717	12,010
Total [Administrative] Expenditures Inflated @ 2.50%				800	16,913	9,771	10,015	18,213	10,522	10,785	19,613	11,331	11,614	21,121	12,202	12,507	22,745	13,141
Total Expenditures Inflated @ 2.50%				1,979,796	3,818,877	4,296,696	3,380,463	2,757,323	1,917,277	3,143,406	2,239,334	2,357,915	2,333,044	2,333,220	2,896,837	3,491,151	5,638,368	4,851,056
Total Current Replacement Cost		48,587,390																

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Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
00010 - Unit Exteriors															
03000 - Painting: Exterior															
100 - Surface Restoration 171 Homes- Phase 1 of 3 (Was #120) 2022 (75%)			355,204						411,927						477,709
104 - Surface Restoration 171 Homes- Phase 1 of 3 (Was #120) 2024 (24.7%)					122,396						141,942				
108 - Surface Restoration Homes- Phase 1 of 3 (Was #120) 2023[nr:1]															
110 - Surface Restoration 217 Homes- Phase 2 of 3 (Was #122) 2024 (50%)					404,458						469,048				
111 - Surface Restoration Homes- Phase 2 Advance Work in 2023 Only[nr:1]															
114 - Surface Restoration 217 Homes- Phase 2 of 3 (Was #122) 2025 (50%)						414,570					480,774				
130 - Surface Restoration 202 Homes- Phase 3 of 3- 2025 (16.7%)						212,252					246,147				
134 - Surface Restoration 202 Homes- Phase 3 of 3- 2026 (66.7%)	375,199						435,116						504,601		
138 - Surface Restoration 202 Homes- Phase 3 of 3- 2027 (16.7%)		192,289						222,997						258,608	
190 - Miscellaneous Construction Management: Color Consultant Only							6,718								
198 - Supervision Construction Mgmt- Pre-Cycle Eval.						9,832						11,402			
200 - Supervision 171 CM- Future Painting, Siding- PH 1					174,956						202,896				
208 - Supervision 217 CM- Future Painting, Siding- PH 2					190,799						221,268				
210 - Supervision 202 CM- Future Painting, Siding- PH 3						182,050						211,123			
350 - Touch-Up Building Touch Up As Needed	17,194	17,624	18,064	18,516	18,979	19,453	19,940	20,438	20,949	21,473	22,010	22,560	23,124	23,702	24,294
920 - Power Washing 171 Units- Brick Work Wash & Seal					47,840										
924 - Power Washing 217 Units- Brick Work Wash & Seal						62,226									
926 - Power Washing 202 Units- Brick Work Wash & Seal							59,373								
Total 03000 - Painting: Exterior	392,393	209,913	373,268	18,516	959,428	900,383	521,147	243,435	432,876	21,473	1,057,163	972,005	527,725	282,310	502,004
04000 - Structural Repairs															
204 - Wood: Siding & Trim On-going Repairs- Yearly Work Orders, Etc.	217,245	222,676	228,243	233,949	239,798	245,792	251,937	258,236	264,692	271,309	278,092	285,044	292,170	299,474	306,961
210 - Wood: Siding & Trim 171 2008 Siding Project- Long Term								2,795,861							
212 - Wood: Siding & Trim 217 2009 Siding Project- Long Term								3,829,205							

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214 - Wood: Siding & Trim 202 2010 Siding Project- Long Term									3,653,626						
220 - Wood: Siding & Trim 171 Siding Project w Paint 1- 2022 (15.9%)								418,432							
224 - Wood: Siding & Trim 171 Siding Project w Paint 1- 2023 (56%)									1,513,316						
228 - Wood: Siding & Trim 171 Siding Project w Paint 1- 2024 (28%)										775,575					
230 - Wood: Siding & Trim 217 Siding Project w Paint 2- 2024 (50%)										1,138,168					
231 - Wood: Siding & Trim Homes- Phase 2- 2023 Only[nr:1]															
234 - Wood: Siding & Trim 217 Siding Project w Paint 2- 2025 (50%)											1,166,622				
250 - Wood: Siding & Trim 202 Siding Project 3- 2025 (Was #232) (25%)											597,385				
254 - Wood: Siding & Trim 202 Siding Project w Paint 3- 2026 (50%)	910,588											1,224,639			
255 - Wood: Siding & Trim 202 Siding Project w Paint 3- 2027 (25%)		466,676											627,628		
290 - Miscellaneous Construction Management- Phase 1 2023 (70%)									85,146						
292 - Miscellaneous Construction Management- Phase 1 2024 (30%)										37,403					
294 - Miscellaneous Construction Management- Phase 2- 2023 (50%)									85,191						
296 - Miscellaneous Construction Management- Phase 2- 2024 (50%)										87,321					
298 - Miscellaneous Construction Management- Phase 3- 2025 (16.7%)											31,918				
302 - Miscellaneous Construction Management- Phase 3- 2026 (66.7%)	97,305											130,865			
306 - Miscellaneous Construction Management- Phase 3- 2027 (16.7%)		24,934											33,534		
Total 04000 - Structural Repairs	1,225,138	714,286	228,243	233,949	239,798	245,792	251,937	3,054,097	4,512,328	5,608,588	2,316,559	2,080,969	1,647,674	960,636	306,961
05000 - Roofing															
200 - Low Slope: BUR 32 Squares- Small Flats- Done 2009		95,008													
206 - Low Slope: BUR 8 Squares- Small Flats- Done 2006			24,346												
212 - Low Slope: BUR 80 Squares- Large Flats- 2009			243,459												

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Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
216 - Low Slope: BUR 4 Squares- Small Flats- Done 2009		9,099													
220 - Low Slope: BUR 8 Squares- Small Flats- Done 2008			24,346												
400 - Pitched: Dimensional Composition 3,257 Squares- 2000 Thru 2003- 199 Homes[se:4]			2,725,751	2,793,895	2,863,742	2,935,336									
420 - Pitched: Dimensional Composition 2004 Roofing Project							4,870,787								
440 - Pitched: Dimensional Composition 1,853 Squares- 2005 Roofing Project[se:2]								3,509,079	3,596,806						
444 - Pitched: Dimensional Composition 2,098 Squares- 2006 Roofing Project[se:2]										4,174,178	4,278,532				
466 - Pitched: Dimensional Composition 1,650 Squares- 2007 Roofing Project[se:2]												3,449,031	3,535,257		
690 - Gutters / Downspouts 2004															
692 - Gutters / Downspouts 2005															
694 - Gutters / Downspouts 2006															
696 - Gutters / Downspouts 2007															
700 - Gutters / Downspouts 1,484 lf 2008	51,583														
702 - Gutters / Downspouts 994 lf 2009		35,414													
704 - Gutters / Downspouts 10,741 lf 2010			392,249												
810 - Pitched: Dimensional Composition 2003 Roofing Project: Beams, Crts/Vlys, FP Chs															
820 - Beam Replacement 2004 Beam replacement															
822 - Beam Replacement 2005 Roofing w/ 70% increase due to related siding															
824 - Beam Replacement 2006- Roofing w/ 70% inc. due to related siding															
826 - Beam Replacement 2007- Roofing-w/ 70% inc. due to related siding															
838 - Hog Valleys 2000 - 2003 Roofing Project Midcycle															
840 - Hog Valleys 2004 Roofing Project Midcycle															
842 - Hog Valleys 2005 Roofing Project Midcycle															
844 - Hog Valleys 2006 Roofing Project Midcycle															
846 - Hog Valleys 2007 Roofing Project Midcycle															

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Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
920 - Roofing: Inspections & Repairs 590 All Units Ongoing	72,871	74,693	76,560	78,474	80,436	82,447	84,508	86,621	88,786	91,006	93,281	95,613	98,004	100,454	102,965
Total 05000 - Roofing	124,454	214,215	3,486,711	2,872,369	2,944,178	3,017,783	4,955,296	3,595,700	3,685,592	4,265,184	4,371,813	3,544,645	3,633,261	100,454	102,965
19000 - Fencing															
200 - Wood Phased Fence Replacements- 2024											581,364				
206 - Wood Phased Fence Replacements- 2025												900,988			
212 - Wood Phased Fence Replacements- 2026													625,433		
218 - Wood Phased Fence Replacements- 2027														320,533	
300 - Wood 22,881 If Patios- 2023 (33%)[se:3]		272,159	278,963	285,937						331,600	339,890	348,387			
344 - Wood 1,900 If Interior Patio Party Fence Was #304 (20%)		98,720								120,280					
350 - Wood: Repair On-going Repairs Per Year	63,725	65,318	66,951	68,625	70,341	72,099	73,902	75,749	77,643	79,584	81,574	83,613	85,703	87,846	90,042
Total 19000 - Fencing	63,725	436,197	345,915	354,562	70,341	72,099	73,902	75,749	77,643	531,464	1,002,827	1,332,988	711,136	408,379	90,042
21000 - Signage															
400 - Unit Address Plaques 590 Units with 2 at each															
Total 21000 - Signage															
Total [Unit Exteriors] Expenditures Inflated @ 2.50%	1,805,709	1,574,612	4,434,136	3,479,396	4,213,744	4,236,057	5,802,281	6,968,981	8,708,440	10,426,708	8,748,362	7,930,606	6,519,795	1,751,779	1,001,972
00020 - Main Clubhouse Areas															
02000 - Concrete															
400 - Pool Deck Main Clubhouse- Ongoing Repairs			3,043					3,443					3,896		
Total 02000 - Concrete			3,043					3,443					3,896		
03000 - Painting: Exterior															
130 - Surface Restoration Main Clubhouse			28,911										37,008		
400 - Wrought Iron 258 If Pool Perimeter Fence		4,546						5,272						6,114	
Total 03000 - Painting: Exterior		4,546	28,911					5,272					37,008	6,114	
03500 - Painting: Interior															
300 - Clubhouse 11,806 sf Clubhouse Interior										42,708					
Total 03500 - Painting: Interior										42,708					
04000 - Structural Repairs															
200 - Wood: Siding & Trim Clubhouse Siding & Trim Replace													146,085		
302 - Awnings Clubhouse Pool Awning							10,369								
900 - Door: Hardware 17 Clubhouse- Exit Doors & Pool Pedestrian Gates							33,995								

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912 - Doors Clubhouse Restroom Hall Exterior Door								5,640							
914 - Doors 12 Exterior Storefront Door Sets	56,941														
918 - Doors 17 Clubhouse- Interior Doors		29,907													
922 - Steel Doors 2 Exterior Storage Room Metal Doors															
Total 04000 - Structural Repairs	56,941	29,907					44,364	5,640					146,085		
05000 - Roofing															
208 - Low Slope: BUR 6 Squares- Clubhouse- Vinyl			34,693												
460 - Pitched: Dimensional Composition 44 Squares- Clubhouse- 44 Squares	105,376														
Total 05000 - Roofing	105,376		34,693												
08000 - Rehab															
094 - General Professional Fees															
100 - General Clubhouse- Lounge: Skylights & Windows															
102 - General Clubhouse- Living Rm & Kitchen Furnishings (50%)										57,439					
112 - General Clubhouse- Card Room Misc. (50%)										16,104					
116 - General Clubhouse Card Room- Counter & Cabinets		31,722													
138 - General Clubhouse- Entry Area- Furnishings- 50% (50%)										3,220					
150 - General Lobby Administration Office (50%)										15,029					
156 - General Clubhouse- Manager's Office (50%)										7,515					
160 - General Clubhouse- Gym (50%)										16,104					
180 - General 2 Clubhouse- 2 Restrooms							167,489								
190 - General Clubhouse-Assistant Community Manager Office (50%)	4,298										5,502				
192 - General Clubhouse- Audio Room (50%)	2,579										3,301				
194 - General Kitchen Rehab		81,065													
344 - General 2013 Contingency															
Total 08000 - Rehab	6,877	112,787					167,489			115,412	8,803				
12000 - Pool															
100 - Resurface 116 lf Clubhouse Main Pool								23,116							

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102 - Resurface 176 lf Clubhouse Lap Pool						42,637									
200 - Edge: Tile, Coping, Mastic 116 lf Clubhouse Main Pool								17,242							
202 - Edge: Tile, Coping, Mastic 176 lf Clubhouse Lap Pool						17,168									
600 - Miscellaneous 10,526 sf Replace Concrete Pool Deck							428,772								
700 - Equipment: Replacement Main Pool Equipment (50%)				6,448					7,295					8,254	
701 - Equipment: Replacement 2023 Only[nr:1]															
704 - Equipment: Replacement Lap Pool Equipment (50%)	6,213					7,030					7,953				
712 - Miscellaneous On-going Annual Pool Mechanical Repairs	5,876	6,022	6,173	6,327	6,485	6,648	6,814	6,984	7,159	7,338	7,521	7,709	7,902	8,099	8,302
910 - Furniture: Chairs 28 Clubhouse										6,588					
916 - Furniture: Lounges 18 Clubhouse										26,918					
920 - Furniture: Tables 6 Clubhouse										6,401					
940 - Furniture: Misc 4 Clubhouse- Umbrellas Stands										1,316					
942 - Furniture: Misc 4 Clubhouse- Umbrellas						3,179								3,874	
990 - Miscellaneous 2012 Misc. Safety, Caps, Water Quality, etc.				33,330										42,665	
994 - Miscellaneous Signage- Main CH	2,060												2,770		
Total 12000 - Pool	14,148	6,022	6,173	46,105	6,485	76,661	435,586	47,342	14,454	48,560	15,475	7,709	10,672	62,892	8,302
13000 - Spa															
100 - Resurface Main Clubhouse		10,089						11,700						13,569	
120 - Tile Main CH Spa		5,728						6,643						7,703	
700 - Equipment Main CH Spa Equipment (50%)	11,159					12,626					14,285				
780 - Heater Main Clubhouse- Spa Heater					10,001								12,186		
Total 13000 - Spa	11,159	15,817			10,001	12,626		18,343			14,285		12,186	21,272	
14000 - Recreation															
200 - Exercise: Treadmill Matrix Commercial Series				6,809					7,703					8,716	
204 - Exercise: Treadmill Matrix Commercial Series				6,877					7,781					8,804	
212 - Exercise: Miscellaneous Equip. 2 Matrix Recumbent Bike									12,567						
218 - Miscellaneous Matrix Elliptical Machine	10,314						11,961							13,871	
222 - Exercise: Weight Machine Matrix Hoist & Press H2200										13,203					

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224 - Miscellaneous Stair Climber	5,157						5,981						6,936		
226 - Miscellaneous Upright Cycle	3,784						4,388						5,089		
230 - Exercise: Miscellaneous Equip. Weight Bench									1,673						
860 - Television Fitness Room- LG 42" TV	1,373						1,592						1,847		
864 - Television Library- LG 32" TV	1,038						1,204						1,396		
Total 14000 - Recreation	21,666			13,686			25,126		29,724		13,203		29,138	17,519	
17000 - Tennis Court															
100 - Reseal 4 Main Clubhouse								91,097							
306 - Miscellaneous Tennis Court Awning & Bench			4,336												
500 - Resurface 4 Main Clubhouse															231,236
Total 17000 - Tennis Court			4,336					91,097							231,236
19000 - Fencing															
130 - Chain Link: 10' 770 If Main Clubhouse Tennis Courts															
200 - Wrought Iron 258 If Main Clubhouse		44,333													
340 - Wood: 6' 28 If Trash & Roof Access Enclosure													2,886		
Total 19000 - Fencing		44,333											2,886		
20000 - Lighting															
260 - Bollard Lights 6 Clubhouse Front															
Total 20000 - Lighting															
22000 - Office Equipment															
200 - Computers, Misc. Clubhouse Office Laptop			1,677				1,852				2,044				2,256
Total 22000 - Office Equipment			1,677				1,852				2,044				2,256
23000 - Mechanical Equipment															
200 - HVAC 4 Lennox Units- Clubhouse- A/C		89,070													
210 - HVAC 4 Units Clubhouse- Heating		95,008													
600 - Water Heater Clubhouse- State Select Water Heater											3,965				
Total 23000 - Mechanical Equipment		184,079									3,965				
24000 - Furnishings															
610 - Office 13 Office Desk/Guest Chairs	9,340												12,561		
910 - Window Coverings Clubhouse							7,971								
Total 24000 - Furnishings	9,340						7,971						12,561		

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24500 - Audio / Visual															
142 - Miscellaneous Clubhouse Audio/Video Upgrades	56,408										72,207				
Total 24500 - Audio / Visual	56,408										72,207				
24600 - Safety / Access															
140 - Security System Clubhouse Security System/Entry Access						82,528									
Total 24600 - Safety / Access						82,528									
25000 - Flooring															
200 - Carpeting 298 Sq. Yds. Clubhouse										71,303					
224 - Carpeting 15 Sq. Yds. Assistant Community Manager Office					3,172										
400 - Tile 295 sf Kitchen															
600 - Vinyl 19 Sq. Yds. Clubhouse Restrooms		1,555												2,091	
608 - Vinyl 53 Sq. Yds. Lobby															
612 - Vinyl 6 Sq. Yds. Audio/Video Room															
Total 25000 - Flooring		1,555			3,172					71,303				2,091	
26000 - Outdoor Equipment															
900 - Miscellaneous Outdoor Ping Pong Table									1,459						
Total 26000 - Outdoor Equipment									1,459						
27000 - Appliances															
144 - Drinking Fountain 2 Drinking Fountains						10,369									
200 - Refrigerator Clubhouse- GE Profile										4,287					
204 - Refrigerator Clubhouse- Frigidaire Caterer's Refrigerator						4,981									
220 - Stove/Oven Clubhouse- Whirlpool Stove & Oven															
240 - Dishwasher Clubhouse- Whirlpool Dishwasher										2,572					
740 - Microwave Oven Clubhouse										1,715					
950 - Ice Machine Clubhouse- Scotman										10,852					
998 - Miscellaneous Kitchen Aid Warming Oven										1,934					
Total 27000 - Appliances							15,350			21,360					
Total [Main Clubhouse Areas] Expenditures Inflated @ 2.50%	281,915	399,047	78,833	59,791	19,659	89,287	780,265	171,138	45,637	299,344	129,980	7,709	254,432	109,888	241,794
00030 - Dunbarton Clubhouse Areas															
02000 - Concrete															

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404 - Pool Deck			2,348					2,657					3,006		
Clubhouse Pool- Ongoing Repairs															
Total 02000 - Concrete			2,348					2,657					3,006		
03000 - Painting: Exterior															
136 - Surface Restoration		5,286						6,130						7,109	
Clubhouse & Pool Fence															
Total 03000 - Painting: Exterior		5,286						6,130						7,109	
03500 - Painting: Interior															
900 - Miscellaneous				6,736				7,435				8,207			
Clubhouse- Dunbarton All Rooms															
Total 03500 - Painting: Interior				6,736				7,435				8,207			
04000 - Structural Repairs															
908 - Door: Hardware												4,504			
2 Pool Gates & Clubhouse															
Total 04000 - Structural Repairs												4,504			
05000 - Roofing															
464 - Pitched: Dimensional Composition	41,192														
20 Squares- Clubhouse															
Total 05000 - Roofing	41,192														
08000 - Rehab															
200 - Restrooms										10,727					
Clubhouse- 2 Restrooms															
220 - General													15,407		
Clubhouse Interior															
222 - General													9,475		
Cabana- Lighting Project															
224 - General													23,704		
Clubhouse- Kitchen															
Total 08000 - Rehab										10,727			48,586		
12000 - Pool															
104 - Resurface										79,967					
148 lf Dunbarton Pool															
204 - Edge: Tile, Coping, Mastic			13,663											18,375	
104 lf Dunbarton Pool															
604 - Deck: Re-Surface							144,111								
3,384 sf Clubhouse Pool Area															
704 - Equipment: Replacement				6,448					7,295				8,254		
Dunbarton Pool Equipment (50%)															
705 - Equipment: Replacement															
Dunbarton Pool Equipment- 2023															
Only[nr:1]															
730 - Heater					11,990								14,609		
Pool Heater															
960 - Furniture: Misc										6,511					
Lounges, Tables & Chairs															
961 - Furniture: Misc															
Lounges, Tables & Chairs- 2023															
Only[nr:1]															
995 - Miscellaneous	2,403												3,232		
Signage															

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Total 12000 - Pool		2,403		13,663	6,448	11,990		144,111		7,295	86,479			17,840	8,254	18,375
13000 - Spa																
102 - Resurface Dunbarton Spa							11,137						12,915			
120 - Tile Dunbarton Spa							6,322						7,332			
704 - Equipment Dunbarton Spa Equipment (50%)		7,118					8,054					9,112				
782 - Heater Clubhouse Attached Equipment Rm						12,789								15,582		
Total 13000 - Spa		7,118				12,789	25,513					9,112	20,247	15,582		
19000 - Fencing																
202 - Wrought Iron 146 lf Pool Perimeter			25,088													
Total 19000 - Fencing			25,088													
23000 - Mechanical Equipment																
300 - HVAC Trane Central Furnace- Dunbarton			22,268													
604 - Water Heater Dunbarton CH Kitchen Closet												4,079				
Total 23000 - Mechanical Equipment			22,268									4,079				
24000 - Furnishings																
400 - Miscellaneous Clubhouse											10,852					
Total 24000 - Furnishings											10,852					
24600 - Safety / Access																
520 - Card Readers 4 Gates & Clubhouse			20,129										25,767			
Total 24600 - Safety / Access			20,129										25,767			
25000 - Flooring																
220 - Carpeting 60 Sq. Yds. Clubhouse											5,025					
Total 25000 - Flooring											5,025					
27000 - Appliances																
202 - Refrigerator Clubhouse											2,572					
224 - Stove/Oven Clubhouse- GE Electric Profile Model															7,109	
244 - Dishwasher Clubhouse											2,572					
742 - Microwave Oven Clubhouse						1,918										
Total 27000 - Appliances						1,918					5,144				7,109	
Total [Dunbarton Clubhouse Areas] Expenditures Inflated @ 2.50%		50,714	72,771	16,011	13,183	26,697	25,513	144,111	16,222	7,295	118,228	13,191	58,725	36,429	71,057	18,375
00040 - Elmhurst Cabana Areas																
02000 - Concrete																

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408 - Pool Deck Cabana- Ongoing Repairs			2,348					2,657					3,006		
Total 02000 - Concrete			2,348					2,657					3,006		
03000 - Painting: Exterior															
138 - Surface Restoration Cabana & Pool Fence		4,582						5,314						6,163	
Total 03000 - Painting: Exterior		4,582						5,314						6,163	
03500 - Painting: Interior															
920 - Miscellaneous All Rooms										9,870					
Total 03500 - Painting: Interior										9,870					
05000 - Roofing															
462 - Pitched: Dimensional Composition 11 Squares- Elmhurst Cabana	22,656														
Total 05000 - Roofing	22,656														
08000 - Rehab															
230 - General Restrooms										94,473					
234 - General Elmhurst- Gardeners Rstrm & Entry		12,724													
Total 08000 - Rehab		12,724								94,473					
12000 - Pool															
106 - Resurface 159 If Elmhurst Pool								31,685							
206 - Edge: Tile, Coping, Mastic 159 If Elmhurst Pool								9,613							
608 - Deck: Re-Surface 2,900 sf Elmhurst Pool Area							123,500								
712 - Equipment: Replacement Elmhurst Pool Equipment (50%)				6,448					7,295					8,254	
713 - Equipment: Replacement Elmhurst Pool Equipment- 2023 Only[nr:1]															
960 - Furniture: Misc Lounges, Tables & Chairs										12,073					
996 - Miscellaneous Signage- Elmhurst		2,037												2,740	
Total 12000 - Pool		2,037		6,448			123,500	41,297	7,295	12,073				10,994	
17000 - Tennis Court															
106 - Reseal 2 Elmhurst			30,432							36,175					
310 - Miscellaneous 3 Tennis Court Awning & Benches					7,194										
504 - Resurface 2 Elmhurst			86,706												
Total 17000 - Tennis Court			117,139		7,194					36,175					
19000 - Fencing															
134 - Chain Link: 10' 476 If Elmhurst Tennis Courts															

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204 - Wrought Iron 260 lf Elmhurst Pool		44,677													
Total 19000 - Fencing		44,677													
23000 - Mechanical Equipment															
606 - Water Heater Elmhurst CH- 50 US Gallon												4,064			
Total 23000 - Mechanical Equipment												4,064			
24600 - Safety / Access															
524 - Card Readers 2 Gates & Clubhouse		12,413										15,890			
Total 24600 - Safety / Access		12,413										15,890			
Total [Elmhurst Cabana Areas] Expenditures Inflated @ 2.50%	22,656	76,434	119,487	6,448	7,194		123,500	49,268	7,295	152,591		19,954	3,006	17,156	
00045 - Commons Tennis Ct Area															
17000 - Tennis Court															
104 - Reseal 2 Commons			30,432								37,079				
308 - Miscellaneous Tennis Court Awning & Bench			4,336												
502 - Resurface 2 Commons											105,643				
Total 17000 - Tennis Court			34,769								142,722				
19000 - Fencing															
132 - Chain Link: 10' 470 lf Commons Tennis Courts															
Total 19000 - Fencing															
Total [Commons Tennis Ct Area] Expenditures Inflated @ 2.50%			34,769								142,722				
00050 - Grounds															
01000 - Paving															
100 - Asphalt: Sealing 70,541 sf Zone 1 / W/ CH D.Way, Pkng- 2-Coats					25,332					28,661					32,427
114 - Asphalt: Sealing 60,092 sf Zone 2- 2 Coats					21,579					24,415					27,624
124 - Asphalt: Sealing 113,674 sf Zone 3, 4- 2 Coats					40,821					46,185					52,255
142 - Asphalt: Sealing 109,237 sf Zone 5, 6- 2 Coats					39,228					44,383					50,215
152 - Asphalt: Sealing 32,877 sf Zone 7- 2 Coats		10,963					12,404					14,034			
182 - Asphalt: Sealing 64,975 sf PS- Elmhurst- 2 Coats	13,040					14,754					16,693				
186 - Asphalt: Sealing 71,000 sf PS- Dunbarton- 2 Coats	13,040					14,754					16,693				
200 - Asphalt: Ongoing Repairs 70,541 sf Zone 1 (5%)					29,482					33,356					37,740
210 - Asphalt: Ongoing Repairs 60,092 sf Zone 2 (5%)					25,115					28,416					32,150

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220 - Asphalt: Ongoing Repairs 113,674 sf Zone 3, 4 (5%)					47,509					53,752					60,815
240 - Asphalt: Ongoing Repairs 109,237 sf Zone 5, 6 (5%)					45,653					51,653					58,440
250 - Asphalt: Ongoing Repairs 32,877 sf Zone 7 (5%)		12,760					14,437					16,334			
280 - Asphalt: Ongoing Repairs PS- All Private Streets- Yearly Repairs	6,141	6,294	6,452	6,613	6,778	6,948	7,121	7,299	7,482	7,669	7,861	8,057	8,259	8,465	8,677
282 - Asphalt: Ongoing Repairs 64,975 PS- Elmhurst Ongoing (5%)	26,533					30,019					33,964				
286 - Asphalt: Ongoing Repairs 71,000 PS- Dunbarton Ongoing (5%)	28,993					32,803					37,113				
300 - Asphalt: Mill & Inlay 70,541 sf Zone 1 / W/ CH Driveway & Pkng														746,424	
310 - Asphalt: Overlay 60,092 sf Zone 2							427,941								
320 - Asphalt: Overlay 113,674 sf Zone 3, 4							809,521								
340 - Asphalt: Overlay 109,237 sf Zone 5, 6							777,923								
350 - Asphalt: Overlay 32,877 sf Zone 7							292,664								
380 - Asphalt: Overlay 64,975 sf PS- Elmhurst Circle- 2010 Last Done														400,404	
382 - Asphalt: Overlay 71,000 sf PS- Dunbarton Circle														437,533	
Total 01000 - Paving	87,747	30,018	6,452	6,613	281,498	99,278	2,342,011	7,299	7,482	318,489	112,324	38,425	8,259	1,592,826	360,341
02000 - Concrete															
200 - Sidewalks, Curbs & Gutters 307,641 sf Public Streets- On-going (0.46%)	216,020		226,957		238,446		250,518		263,200		276,524		290,524		305,231
201 - Sidewalks, Curbs & Gutters Public Streets- On-going[nr:1/se:2]															
208 - Sidewalks, Curbs & Gutters 307,641 sf All Areas- On-going (1%)	16,356	16,765	17,184	17,614	18,054	18,506	18,968	19,443	19,929	20,427	20,937	21,461	21,997	22,547	23,111
Total 02000 - Concrete	232,377	16,765	244,141	17,614	256,501	18,506	269,486	19,443	283,129	20,427	297,462	21,461	312,521	22,547	328,342
04000 - Structural Repairs															
550 - Bridge Maintenance Zone 1 Common Area															
Total 04000 - Structural Repairs															
18000 - Landscaping															
100 - Irrigation: Misc. Misc. Irrigation Repairs	45,367	46,502	47,664	48,856	50,077	51,329	52,612	53,928	55,276	56,658	58,074	59,526	61,014	62,540	64,103
103 - Irrigation: Misc. Misc. Irrigation Repairs (2023 Only)[nr:1]															
105 - Irrigation: Misc. Misc. Irrigation Repairs (2024 Only)[nr:1]															

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107 - Irrigation: Misc. Misc. Irrigation Repairs (2025 Only)[nr:1]															
109 - Irrigation: Misc. Misc. Irrigation Repairs (2026 Only)[nr:1]															
154 - Irrigation: Controllers 542 Irrigation Controller Station Upgrade							136,898								
155 - Irrigation: Controllers Irrigation Controller Station Upgrade[nr:1]															
242 - Irrigation: Valves Landscape Renovation & Irrigation[nr:3]															
246 - Irrigation: Valves Landscape Renovation & Irrigation[nr:3]															
248 - Irrigation: Valves Landscape Renovation & Irrigation	289,660	296,901	304,324	311,932	319,730	327,723	335,916	344,314	352,922	361,745	370,789	380,059	389,560	399,299	409,281
363 - Tree Maintenance Tree Pruning & Forest Health Management- 2023 Only[nr:1]															
364 - Tree Maintenance Tree Pruning & Forest Health Management	230,966	236,740	242,659	248,725	254,943	261,317	267,850	274,546	281,410	288,445	295,656	303,047	310,623	318,389	326,349
365 - Tree Maintenance Tree Pruning & Forest Health Management- 2024 Only[nr:1]															
366 - Tree Maintenance Tree Pruning & Forest Health Management- 2025 Only[nr:1]															
367 - Tree Maintenance Tree Pruning & Forest Health Management- 2026 Only[nr:1]															
368 - Tree Maintenance Tree Removals	166,740	170,908	175,181	179,560	184,049	188,651	193,367	198,201	203,156	208,235	213,441	218,777	224,246	229,852	235,599
372 - Tree Maintenance Tree Replacements	23,467	24,053	24,655	25,271	25,903	26,551	27,214	27,895	28,592	29,307	30,039	30,790	31,560	32,349	33,158
376 - Tree Maintenance Tree Grade Repairs for Removal Sites	37,053	37,980	38,929	39,902	40,900	41,922	42,970	44,045	45,146	46,274	47,431	48,617	49,833	51,078	52,355
380 - Tree Maintenance Tree Contingency	45,390	46,524	47,688	48,880	50,102	51,354	52,638	53,954	55,303	56,685	58,103	59,555	61,044	62,570	64,134
490 - Bark Replacement Bark Replacement	23,173	23,752	24,346	24,955	25,578	26,218	26,873	27,545	28,234	28,940	29,663	30,405	31,165	31,944	32,743
491 - Bark Replacement Bark Replacement- 2023 Only[nr:1]															
493 - Bark Replacement Bark Replacement- 2024 Only[nr:1]															
530 - Plant Replacement Plant Replacement	20,276	20,783	21,303	21,835	22,381	22,941	23,514	24,102	24,705	25,322	25,955	26,604	27,269	27,951	28,650
531 - Plant Replacement Plant Replacement- 2023 Only[nr:1]															
533 - Plant Replacement Plant Replacement- 2024 Only[nr:1]															
920 - Miscellaneous Fall Overseeding	25,938	26,586	27,251	27,932	28,630	29,346	30,080	30,832	31,602	32,392	33,202	34,032	34,883	35,755	36,649
924 - Miscellaneous Contingency- Emergency & Misc	18,619	19,085	19,562	20,051	20,552	21,066	21,593	22,133	22,686	23,253	23,834	24,430	25,041	25,667	26,309

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928 - Miscellaneous Landscape Drains	48,632	49,848	51,094	52,372	53,681	55,023	56,399	57,809	59,254	60,735	62,254	63,810	65,405	67,040	68,716
Total 18000 - Landscaping	975,281	999,663	1,024,654	1,050,271	1,076,527	1,103,441	1,131,027	1,296,201	1,188,285	1,217,992	1,248,442	1,279,653	1,311,644	1,344,435	1,378,046
19000 - Fencing															
140 - Miscellaneous Storage Lot Fence															
340 - Wood: 6' 218 lf 1425 University Dr At Neighboring Complex		12,487													
Total 19000 - Fencing		12,487													
20000 - Lighting															
100 - Exterior: Misc. Fixtures 640 Fixtures Approx. Total- Conversion to LED					76,698										
110 - Exterior: Misc. Fixtures 640 Fixtures Approx. Ongoing Maintenance	20,138	20,641	21,157	21,686	22,229	22,784	23,354	23,938	24,536	25,150	25,778	26,423	27,083	27,760	28,454
111 - Exterior: Misc. Fixtures Fixtures Approx. Ongoing Maintenance- 2023 ONLY[nr:1]															
Total 20000 - Lighting	20,138	20,641	21,157	21,686	98,926	22,784	23,354	23,938	24,536	25,150	25,778	26,423	27,083	27,760	28,454
21000 - Signage															
200 - Street Signs 53 Alley Signage /Private Property/Tow		111,338													
204 - Monument 60 Wooden Alley Address Sign Holders							67,767								
712 - Lollipop 35 Speed Limit Signage Inserts			7,045												
Total 21000 - Signage		111,338	7,045				67,767								
30000 - Miscellaneous															
990 - Utilities PS- Neighborhood Clean-up	2,897	2,969	3,043	3,119	3,197	3,277	3,359	3,443	3,529	3,617	3,708	3,801	3,896	3,993	4,093
992 - Utilities Underground	77,435	79,371	81,355	83,389	85,474	87,611	89,801	92,046	94,347	96,706	99,124	101,602	104,142	106,745	109,414
Total 30000 - Miscellaneous	80,332	82,340	84,399	86,509	88,671	90,888	93,160	95,489	97,877	100,324	102,832	105,402	108,037	110,738	113,507
Total [Grounds] Expenditures Inflated @ 2.50%	1,395,874	1,273,252	1,387,848	1,182,693	1,802,123	1,334,896	3,926,806	1,442,370	1,601,308	1,682,381	1,786,837	1,471,364	1,767,544	3,098,308	2,208,691
00060 - Administrative															
31000 - Reserve Study															
100 - 3 Year Update with Site Visit On-going		10,688			11,510			12,395			13,348			14,375	
500 - Annual Update Updates W/Out Site Visit	1,159	1,188	1,217	1,248	1,279	1,311	1,344	1,377	1,412	1,447	1,483	1,520	1,558	1,597	1,637
Total 31000 - Reserve Study	1,159	11,876	1,217	1,248	12,789	1,311	1,344	13,773	1,412	1,447	14,832	1,520	1,558	15,972	1,637
32000 - Undesignated															
100 - Miscellaneous Reserve Items	12,311	12,618	12,934	13,257	13,589	13,928	14,276	14,633	14,999	15,374	15,759	16,152	16,556	16,970	17,394
Total 32000 - Undesignated	12,311	12,618	12,934	13,257	13,589	13,928	14,276	14,633	14,999	15,374	15,759	16,152	16,556	16,970	17,394
Total [Administrative] Expenditures Inflated @ 2.50%	13,469	24,494	14,151	14,505	26,378	15,239	15,620	28,406	16,411	16,821	30,590	17,673	18,115	32,942	19,032

See Section VI-b for Excluded Components

Reserve Component	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Total Expenditures Inflated @ 2.50%	3,570,338	3,420,609	6,085,236	4,756,015	6,095,796	5,700,993	10,792,583	8,676,385	10,386,386	12,696,073	10,851,683	9,506,031	8,599,321	5,081,130	3,489,863

30 Year Reserve Funding Plan Cash Flow Method

2023 Update- 4

Prepared for the 2024 Fiscal Year

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Beginning Balance	11,113,960	11,543,101	10,246,456	8,577,026	7,940,107	8,062,071	9,179,402	9,233,227	10,362,015	11,559,686
Inflated Expenditures @ 2.5%	1,979,796	3,818,877	4,296,696	3,380,463	2,757,323	1,917,277	3,143,406	2,239,334	2,357,915	2,333,044
Reserve Contribution	2,251,440	2,370,766	2,496,417	2,628,727	2,768,050	2,914,757	3,069,239	3,231,909	3,403,200	3,583,570
<i>Lots/month @ 590</i>	318.00	334.85	352.60	371.29	390.97	411.69	433.51	456.48	480.68	506.15
<i>Percentage Increase</i>		5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest After Tax @ 1.40% ¹	157,497	151,467	130,848	114,816	111,237	119,851	127,992	136,213	152,385	170,589
Ending Balance	11,543,101	10,246,456	8,577,026	7,940,107	8,062,071	9,179,402	9,233,227	10,362,015	11,559,686	12,980,801

1) The estimated tax payments, based on reserve earnings, are being deducted from reserves per the CPA recommendation. IR in study is set to 2%, with a 30% deduction for taxes, leaving a net rate at 1.4%. This is an increase in 2023 of .2%. The funding threshold as set by the association at \$5M.

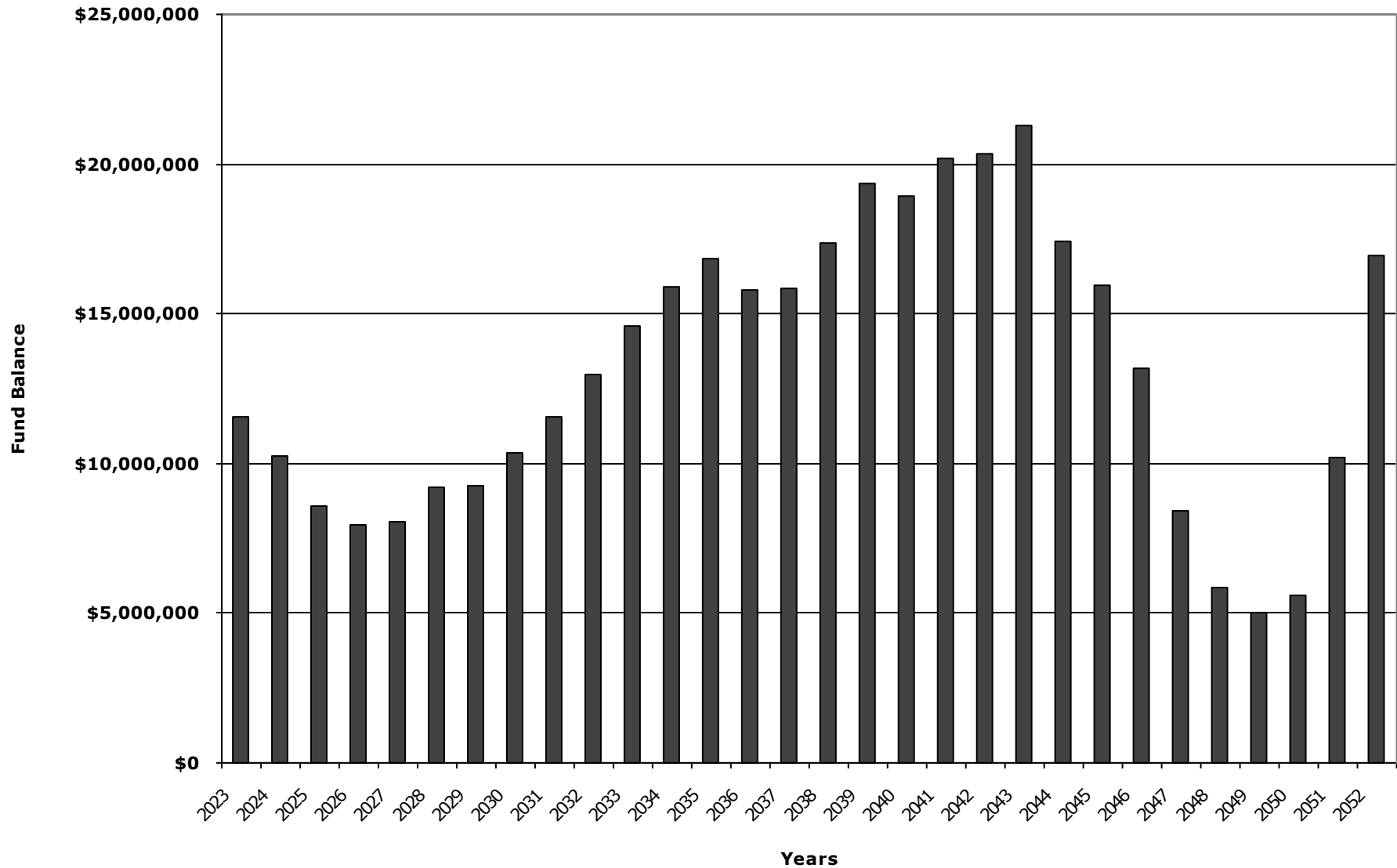
	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Beginning Balance	12,980,801	14,612,893	15,901,667	16,822,080	15,816,439	15,824,688	17,370,342	19,349,143	18,946,916	20,166,683
Inflated Expenditures @ 2.5%	2,333,220	2,896,837	3,491,151	5,638,368	4,851,056	3,570,338	3,420,609	6,085,236	4,756,015	6,095,796
Reserve Contribution	3,773,499	3,973,494	4,184,089	4,405,846	4,639,356	4,885,242	5,144,160	5,416,800	5,703,890	6,006,196
<i>Lots/month @ 590</i>	532.98	561.23	590.97	622.29	655.28	690.01	726.58	765.08	805.63	848.33
<i>Percentage Increase</i>	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest After Tax @ 1.40%	191,813	212,117	227,474	226,881	219,948	230,750	255,250	266,209	271,892	281,706
Ending Balance	14,612,893	15,901,667	16,822,080	15,816,439	15,824,688	17,370,342	19,349,143	18,946,916	20,166,683	20,358,790

	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Beginning Balance	20,358,790	21,271,709	17,407,723	15,976,090	13,176,717	8,406,409	5,841,616	5,032,982	5,586,237	10,174,599
Inflated Expenditures @ 2.5%	5,700,993	10,792,583	8,676,385	10,386,386	12,696,073	10,851,683	9,506,031	8,599,321	5,081,130	3,489,863
Reserve Contribution	6,324,524	6,659,724	7,012,689	7,384,362	7,775,733	8,187,847	8,621,803	9,078,759	9,559,933	10,066,609
<i>Lots/month @ 590</i>	893.29	940.64	990.49	1,042.99	1,098.27	1,156.48	1,217.77	1,282.31	1,350.27	1,421.84
<i>Percentage Increase</i>	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest After Tax @ 1.40%	289,388	268,874	232,062	202,651	150,032	99,043	75,593	73,818	109,559	188,482
Ending Balance	21,271,709	17,407,723	15,976,090	13,176,717	8,406,409	5,841,616	5,032,982	5,586,237	10,174,599	16,939,826

30 Year Reserve Funding Plan Cash Flow Method - Ending Balances

2023 Update- 4

Prepared for the 2024 Fiscal Year



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

2023 Update- 4

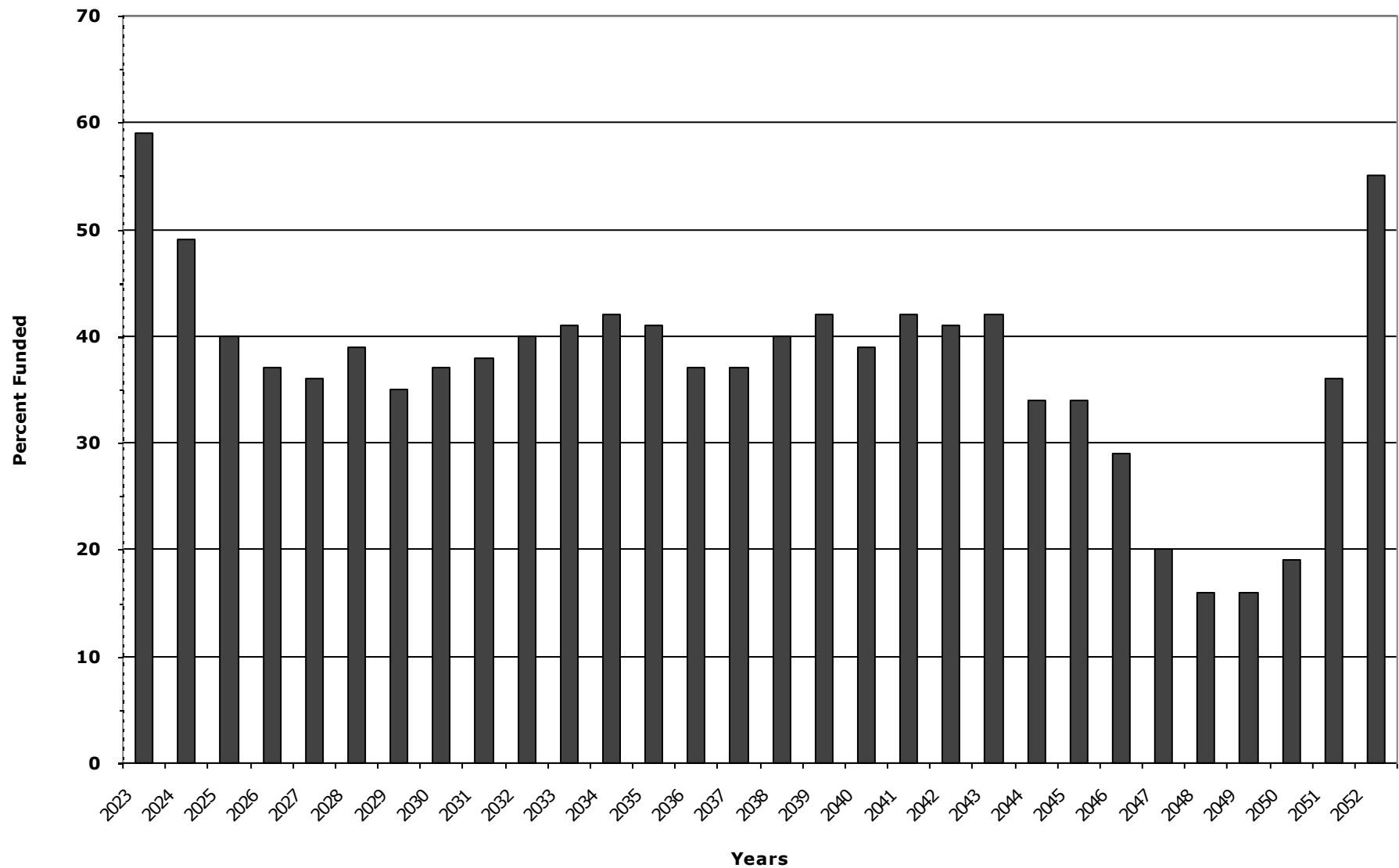
Prepared for the 2024 Fiscal Year

Year	Beginning Balance	Fully Funded Balance	Percent Funded	Inflated Expenditures @ 2.50%	Reserve Contribution	Special Assessments & Other Contributions	Interest	Ending Balance
2023	11,113,960	19,600,821	58.9%	1,979,796	2,251,440	0	157,497	11,543,101
2024	11,543,101	21,109,287	48.5%	3,818,877	2,370,766	0	151,467	10,246,456
2025	10,246,456	21,218,018	40.4%	4,296,696	2,496,417	0	130,848	8,577,026
2026	8,577,026	21,318,710	37.2%	3,380,463	2,628,727	0	114,816	7,940,107
2027	7,940,107	22,118,344	36.4%	2,757,323	2,768,050	0	111,237	8,062,071
2028	8,062,071	23,779,799	38.6%	1,917,277	2,914,757	0	119,851	9,179,402
2029	9,179,402	26,461,535	34.9%	3,143,406	3,069,239	0	127,992	9,233,227
2030	9,233,227	27,718,048	37.4%	2,239,334	3,231,909	0	136,213	10,362,015
2031	10,362,015	30,149,913	38.3%	2,357,915	3,403,200	0	152,385	11,559,686
2032	11,559,686	32,621,884	39.8%	2,333,044	3,583,570	0	170,589	12,980,801
2033	12,980,801	35,284,526	41.4%	2,333,220	3,773,499	0	191,813	14,612,893
2034	14,612,893	38,119,513	41.7%	2,896,837	3,973,494	0	212,117	15,901,667
2035	15,901,667	40,556,279	41.5%	3,491,151	4,184,089	0	227,474	16,822,080
2036	16,822,080	42,556,119	37.2%	5,638,368	4,405,846	0	226,881	15,816,439
2037	15,816,439	42,519,166	37.2%	4,851,056	4,639,356	0	219,948	15,824,688
2038	15,824,688	43,405,246	40.0%	3,570,338	4,885,242	0	230,750	17,370,342
2039	17,370,342	45,746,099	42.3%	3,420,609	5,144,160	0	255,250	19,349,143
2040	19,349,143	48,421,829	39.1%	6,085,236	5,416,800	0	266,209	18,946,916
2041	18,946,916	48,559,165	41.5%	4,756,015	5,703,890	0	271,892	20,166,683
2042	20,166,683	50,191,489	40.6%	6,095,796	6,006,196	0	281,706	20,358,790
2043	20,358,790	50,623,678	42.0%	5,700,993	6,324,524	0	289,388	21,271,709
2044	21,271,709	51,606,984	33.7%	10,792,583	6,659,724	0	268,874	17,407,723
2045	17,407,723	47,535,024	33.6%	8,676,385	7,012,689	0	232,062	15,976,090
2046	15,976,090	45,672,874	28.9%	10,386,386	7,384,362	0	202,651	13,176,717
2047	13,176,717	42,157,489	19.9%	12,696,073	7,775,733	0	150,032	8,406,409
2048	8,406,409	36,336,511	16.1%	10,851,683	8,187,847	0	99,043	5,841,616
2049	5,841,616	32,413,973	15.5%	9,506,031	8,621,803	0	75,593	5,032,982
2050	5,032,982	29,929,965	18.7%	8,599,321	9,078,759	0	73,818	5,586,237
2051	5,586,237	28,474,466	35.7%	5,081,130	9,559,933	0	109,559	10,174,599
2052	10,174,599	30,753,991	55.1%	3,489,863	10,066,609	0	188,482	16,939,826

30 Year Reserve Funding Plan Cash Flow Method - Percent Funded

2023 Update- 4

Prepared for the 2024 Fiscal Year



Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00010 - Unit Exteriors									
03000 - Painting: Exterior									
100 - Surface Restoration 171 Homes- Phase 1 of 3 (Was #120) 2022 (75%)	233,438	6	5	264,114	44,019	38,906	79,758	1.04%	24,556
104 - Surface Restoration 171 Homes- Phase 1 of 3 (Was #120) 2024 (24.7%)	76,562	6	1	78,476	13,079	63,802	78,476	0.31%	7,296
108 - Surface Restoration Homes- Phase 1 of 3 (Was #120) 2023[nr:1]	153,126	6	0	0	0	153,126	0	0.00%	0
110 - Surface Restoration 217 Homes- Phase 2 of 3 (Was #122) 2024 (50%)	253,000	6	1	129,663	21,610	210,833	259,325	0.51%	12,055
111 - Surface Restoration Homes- Phase 2 Advance Work in 2023 Only[nr:1]	18,400	1	0	0	0	18,400	0	0.00%	0
114 - Surface Restoration 217 Homes- Phase 2 of 3 (Was #122) 2025 (50%)	253,000	6	2	132,904	22,151	168,667	216,104	0.52%	12,357
130 - Surface Restoration 202 Homes- Phase 3 of 3- 2025 (16.7%)	129,531	6	2	136,089	22,681	86,354	110,641	0.53%	12,653
134 - Surface Restoration 202 Homes- Phase 3 of 3- 2026 (66.7%)	259,062	6	3	278,981	46,497	129,531	177,026	1.09%	25,938
138 - Surface Restoration 202 Homes- Phase 3 of 3- 2027 (16.7%)	129,531	6	4	142,978	23,830	43,177	66,385	0.56%	13,293
190 - Miscellaneous Construction Management: Color Consultant Only	4,000	12	9	4,995	416	1,000	1,367	0.01%	232
198 - Supervision Construction Mgmt- Pre-Cycle Eval.	6,000	6	8	7,310	812	667	769	0.02%	453
200 - Supervision 171 CM- Future Painting, Siding- PH 1	109,440	6	7	130,090	16,261	13,680	16,025	0.38%	9,071
208 - Supervision 217 CM- Future Painting, Siding- PH 2	119,350	6	7	141,870	17,734	14,919	17,476	0.42%	9,893
210 - Supervision 202 CM- Future Painting, Siding- PH 3	111,100	6	8	135,365	15,041	12,344	14,235	0.35%	8,390
350 - Touch-Up Building Touch Up As Needed	11,872	1	1	12,169	6,084	5,936	12,169	0.14%	3,394
920 - Power Washing 171 Units- Brick Work Wash & Seal	29,925	12	7	35,571	2,964	12,469	15,337	0.07%	1,654
924 - Power Washing 217 Units- Brick Work Wash & Seal	37,975	12	8	46,269	3,856	12,658	16,218	0.09%	2,151

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00010 - Unit Exteriors									
03000 - Painting: Exterior									
926 - Power Washing	35,350	12	9	44,147	3,679	8,838	12,078	0.09%	2,052
202 Units- Brick Work Wash & Seal									
Sub-total [03000 - Painting: Exterior]	1,970,662			1,720,990	260,715	995,306	1,093,388	6.13%	145,438

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00010 - Unit Exteriors									
04000 - Structural Repairs									
204 - Wood: Siding & Trim On-going Repairs- Yearly Work Orders, Etc.	150,000	1	1	153,750	76,875	75,000	153,750	1.81%	42,884
210 - Wood: Siding & Trim 171 2008 Siding Project- Long Term	1,624,017	30	22	2,795,861	93,195	433,071	499,385	2.19%	51,988
212 - Wood: Siding & Trim 217 2009 Siding Project- Long Term	2,170,000	30	23	3,829,205	127,640	506,333	593,133	3.00%	71,203
214 - Wood: Siding & Trim 202 2010 Siding Project- Long Term	2,020,000	30	24	3,653,626	121,788	404,000	483,117	2.87%	67,938
220 - Wood: Siding & Trim 171 Siding Project w Paint 1- 2022 (15.9%)	237,124	12	11	311,127	25,927	19,760	40,509	0.61%	14,463
224 - Wood: Siding & Trim 171 Siding Project w Paint 1- 2023 (56%)	836,675	12	0	836,675	69,723	836,675	71,466	1.64%	38,894
228 - Wood: Siding & Trim 171 Siding Project w Paint 1- 2024 (28%)	418,338	12	1	428,796	35,733	383,477	428,796	0.84%	19,933
230 - Wood: Siding & Trim 217 Siding Project w Paint 2- 2024 (50%)	613,917	12	1	629,265	52,439	562,757	629,265	1.23%	29,253
231 - Wood: Siding & Trim Homes- Phase 2- 2023 Only[nr:1]	45,560	1	0	0	0	45,560	0	0.00%	0
234 - Wood: Siding & Trim 217 Siding Project w Paint 2- 2025 (50%)	613,917	12	2	644,997	53,750	511,598	576,826	1.26%	29,984
250 - Wood: Siding & Trim 202 Siding Project 3- 2025 (Was #232) (25%)	314,365	12	2	330,279	27,523	261,971	295,372	0.65%	15,354
254 - Wood: Siding & Trim 202 Siding Project w Paint 3- 2026 (50%)	628,730	12	3	677,073	56,423	471,547	537,040	1.33%	31,475
255 - Wood: Siding & Trim 202 Siding Project w Paint 3- 2027 (25%)	314,365	12	4	347,000	28,917	209,577	241,668	0.68%	16,131
290 - Miscellaneous Construction Management- Phase 1 2023 (70%)	47,075	12	0	47,075	3,923	47,075	4,021	0.09%	2,188
292 - Miscellaneous Construction Management- Phase 1 2024 (30%)	20,175	12	1	20,679	1,723	18,494	20,679	0.04%	961
294 - Miscellaneous Construction Management- Phase 2- 2023 (50%)	47,100	12	0	47,100	3,925	47,100	4,023	0.09%	2,190
296 - Miscellaneous Construction Management- Phase 2- 2024 (50%)	47,100	12	1	48,278	4,023	43,175	48,278	0.09%	2,244
298 - Miscellaneous Construction Management- Phase 3- 2025 (16.7%)	16,796	12	2	17,647	1,471	13,997	15,782	0.03%	820
302 - Miscellaneous Construction Management- Phase 3- 2026 (66.7%)	67,186	12	3	72,352	6,029	50,389	57,388	0.14%	3,363
306 - Miscellaneous Construction Management- Phase 3- 2027 (16.7%)	16,796	12	4	18,540	1,545	11,198	12,912	0.04%	862
Sub-total [04000 - Structural Repairs]	10,249,236			14,909,326	792,572	4,952,753	4,713,410	18.65%	442,130

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00010 - Unit Exteriors									
05000 - Roofing									
200 - Low Slope: BUR 32 Squares- Small Flats- Done 2009	64,000	15	1	65,600	4,373	59,733	65,600	0.10%	2,440
206 - Low Slope: BUR 8 Squares- Small Flats- Done 2006	16,000	15	2	16,810	1,121	13,867	15,307	0.03%	625
212 - Low Slope: BUR 80 Squares- Large Flats- 2009	160,000	15	2	168,100	11,207	138,667	153,067	0.26%	6,252
216 - Low Slope: BUR 4 Squares- Small Flats- Done 2009	6,129	15	1	6,283	419	5,721	6,283	0.01%	234
220 - Low Slope: BUR 8 Squares- Small Flats- Done 2008	16,000	15	2	16,810	1,121	13,867	15,307	0.03%	625
400 - Pitched: Dimensional Composition 3,257 Squares- 2000 Thru 2003- 199 Homes[se:4]	7,165,400	30	17	11,318,723	377,291	2,746,737	3,060,223	8.88%	210,469
420 - Pitched: Dimensional Composition 2004 Roofing Project	2,900,000	30	21	4,870,787	162,360	870,000	990,833	3.82%	90,571
440 - Pitched: Dimensional Composition 1,853 Squares- 2005 Roofing Project[se:2]	4,076,600	30	22	7,105,885	236,863	1,019,150	1,183,913	5.57%	132,132
444 - Pitched: Dimensional Composition 2,098 Squares- 2006 Roofing Project[se:2]	4,615,600	30	24	8,452,710	281,757	846,193	1,025,048	6.63%	157,176
466 - Pitched: Dimensional Composition 1,650 Squares- 2007 Roofing Project[se:2]	3,630,000	30	26	6,984,288	232,810	423,500	558,113	5.48%	129,871
690 - Gutters / Downspouts 2004	180,000	30	11	236,176	7,873	114,000	123,000	0.19%	4,392
692 - Gutters / Downspouts 2005	190,000	30	12	255,529	8,518	114,000	123,342	0.20%	4,751
694 - Gutters / Downspouts 2006	220,000	30	13	303,272	10,109	124,667	135,300	0.24%	5,639
696 - Gutters / Downspouts 2007	190,000	30	14	268,465	8,949	101,333	110,358	0.21%	4,992
700 - Gutters / Downspouts 1,484 lf 2008	35,616	30	15	51,583	1,719	17,808	19,470	0.04%	959
702 - Gutters / Downspouts 994 lf 2009	23,856	30	16	35,414	1,180	11,133	12,226	0.03%	659
704 - Gutters / Downspouts 10,741 lf 2010	257,784	30	17	392,249	13,075	111,706	123,307	0.31%	7,294
810 - Pitched: Dimensional Composition 2003 Roofing Project: Beams, Crts/Vlys, FP Chs	200,000	30	10	256,017	8,534	133,333	143,500	0.20%	4,761
820 - Beam Replacement 2004 Beam replacement	94,000	30	11	123,336	4,111	59,533	64,233	0.10%	2,293
822 - Beam Replacement 2005 Roofing w/ 70% increase due to related siding	390,000	30	12	524,507	17,484	234,000	253,175	0.41%	9,753
824 - Beam Replacement 2006- Roofing w/ 70% inc. due to related siding	180,000	30	13	248,132	8,271	102,000	110,700	0.19%	4,614

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 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	340,000	30	14	480,411	16,014	181,333	197,483	0.38%	8,933
838 - Hog Valleys 2000 - 2003 Roofing Project Midcycle	190,000	30	2	199,619	6,654	177,333	188,258	0.16%	3,712
840 - Hog Valleys 2004 Roofing Project Midcycle	190,000	30	2	199,619	6,654	177,333	188,258	0.16%	3,712
842 - Hog Valleys 2005 Roofing Project Midcycle	190,000	30	2	199,619	6,654	177,333	188,258	0.16%	3,712
844 - Hog Valleys 2006 Roofing Project Midcycle	190,000	30	3	204,609	6,820	171,000	181,767	0.16%	3,805
846 - Hog Valleys 2007 Roofing Project Midcycle	190,000	30	4	209,724	6,991	164,667	175,275	0.16%	3,900
920 - Roofing: Inspections & Repairs 590 All Units Ongoing	50,315	1	0	50,315	50,315	50,315	51,573	1.18%	28,068
Sub-total [05000 - Roofing]	25,951,300			43,244,592	1,499,244	8,360,263	9,463,176	35.28%	836,342
19000 - Fencing									
200 - Wood Phased Fence Replacements- 2024	313,582	24	1	160,711	6,696	300,516	321,422	0.16%	3,735
206 - Wood Phased Fence Replacements- 2025	474,131	24	2	249,067	10,378	434,620	465,735	0.24%	5,789
212 - Wood Phased Fence Replacements- 2026	321,097	24	3	172,893	7,204	280,960	301,697	0.17%	4,019
218 - Wood Phased Fence Replacements- 2027	160,548	24	4	88,607	3,692	133,790	143,991	0.09%	2,060
300 - Wood 22,881 If Patios- 2023 (33%)[se:3]	550,000	8	8	687,014	76,335	55,370	63,161	1.80%	42,583
344 - Wood 1,900 If Interior Patio Party Fence Was #304 (20%)	66,500	8	8	40,512	4,501	7,389	8,520	0.11%	2,511
350 - Wood: Repair On-going Repairs Per Year	44,000	1	1	45,100	22,550	22,000	45,100	0.53%	12,579
Sub-total [19000 - Fencing]	1,929,858			1,443,904	131,356	1,234,645	1,349,627	3.09%	73,276
21000 - Signage									
400 - Unit Address Plaques 590 Units with 2 at each	82,600	25	11	108,378	4,335	46,256	50,799	0.10%	2,418
Sub-total Unit Exteriors	40,183,656			61,427,191	2,688,222	15,589,224	###	63.25%	1,499,605

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00020 - Main Clubhouse Areas									
02000 - Concrete									
400 - Pool Deck Main Clubhouse- Ongoing Repairs	2,000	5	2	2,101	420	1,200	1,640	0.01%	234
03000 - Painting: Exterior									
130 - Surface Restoration Main Clubhouse	19,000	10	7	22,585	2,259	5,700	7,790	0.05%	1,260
400 - Wrought Iron 258 lf Pool Perimeter Fence	3,062	6	4	3,380	563	1,021	1,570	0.01%	314
Sub-total [03000 - Painting: Exterior]	22,062			25,965	2,822	6,721	9,360	0.07%	1,574
03500 - Painting: Interior									
300 - Clubhouse 11,806 sf Clubhouse Interior	23,612	10	4	26,063	2,606	14,167	16,942	0.06%	1,454
04000 - Structural Repairs									
200 - Wood: Siding & Trim Clubhouse Siding & Trim Replace	75,000	30	27	146,085	4,870	7,500	10,250	0.11%	2,716
302 - Awnings Clubhouse Pool Awning	6,173	15	6	7,159	477	3,704	4,219	0.01%	266
900 - Door: Hardware 17 Clubhouse- Exit Doors & Pool Pedestrian Gates	20,240	15	6	23,472	1,565	12,144	13,831	0.04%	873
912 - Doors Clubhouse Restroom Hall Exterior Door	3,276	25	22	5,640	226	393	537	0.01%	126
914 - Doors 12 Exterior Storefront Door Sets	39,316	25	15	56,941	2,278	15,726	17,732	0.05%	1,271
918 - Doors 17 Clubhouse- Interior Doors	20,146	25	16	29,907	1,196	7,253	8,260	0.03%	667
922 - Steel Doors 2 Exterior Storage Room Metal Doors	5,931	25	12	7,976	319	3,084	3,404	0.01%	178
Sub-total [04000 - Structural Repairs]	170,083			277,182	10,930	49,804	58,232	0.26%	6,097
05000 - Roofing									
208 - Low Slope: BUR 6 Squares- Clubhouse- Vinyl	22,800	15	2	23,954	1,597	19,760	21,812	0.04%	891
460 - Pitched: Dimensional Composition 44 Squares- Clubhouse- 44 Squares	72,758	30	15	105,376	3,513	36,379	39,775	0.08%	1,959
Sub-total [05000 - Roofing]	95,558			129,330	5,109	56,139	61,587	0.12%	2,850

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00020 - Main Clubhouse Areas									
08000 - Rehab									
094 - General Professional Fees	60,000	20	11	78,725	3,936	27,000	30,750	0.09%	2,196
100 - General Clubhouse- Lounge: Skylights & Windows	33,241	30	2	34,923	1,164	31,025	32,936	0.03%	649
102 - General Clubhouse- Living Rm & Kitchen Furnishings (50%)	31,757	10	4	35,054	3,505	19,054	22,786	0.08%	1,955
112 - General Clubhouse- Card Room Misc. (50%)	8,904	10	4	9,828	983	5,342	6,388	0.02%	548
116 - General Clubhouse Card Room- Counter & Cabinets	21,369	25	16	31,722	1,269	7,693	8,761	0.03%	708
138 - General Clubhouse- Entry Area- Furnishings- 50% (50%)	1,780	10	4	1,965	197	1,068	1,277	0.00%	110
150 - General Lobby Administration Office (50%)	8,309	10	4	9,172	917	4,986	5,962	0.02%	512
156 - General Clubhouse- Manager's Office (50%)	4,155	10	4	4,586	459	2,493	2,981	0.01%	256
160 - General Clubhouse- Gym (50%)	8,904	10	4	9,828	983	5,342	6,388	0.02%	548
180 - General 2 Clubhouse- 2 Restrooms	99,721	30	21	167,489	5,583	29,916	34,071	0.13%	3,114
190 - General Clubhouse-Assistant Community Manager Office (50%)	2,968	10	5	3,358	336	1,484	1,825	0.01%	187
192 - General Clubhouse- Audio Room (50%)	1,780	10	5	2,014	201	890	1,095	0.00%	112
194 - General Kitchen Rehab	54,607	25	16	81,065	3,243	19,659	22,389	0.08%	1,809
344 - General 2013 Contingency	48,081	20	11	63,087	3,154	21,637	24,642	0.07%	1,760
Sub-total [08000 - Rehab]	385,576			532,817	25,930	177,588	202,252	0.61%	14,465

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00020 - Main Clubhouse Areas									
12000 - Pool									
100 - Resurface 116 If Clubhouse Main Pool	13,427	12	10	17,188	1,432	2,238	3,441	0.03%	799
102 - Resurface 176 If Clubhouse Lap Pool	26,020	12	8	31,703	2,642	8,673	11,113	0.06%	1,474
200 - Edge: Tile, Coping, Mastic 116 If Clubhouse Main Pool	10,015	12	10	12,820	1,068	1,669	2,566	0.03%	596
202 - Edge: Tile, Coping, Mastic 176 If Clubhouse Lap Pool	10,477	12	8	12,765	1,064	3,492	4,475	0.03%	593
600 - Miscellaneous 10,526 sf Replace Concrete Pool Deck	255,285	30	21	428,772	14,292	76,585	87,222	0.34%	7,973
700 - Equipment: Replacement Main Pool Equipment (50%)	4,134	5	3	4,452	890	1,654	2,542	0.02%	497
701 - Equipment: Replacement 2023 Only[nr:1]	660	1	0	0	0	660	0	0.00%	0
704 - Equipment: Replacement Lap Pool Equipment (50%)	4,290	5	0	4,290	858	4,290	879	0.02%	479
712 - Miscellaneous On-going Annual Pool Mechanical Repairs	4,057	1	1	4,158	2,079	2,028	4,158	0.05%	1,160
910 - Furniture: Chairs 28 Clubhouse	3,642	10	4	4,020	402	2,185	2,613	0.01%	224
916 - Furniture: Lounges 18 Clubhouse	14,882	10	4	16,427	1,643	8,929	10,678	0.04%	916
920 - Furniture: Tables 6 Clubhouse	3,539	10	4	3,906	391	2,123	2,539	0.01%	218
940 - Furniture: Misc 4 Clubhouse- Umbrellas Stands	728	10	4	803	80	437	522	0.00%	45
942 - Furniture: Misc 4 Clubhouse- Umbrellas	1,940	8	4	2,142	268	970	1,243	0.01%	149
990 - Miscellaneous 2012 Misc. Safety, Caps, Water Quality, etc.	21,370	10	8	26,037	2,604	4,274	6,571	0.06%	1,452
994 - Miscellaneous Signage- Main CH	1,422	12	3	1,531	128	1,067	1,215	0.00%	71
Sub-total [12000 - Pool]	375,889			571,016	29,841	121,276	141,778	0.70%	16,647

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00020 - Main Clubhouse Areas									
13000 - Spa									
100 - Resurface Main Clubhouse	6,796	6	4	7,502	1,250	2,265	3,483	0.03%	697
120 - Tile Main CH Spa	3,858	6	4	4,259	710	1,286	1,977	0.02%	396
700 - Equipment Main CH Spa Equipment (50%)	7,705	5	0	7,705	1,541	7,705	1,580	0.04%	860
780 - Heater Main Clubhouse- Spa Heater	6,256	8	3	6,737	842	3,910	4,809	0.02%	470
Sub-total [13000 - Spa]	24,616			26,203	4,343	15,167	11,849	0.10%	2,423
14000 - Recreation									
200 - Exercise: Treadmill Matrix Commercial Series	4,366	5	3	4,701	940	1,746	2,685	0.02%	525
204 - Exercise: Treadmill Matrix Commercial Series	4,410	5	3	4,749	950	1,764	2,712	0.02%	530
212 - Exercise: Miscellaneous Equip. 2 Matrix Recumbent Bike	7,122	10	3	7,669	767	4,985	5,840	0.02%	428
218 - Miscellaneous Matrix Elliptical Machine	7,122	6	3	7,669	1,278	3,561	4,866	0.03%	713
222 - Exercise: Weight Machine Matrix Hoist & Press H2200	7,122	20	5	8,057	403	5,341	5,840	0.01%	225
224 - Miscellaneous Stair Climber	3,561	6	3	3,835	639	1,780	2,433	0.02%	357
226 - Miscellaneous Upright Cycle	2,613	6	3	2,814	469	1,306	1,785	0.01%	262
230 - Exercise: Miscellaneous Equip. Weight Bench	948	10	3	1,021	102	664	777	0.00%	57
860 - Television Fitness Room- LG 42" TV	948	6	3	1,021	170	474	648	0.00%	95
864 - Television Library- LG 32" TV	717	6	3	772	129	358	490	0.00%	72
Sub-total [14000 - Recreation]	38,926			42,307	5,847	21,980	28,076	0.14%	3,262

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00020 - Main Clubhouse Areas									
17000 - Tennis Court									
100 - Reseal 4 Main Clubhouse	52,915	8	6	61,365	7,671	13,229	20,339	0.18%	4,279
306 - Miscellaneous Tennis Court Awning & Bench	2,850	16	1	2,921	183	2,672	2,921	0.00%	102
500 - Resurface 4 Main Clubhouse	112,996	30	29	231,236	7,708	3,767	7,721	0.18%	4,300
Sub-total [17000 - Tennis Court]	168,761			295,522	15,561	19,667	30,982	0.37%	8,681
19000 - Fencing									
130 - Chain Link: 10' 770 lf Main Clubhouse Tennis Courts	37,349	25	7	44,397	1,776	26,892	29,095	0.04%	991
200 - Wrought Iron 258 lf Main Clubhouse	29,864	25	16	44,333	1,773	10,751	12,244	0.04%	989
340 - Wood: 6' 28 lf Trash & Roof Access Enclosure	1,482	18	9	1,850	103	741	844	0.00%	57
Sub-total [19000 - Fencing]	68,695			90,580	3,652	38,383	42,183	0.09%	2,037
20000 - Lighting									
260 - Bollard Lights 6 Clubhouse Front	7,110	20	10	9,102	455	3,555	4,009	0.01%	254
22000 - Office Equipment									
200 - Computers, Misc. Clubhouse Office Laptop	1,102	4	1	1,130	282	827	1,130	0.01%	158
23000 - Mechanical Equipment									
200 - HVAC 4 Lennox Units- Clubhouse- A/C	60,000	15	1	61,500	4,100	56,000	61,500	0.10%	2,287
210 - HVAC 4 Units Clubhouse- Heating	64,000	15	1	65,600	4,373	59,733	65,600	0.10%	2,440
600 - Water Heater Clubhouse- State Select Water Heater	2,139	12	1	2,192	183	1,960	2,192	0.00%	102
Sub-total [23000 - Mechanical Equipment]	126,139			129,292	8,656	117,694	129,292	0.20%	4,829
24000 - Furnishings									
610 - Office 13 Office Desk/Guest Chairs	6,449	12	3	6,945	579	4,837	5,509	0.01%	323
910 - Window Coverings Clubhouse	4,746	15	6	5,504	367	2,848	3,243	0.01%	205
Sub-total [24000 - Furnishings]	11,195			12,449	946	7,684	8,752	0.02%	528

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00020 - Main Clubhouse Areas									
24500 - Audio / Visual									
142 - Miscellaneous Clubhouse Audio/Video Upgrades	38,948	10	5	44,066	4,407	19,474	23,953	0.10%	2,458
24600 - Safety / Access									
140 - Security System Clubhouse Security System/Entry Access	49,136	10	1	50,365	5,036	44,223	50,365	0.12%	2,810
25000 - Flooring									
200 - Carpeting 298 Sq. Yds. Clubhouse	39,422	10	4	43,514	4,351	23,653	28,285	0.10%	2,427
224 - Carpeting 15 Sq. Yds. Assistant Community Manager Office	1,984	12	7	2,359	197	827	1,017	0.00%	110
400 - Tile 295 sf Kitchen	3,902	20	11	5,120	256	1,756	2,000	0.01%	143
600 - Vinyl 19 Sq. Yds. Clubhouse Restrooms	1,047	12	4	1,156	96	698	805	0.00%	54
608 - Vinyl 53 Sq. Yds. Lobby	2,337	20	11	3,066	153	1,052	1,198	0.00%	86
612 - Vinyl 6 Sq. Yds. Audio/Video Room	794	20	11	1,041	52	357	407	0.00%	29
Sub-total [25000 - Flooring]	49,487			56,257	5,106	28,343	33,712	0.12%	2,848
26000 - Outdoor Equipment									
900 - Miscellaneous Outdoor Ping Pong Table	827	10	3	890	89	579	678	0.00%	50

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00020 - Main Clubhouse Areas									
27000 - Appliances									
144 - Drinking Fountain 2 Drinking Fountains	6,173	15	6	7,159	477	3,704	4,219	0.01%	266
200 - Refrigerator Clubhouse- GE Profile	2,370	10	4	2,616	262	1,422	1,701	0.01%	146
204 - Refrigerator Clubhouse- Frigidaire Caterer's Refrigerator	2,965	15	6	3,439	229	1,779	2,026	0.01%	128
220 - Stove/Oven Clubhouse- Whirlpool Stove & Oven	1,659	20	11	2,177	109	747	850	0.00%	61
240 - Dishwasher Clubhouse- Whirlpool Dishwasher	1,422	10	4	1,570	157	853	1,020	0.00%	88
740 - Microwave Oven Clubhouse	948	10	4	1,046	105	569	680	0.00%	58
950 - Ice Machine Clubhouse- Scotman	6,000	10	4	6,623	662	3,600	4,305	0.02%	369
998 - Miscellaneous Kitchen Aid Warming Oven	1,069	10	4	1,180	118	642	767	0.00%	66
Sub-total [27000 - Appliances]	22,608			25,811	2,119	13,316	15,569	0.05%	1,182
Sub-total Main Clubhouse Areas	1,682,329			2,348,449	134,158	757,786	872,338	3.16%	74,839
00030 - Dunbarton Clubhouse Areas									
02000 - Concrete									
404 - Pool Deck Clubhouse Pool- Ongoing Repairs	1,543	5	2	1,621	324	926	1,266	0.01%	181
03000 - Painting: Exterior									
136 - Surface Restoration Clubhouse & Pool Fence	3,561	6	4	3,930	655	1,187	1,825	0.02%	365
03500 - Painting: Interior									
900 - Miscellaneous Clubhouse- Dunbarton All Rooms	4,319	4	2	4,537	1,134	2,159	3,320	0.03%	633
04000 - Structural Repairs									
908 - Door: Hardware 2 Pool Gates & Clubhouse	2,370	18	8	2,888	160	1,317	1,485	0.00%	89
05000 - Roofing									
464 - Pitched: Dimensional Composition 20 Squares- Clubhouse	28,442	30	15	41,192	1,373	14,221	15,548	0.03%	766

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00030 - Dunbarton Clubhouse Areas									
08000 - Rehab									
200 - Restrooms Clubhouse- 2 Restrooms	5,931	20	4	6,547	327	4,745	5,167	0.01%	183
220 - General Clubhouse Interior	7,717	20	8	9,402	470	4,630	5,141	0.01%	262
222 - General Cabana- Lighting Project	4,746	20	8	5,782	289	2,848	3,162	0.01%	161
224 - General Clubhouse- Kitchen	11,873	20	8	14,466	723	7,124	7,910	0.02%	403
Sub-total [08000 - Rehab]	30,266			36,197	1,810	19,346	21,381	0.04%	1,010
12000 - Pool									
104 - Resurface 148 lf Dunbarton Pool	44,212	12	0	44,212	3,684	44,212	3,776	0.09%	2,055
204 - Edge: Tile, Coping, Mastic 104 lf Dunbarton Pool	8,979	12	5	10,159	847	5,238	6,136	0.02%	472
604 - Deck: Re-Surface 3,384 sf Clubhouse Pool Area	85,802	30	21	144,111	4,804	25,741	29,316	0.11%	2,680
704 - Equipment: Replacement Dunbarton Pool Equipment (50%)	4,134	5	3	4,452	890	1,654	2,542	0.02%	497
705 - Equipment: Replacement Dunbarton Pool Equipment- 2023 Only[nr:1]	660	1	0	0	0	660	0	0.00%	0
730 - Heater Pool Heater	7,500	8	3	8,077	1,010	4,688	5,766	0.02%	563
960 - Furniture: Misc Lounges, Tables & Chairs	3,600	10	4	3,974	397	2,160	2,583	0.01%	222
961 - Furniture: Misc Lounges, Tables & Chairs- 2023 Only[nr:1]	400	1	0	0	0	400	0	0.00%	0
995 - Miscellaneous Signage	1,659	12	3	1,787	149	1,244	1,417	0.00%	83
Sub-total [12000 - Pool]	156,946			216,772	11,781	85,996	51,536	0.28%	6,572

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00030 - Dunbarton Clubhouse Areas									
13000 - Spa									
102 - Resurface Dunbarton Spa	6,796	6	2	7,140	1,190	4,531	5,805	0.03%	664
120 - Tile Dunbarton Spa	3,858	6	2	4,054	676	2,572	3,296	0.02%	377
704 - Equipment Dunbarton Spa Equipment (50%)	4,915	5	0	4,915	983	4,915	1,008	0.02%	548
782 - Heater Clubhouse Attached Equipment Rm	8,000	8	3	8,615	1,077	5,000	6,150	0.03%	601
Sub-total [13000 - Spa]	23,570			24,724	3,926	17,018	16,258	0.09%	2,190
19000 - Fencing									
202 - Wrought Iron 146 lf Pool Perimeter	16,900	25	16	25,088	1,004	6,084	6,929	0.02%	560
23000 - Mechanical Equipment									
300 - HVAC Trane Central Furnace- Dunbarton	15,000	15	1	15,375	1,025	14,000	15,375	0.02%	572
604 - Water Heater Dunbarton CH Kitchen Closet	2,200	12	1	2,255	188	2,017	2,255	0.00%	105
Sub-total [23000 - Mechanical Equipment]	17,200			17,630	1,213	16,017	17,630	0.03%	677
24000 - Furnishings									
400 - Miscellaneous Clubhouse	6,000	10	4	6,623	662	3,600	4,305	0.02%	369
24600 - Safety / Access									
520 - Card Readers 4 Gates & Clubhouse	13,560	10	6	15,725	1,572	5,424	6,949	0.04%	877
25000 - Flooring									
220 - Carpeting 60 Sq. Yds. Clubhouse	2,778	10	4	3,066	307	1,667	1,993	0.01%	171
27000 - Appliances									
202 - Refrigerator Clubhouse	1,422	10	4	1,570	157	853	1,020	0.00%	88
224 - Stove/Oven Clubhouse- GE Electric Profile Model	3,561	20	8	4,338	217	2,136	2,372	0.01%	121
244 - Dishwasher Clubhouse	1,422	10	4	1,570	157	853	1,020	0.00%	88
742 - Microwave Oven Clubhouse	1,200	15	4	1,325	88	880	984	0.00%	49
Sub-total [27000 - Appliances]	7,605			8,802	619	4,723	5,397	0.01%	345

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00030 - Dunbarton Clubhouse Areas									
Sub-total Dunbarton Clubhouse Areas	315,060			408,797	26,541	179,684	155,822	0.62%	14,805
00040 - Elmhurst Cabana Areas									
02000 - Concrete									
408 - Pool Deck Cabana- Ongoing Repairs	1,543	5	2	1,621	324	926	1,266	0.01%	181
03000 - Painting: Exterior									
138 - Surface Restoration Cabana & Pool Fence	3,087	6	4	3,407	568	1,029	1,582	0.01%	317
03500 - Painting: Interior									
920 - Miscellaneous All Rooms	5,457	10	4	6,023	602	3,274	3,915	0.01%	336
05000 - Roofing									
462 - Pitched: Dimensional Composition 11 Squares- Elmhurst Cabana	15,643	30	15	22,656	755	7,822	8,552	0.02%	421
08000 - Rehab									
230 - General Restrooms	52,232	20	4	57,654	2,883	41,785	45,507	0.07%	1,608
234 - General Elmhurst- Gardeners Rstrm & Entry	8,571	20	16	12,724	636	1,714	2,196	0.01%	355
Sub-total [08000 - Rehab]	60,803			70,378	3,519	43,500	47,703	0.08%	1,963
12000 - Pool									
106 - Resurface 159 lf Elmhurst Pool	18,405	12	10	23,559	1,963	3,067	4,716	0.05%	1,095
206 - Edge: Tile, Coping, Mastic 159 lf Elmhurst Pool	5,584	12	10	7,148	596	931	1,431	0.01%	332
608 - Deck: Re-Surface 2,900 sf Elmhurst Pool Area	73,530	30	21	123,500	4,117	22,059	25,123	0.10%	2,296
712 - Equipment: Replacement Elmhurst Pool Equipment (50%)	4,134	5	3	4,452	890	1,654	2,542	0.02%	497
713 - Equipment: Replacement Elmhurst Pool Equipment- 2023 Only[nr:1]	660	1	0	0	0	660	0	0.00%	0
960 - Furniture: Misc Lounges, Tables & Chairs	6,675	10	4	7,368	737	4,005	4,789	0.02%	411
996 - Miscellaneous Signage- Elmhurst	1,372	12	4	1,515	126	915	1,055	0.00%	70
Sub-total [12000 - Pool]	110,360			167,542	8,429	33,291	39,657	0.20%	4,702

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00040 - Elmhurst Cabana Areas									
17000 - Tennis Court									
106 - Reseal 2 Elmhurst	20,000	7	3	21,538	3,077	11,429	14,643	0.07%	1,716
310 - Miscellaneous 3 Tennis Court Awning & Benches	4,500	16	3	4,846	303	3,656	4,036	0.01%	169
504 - Resurface 2 Elmhurst	56,983	21	17	86,706	4,129	10,854	13,907	0.10%	2,303
Sub-total [17000 - Tennis Court]	81,483			113,090	7,509	25,939	32,585	0.18%	4,189
19000 - Fencing									
134 - Chain Link: 10' 476 lf Elmhurst Tennis Courts	23,089	25	6	26,776	1,071	17,547	18,933	0.03%	597
204 - Wrought Iron 260 lf Elmhurst Pool	30,096	25	16	44,677	1,787	10,834	12,339	0.04%	997
Sub-total [19000 - Fencing]	53,184			71,453	2,858	28,382	31,272	0.07%	1,594
23000 - Mechanical Equipment									
606 - Water Heater Elmhurst CH- 50 US Gallon	2,139	12	2	2,247	187	1,782	2,009	0.00%	104
24600 - Safety / Access									
524 - Card Readers 2 Gates & Clubhouse	8,362	10	6	9,697	970	3,345	4,285	0.02%	541
Sub-total Elmhurst Cabana Areas	342,060			468,114	25,721	149,288	172,826	0.61%	14,348
00045 - Commons Tennis Ct Area									
17000 - Tennis Court									
104 - Reseal 2 Commons	20,000	8	1	20,500	2,563	17,500	20,500	0.06%	1,429
308 - Miscellaneous Tennis Court Awning & Bench	2,850	16	1	2,921	183	2,672	2,921	0.00%	102
502 - Resurface 2 Commons	56,983	21	4	62,899	2,995	46,129	50,064	0.07%	1,671
Sub-total [17000 - Tennis Court]	79,833			86,320	5,740	66,301	73,485	0.14%	3,202
19000 - Fencing									
132 - Chain Link: 10' 470 lf Commons Tennis Courts	22,798	25	10	29,183	1,167	13,679	14,955	0.03%	651
Sub-total Commons Tennis Ct Area	102,630			115,502	6,908	79,979	88,440	0.16%	3,853

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00050 - Grounds									
01000 - Paving									
100 - Asphalt: Sealing 70,541 sf Zone 1 / W/ CH D.Way, Pkng- 2-Coats	15,846	5	4	17,491	3,498	3,169	6,497	0.08%	1,951
114 - Asphalt: Sealing 60,092 sf Zone 2- 2 Coats	13,499	5	4	14,900	2,980	2,700	5,534	0.07%	1,662
124 - Asphalt: Sealing 113,674 sf Zone 3, 4- 2 Coats	25,535	5	4	28,186	5,637	5,107	10,469	0.13%	3,145
142 - Asphalt: Sealing 109,237 sf Zone 5, 6- 2 Coats	24,538	5	4	27,085	5,417	4,908	10,061	0.13%	3,022
152 - Asphalt: Sealing 32,877 sf Zone 7- 2 Coats	7,385	5	6	8,565	1,224	1,055	1,262	0.03%	683
182 - Asphalt: Sealing 64,975 sf PS- Elmhurst- 2 Coats	9,004	5	0	9,004	1,801	9,004	1,846	0.04%	1,005
186 - Asphalt: Sealing 71,000 sf PS- Dunbarton- 2 Coats	9,004	5	0	9,004	1,801	9,004	1,846	0.04%	1,005
200 - Asphalt: Ongoing Repairs 70,541 sf Zone 1 (5%)	18,442	5	4	20,356	4,071	3,688	7,561	0.10%	2,271
210 - Asphalt: Ongoing Repairs 60,092 sf Zone 2 (5%)	15,710	5	4	17,341	3,468	3,142	6,441	0.08%	1,935
220 - Asphalt: Ongoing Repairs 113,674 sf Zone 3, 4 (5%)	29,718	5	4	32,803	6,561	5,944	12,184	0.15%	3,660
240 - Asphalt: Ongoing Repairs 109,237 sf Zone 5, 6 (5%)	28,557	5	4	31,522	6,304	5,711	11,709	0.15%	3,517
250 - Asphalt: Ongoing Repairs 32,877 sf Zone 7 (5%)	8,596	5	6	9,968	1,424	1,228	1,468	0.03%	794
280 - Asphalt: Ongoing Repairs PS- All Private Streets- Yearly Repairs	4,240	1	1	4,346	2,173	2,120	4,346	0.05%	1,212
282 - Asphalt: Ongoing Repairs 64,975 PS- Elmhurst Ongoing (5%)	18,320	5	5	20,727	3,455	3,053	3,756	0.08%	1,927
286 - Asphalt: Ongoing Repairs 71,000 PS- Dunbarton Ongoing (5%)	20,019	5	5	22,649	3,775	3,336	4,104	0.09%	2,106
300 - Asphalt: Mill & Inlay 70,541 sf Zone 1 / W/ CH Driveway & Pkng	373,867	15	13	515,380	34,359	49,849	76,643	0.81%	19,167
310 - Asphalt: Overlay 60,092 sf Zone 2	254,790	15	6	295,478	19,699	152,874	174,107	0.46%	10,989
320 - Asphalt: Overlay 113,674 sf Zone 3, 4	481,978	15	6	558,946	37,263	289,187	329,351	0.88%	20,787
340 - Asphalt: Overlay 109,237 sf Zone 5, 6	463,165	15	6	537,129	35,809	277,899	316,496	0.84%	19,976
350 - Asphalt: Overlay 32,877 sf Zone 7	174,248	15	6	202,074	13,472	104,549	119,070	0.32%	7,515
380 - Asphalt: Overlay 64,975 sf PS- Elmhurst Circle- 2010 Last Done	200,554	15	13	276,465	18,431	26,740	41,113	0.43%	10,282

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00050 - Grounds									
01000 - Paving									
382 - Asphalt: Overlay 71,000 sf PS- Dunbarton Circle	219,150	15	13	302,101	20,140	29,220	44,926	0.47%	11,235
Sub-total [01000 - Paving]	2,416,164			2,961,523	232,760	993,488	1,190,789	5.48%	129,844
02000 - Concrete									
200 - Sidewalks, Curbs & Gutters 307,641 sf Public Streets- On-going (0.46%)	149,155	2	3	160,623	40,156	37,289	50,961	0.94%	22,401
201 - Sidewalks, Curbs & Gutters Public Streets- On-going[nr:1/se:2]	100,000	2	0	0	0	75,000	51,250	0.00%	0
208 - Sidewalks, Curbs & Gutters 307,641 sf All Areas- On-going (1%)	11,293	1	2	11,865	3,955	3,764	5,788	0.09%	2,206
Sub-total [02000 - Concrete]	260,448			172,489	44,111	116,053	107,999	1.04%	24,607
04000 - Structural Repairs									
550 - Bridge Maintenance Zone 1 Common Area	2,400	22	13	3,308	150	982	1,118	0.00%	84

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00050 - Grounds									
18000 - Landscaping									
100 - Irrigation: Misc. Misc. Irrigation Repairs	31,325	1	4	34,577	6,915	6,265	8,027	0.16%	3,858
103 - Irrigation: Misc. Misc. Irrigation Repairs (2023 Only)[nr:1]	102,500	10	0	0	0	102,500	0	0.00%	0
105 - Irrigation: Misc. Misc. Irrigation Repairs (2024 Only)[nr:1]	120,000	10	1	123,000	12,300	108,000	123,000	0.29%	6,861
107 - Irrigation: Misc. Misc. Irrigation Repairs (2025 Only)[nr:1]	106,000	10	2	111,366	11,137	84,800	97,785	0.26%	6,212
109 - Irrigation: Misc. Misc. Irrigation Repairs (2026 Only)[nr:1]	106,000	10	3	114,150	11,415	74,200	86,920	0.27%	6,368
154 - Irrigation: Controllers 542 Irrigation Controller Station Upgrade	79,519	12	10	101,792	8,483	13,253	20,377	0.20%	4,732
155 - Irrigation: Controllers Irrigation Controller Station Upgrade[nr:1]	3,000	2	1	3,075	1,538	1,500	3,075	0.04%	858
242 - Irrigation: Valves Landscape Renovation & Irrigation[nr:3]	500,000	1	1	512,500	256,250	250,000	512,500	6.03%	142,947
246 - Irrigation: Valves Landscape Renovation & Irrigation[nr:3]	350,000	1	4	386,335	77,267	70,000	89,688	1.82%	43,103
248 - Irrigation: Valves Landscape Renovation & Irrigation	200,000	1	7	237,737	29,717	25,000	29,286	0.70%	16,577
363 - Tree Maintenance Tree Pruning & Forest Health Management- 2023 Only[nr:1]	159,474	1	0	0	0	159,474	0	0.00%	0
364 - Tree Maintenance Tree Pruning & Forest Health Management	159,474	1	4	176,029	35,206	31,895	40,865	0.83%	19,639
365 - Tree Maintenance Tree Pruning & Forest Health Management- 2024 Only[nr:1]	234,700	2	1	240,568	120,284	117,350	240,568	2.83%	67,099
366 - Tree Maintenance Tree Pruning & Forest Health Management- 2025 Only[nr:1]	200,000	2	2	210,125	70,042	66,667	0	1.65%	39,072
367 - Tree Maintenance Tree Pruning & Forest Health Management- 2026 Only[nr:1]	180,000	3	3	193,840	48,460	45,000	0	1.14%	27,033
368 - Tree Maintenance Tree Removals	115,128	1	0	115,128	115,128	115,128	118,006	2.71%	64,223
372 - Tree Maintenance Tree Replacements	16,203	1	0	16,203	16,203	16,203	16,608	0.38%	9,039
376 - Tree Maintenance Tree Grade Repairs for Removal Sites	25,584	1	0	25,584	25,584	25,584	26,224	0.60%	14,272
380 - Tree Maintenance Tree Contingency	31,340	1	0	31,340	31,340	31,340	32,124	0.74%	17,483
490 - Bark Replacement Bark Replacement	16,000	1	2	16,810	5,603	5,333	8,200	0.13%	3,126
491 - Bark Replacement Bark Replacement- 2023 Only[nr:1]	31,980	1	0	0	0	31,980	0	0.00%	0

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00050 - Grounds									
18000 - Landscaping									
493 - Bark Replacement Bark Replacement- 2024 Only[nr:1]	48,000	2	1	49,200	24,600	24,000	49,200	0.58%	13,723
530 - Plant Replacement Plant Replacement	14,000	1	2	14,709	4,903	4,667	7,175	0.12%	2,735
531 - Plant Replacement Plant Replacement- 2023 Only[nr:1]	27,290	1	0	0	0	27,290	0	0.00%	0
533 - Plant Replacement Plant Replacement- 2024 Only[nr:1]	60,000	2	1	61,500	30,750	30,000	61,500	0.72%	17,154
920 - Miscellaneous Fall Overseeding	17,909	1	0	17,909	17,909	17,909	18,357	0.42%	9,990
924 - Miscellaneous Contingency- Emergency & Misc	12,856	1	0	12,856	12,856	12,856	13,177	0.30%	7,172
928 - Miscellaneous Landscape Drains	33,579	1	0	33,579	33,579	33,579	34,418	0.79%	18,732
Sub-total [18000 - Landscaping]	2,981,861			2,839,911	1,007,468	1,531,773	1,637,079	23.71%	562,008
19000 - Fencing									
140 - Miscellaneous Storage Lot Fence	16,619	25	13	22,909	916	7,977	8,858	0.02%	511
340 - Wood: 6' 218 lf 1425 University Dr At Neighboring Complex	8,411	18	16	12,487	694	935	1,437	0.02%	387
Sub-total [19000 - Fencing]	25,030			35,396	1,610	8,912	10,295	0.04%	898
20000 - Lighting									
100 - Exterior: Misc. Fixtures 640 Fixtures Approx. Total- Conversion to LED	47,976	12	7	57,029	4,752	19,990	24,588	0.11%	2,651
110 - Exterior: Misc. Fixtures 640 Fixtures Approx. Ongoing Maintenance	13,905	1	1	14,430	7,215	6,952	14,252	0.17%	4,025
111 - Exterior: Misc. Fixtures Fixtures Approx. Ongoing Maintenance- 2023 ONLY[nr:1]	21,926	1	0	0	0	21,926	0	0.00%	0
Sub-total [20000 - Lighting]	83,807			71,459	11,968	48,868	38,840	0.28%	6,676
21000 - Signage									
200 - Street Signs 53 Alley Signage /Private Property/Tow	75,000	15	1	76,875	5,125	70,000	76,875	0.12%	2,859
204 - Monument 60 Wooden Alley Address Sign Holders	40,348	25	21	67,767	2,711	6,456	8,271	0.06%	1,512
712 - Lollipop 35 Speed Limit Signage Inserts	4,630	15	2	4,864	324	4,013	4,429	0.01%	181
Sub-total [21000 - Signage]	119,978			149,507	8,160	80,468	89,576	0.19%	4,552

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2023 Fully Funded Balance	2024 Fully Funded Balance	% Per Year Straight Line	2024 Line Item Contribution based on Cash Flow Method
00050 - Grounds									
30000 - Miscellaneous									
990 - Utilities PS- Neighborhood Clean-up	2,000	1	1	2,050	1,025	1,000	2,050	0.02%	572
992 - Utilities Underground	53,466	1	0	53,466	53,466	53,466	54,803	1.26%	29,826
Sub-total [30000 - Miscellaneous]	55,466			55,516	54,491	54,466	56,853	1.28%	30,398
Sub-total Grounds	5,945,155			6,289,110	1,360,718	2,835,010	3,132,549	32.02%	759,067
00060 - Administrative									
31000 - Reserve Study									
100 - 3 Year Update with Site Visit On-going	7,200	3	1	7,380	2,460	4,800	7,380	0.06%	1,372
500 - Annual Update Updates W/Out Site Visit	800	1	0	800	800	800	820	0.02%	446
Sub-total [31000 - Reserve Study]	8,000			8,180	3,260	5,600	8,200	0.08%	1,819
32000 - Undesignated									
100 - Miscellaneous Reserve Items	8,500	1	1	8,713	4,356	4,250	8,713	0.10%	2,430
Sub-total Administrative	16,500			16,893	7,616	9,850	16,913	0.18%	4,249
Totals	48,587,390			71,074,055	4,249,884	19,600,821	21,109,287	100.00%	2,370,766
						[A]	[B]		
						[EndBal]	[EndBal]		
						[A]	[B]		
Percent Funded						58.89%	48.54%		

00010 - Unit Exteriors

03000 - Painting: Exterior

100 - Surface Restoration	Useful Life 6	Remaining Life 5	
171 Homes- Phase 1 of 3 (Was #120)	Quantity 171	Unit of Measure	Unit
2022 (75%)	Cost /Ut \$1,813	Qty * \$/Ut	\$310,000
	% Included 75.30%	Total Cost/Study	\$233,438
Summary	Replacement Year 2028	Future Cost	\$264,114

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

2023- 10/2/2023- This is the first year of Phase 1. 10/13/23 This has been revised to do over 2 years, 2022--2023 with a % split between the 2 years. This had been #120 and over 3 years. // 9/11/23- Cost projected at \$310,000. // Phase 1 will not be complete until Mar/Apr 2024. Once the 2023 expenses are known, they can be added. The project was slated to start in 2022, but did not start until 2023 and as of August 2023, only 25% completed.

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

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

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

2017- Eight year useful life adopted by the board.

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

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

GL N23001

104 - Surface Restoration	Useful Life 6	Remaining Life 1	
171 Homes- Phase 1 of 3 (Was #120)	Quantity 171	Unit of Measure	Unit
2024 (24.7%)	Cost /Ut \$1,813	Qty * \$/Ut	\$310,000
	% Included 24.70%	Total Cost/Study	\$76,562
Summary	Replacement Year 2024	Future Cost	\$78,476

This is the second year of Phase 1

2023- The third year of Phase 1 has been excluded per client, and its provision is now in the 2022 Phase 1 painting.

GL N23001

108 - Surface Restoration	Useful Life 6	Remaining Life 0	Treatment [nr:1]
Homes- Phase 1 of 3 (Was #120) 2023	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$153,126		
	% Included 100.00%	Total Cost/Study	\$153,126
Summary	Replacement Year 2023	Future Cost	\$153,126

2023- Excluded from 2025, because not on clients instructions. But there is an entry for \$153,126, and this has been recast for 2023.

GL N23001

00010 - Unit Exteriors

03000 - Painting: Exterior

110 - Surface Restoration	Useful Life 6	Remaining Life 1	
217 Homes- Phase 2 of 3 (Was #122)	Quantity 217	Unit of Measure	Unit
2024 (50%)	Cost /Ut \$2,332	Qty * \$/Ut	\$506,000
	% Included 50.00%	Total Cost/Study	\$253,000
Summary	Replacement Year 2024	Future Cost	\$259,325

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

2023- 10/13/23- \$18,400 being done in 2023 for "Phase 2 Advance Units." // This is the first year of Phase 2. 9/11/23- Cost projected at \$487,600. // Slated to start this Phase in 2024. As of August 2023, there is no evaluation yet for this phase.

2022- Per client 8/11/2022, move remaining life from 2022 to 2023.
2021- Useful life reduced from 8 to 6 per client. Remaining life decreased from 2024 to 2022.
2018- Cost increased to reflect higher labor prices.
2017- Eight year useful life adopted by the board.
2016- \$346,200 was expended.
2015- The pricing for this phase was pending as the study went to press.

GL N23001

111 - Surface Restoration	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Homes- Phase 2 Advance Work in 2023	Quantity 1	Unit of Measure	Lump Sum
Only	Cost /LS \$18,400		
	% Included 100.00%	Total Cost/Study	\$18,400
Summary	Replacement Year 2023	Future Cost	\$18,400

2023- 10/13/23- \$18,400 being done in 2023 for "Phase 2 Advance Units."

GL N23001

114 - Surface Restoration	Useful Life 6	Remaining Life 2	
217 Homes- Phase 2 of 3 (Was #122)	Quantity 217	Unit of Measure	Unit
2025 (50%)	Cost /Ut \$2,332	Qty * \$/Ut	\$506,000
	% Included 50.00%	Total Cost/Study	\$253,000
Summary	Replacement Year 2025	Future Cost	\$265,808

2023- This is the second year of Phase 2. 9/11/23- Cost projected at \$487,600. // Slated to start this Phase in 2024.

GL N23001

00010 - Unit Exteriors
03000 - Painting: Exterior

130 - Surface Restoration	Useful Life 6	Remaining Life 2	
202 Homes- Phase 3 of 3- 2025 (16.7%)	Quantity 202	Unit of Measure Unit	
	Cost /Ut \$3,847	Qty * \$/Ut \$777,189	
	% Included 16.67%	Total Cost/Study \$129,531	
Summary	Replacement Year 2025	Future Cost \$136,089	

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

2023- This is the first year of Phase 3. This Phase delayed until 2025. As of August 2023, no evaluation of this phase.

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

2021- Useful life reduced from 8 to 6 per client. Remaining life decreased from 2025 to 2022.

2018- \$313,100 expended plus \$1,000 for change orders over two years starting in the year 2017 (\$84,140 expenditure) and 2018 (\$229,960) in. The phase 3 painting project began in late 2016 and is finishing up as of spring 2018. The costing for 2017/18 phase 3 painting is lower than the other two phases because the contractor already had the equipment and materials areas staged. This future cost may not be sustainable in light of 2018 inflation figures, so BRG has created a component (#131) to reflect this one-time cost. **2018- Revision in August. The \$313K has gone away and now the paint cost is \$20,000 in 2018 only.**

2017- Eight year useful life adopted by the board.

GL N23001

134 - Surface Restoration	Useful Life 6	Remaining Life 3	
202 Homes- Phase 3 of 3- 2026 (66.7%)	Quantity 202	Unit of Measure Unit	
	Cost /Ut \$1,924	Qty * \$/Ut \$388,593	
	% Included 66.67%	Total Cost/Study \$259,062	
Summary	Replacement Year 2026	Future Cost \$278,981	

2023- This is the second year of Phase 3.

GL N23001

138 - Surface Restoration	Useful Life 6	Remaining Life 4	
202 Homes- Phase 3 of 3- 2027 (16.7%)	Quantity 202	Unit of Measure Unit	
	Cost /Ut \$3,847	Qty * \$/Ut \$777,189	
	% Included 16.67%	Total Cost/Study \$129,531	
Summary	Replacement Year 2027	Future Cost \$142,978	

2023- This is the third year of Phase 3.

GL N23001

00010 - Unit Exteriors

03000 - Painting: Exterior

190 - Miscellaneous	Useful Life 12	Remaining Life 9	
Construction Management: Color Consultant Only	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$4,000	
	% Included	100.00%	Total Cost/Study \$4,000
Summary	Replacement Year	2032	Future Cost \$4,995

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

2023- BRG delayed this to occur two paint cycles from the 2024--2027 project. Also aligned with a 6-year paint cycle. // Client should determine if these funds will need to be expended. If no color changes are being contemplated in the 2024 paint cycles, this could be delayed to a future cycle when a color change may be made. 2017- UL extended by 4 years & RL extended per client by 2 years.

GL N23001

198 - Supervision	Useful Life 6	Remaining Life 8	
Construction Mgmt- Pre-Cycle Eval.	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$6,000	
	% Included	100.00%	Total Cost/Study \$6,000
Summary	Replacement Year	2031	Future Cost \$7,310

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.

2023- BRG reset to coincide with the 6-year paint cycle and the next paint project after the 2023-2027 project. This and the other CM categories may need to be re-evaluated as no expenditures from this component in several years. If not needed in 2023 or 2024, it should still remain for future cycles.

2022- Work anticipated.
2017- UL & RL extended per client by 2 years.

GL N23001

200 - Supervision	Useful Life 6	Remaining Life 7	
171 CM- Future Painting, Siding- PH 1	Quantity 171	Unit of Measure	Unit
	Cost /Ut	\$640	
	% Included	100.00%	Total Cost/Study \$109,440
Summary	Replacement Year	2030	Future Cost \$130,090

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

Calculation is \$4,200/Unit (Siding) + \$2,200/Unit (Painting) = \$6,400 Per Unit
10% = \$640 per unit to be carried forward as of 2023.

2023- Moved to the post 2023--2024 project.
2022- Moved to 2022 to coincide with Phase 1 paint cycle.
2021- Per client, reduce useful & remaining life by 2 years.
2017- UL & RL extended per client by 2 years.
2014- This has been extended to the next cycle AFTER 2014 as there is no supervision in 2014-16 painting & siding.

GL N23270

00010 - Unit Exteriors

03000 - Painting: Exterior

208 - Supervision	Useful Life 6	Remaining Life 7	
217 CM- Future Painting, Siding- PH 2	Quantity 217	Unit of Measure	Lump Sum
	Cost /LS \$550		
	% Included 100.00%	Total Cost/Study	\$119,350
Summary	Replacement Year 2030	Future Cost	\$141,870

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

2023- 10/13/23- Extended to next paint cycle. // Moved t 2024. This may get delayed as Phase 1.

2022- Moved to 2022 to coincide with Phase 2 paint cycle.

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

GL N23270

210 - Supervision	Useful Life 6	Remaining Life 8	
202 CM- Future Painting, Siding- PH 3	Quantity 202	Unit of Measure	Unit
	Cost /Ut \$550		
	% Included 100.00%	Total Cost/Study	\$111,100
Summary	Replacement Year 2031	Future Cost	\$135,365

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

2023- 10/13/23- Extended to next paint cycle. // Moved to 2025. This may get delayed as Phase 1.

2022- Moved to 2022 to coincide with Phase 3 paint cycle.

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

GL N23270

350 - Touch-Up	Useful Life 1	Remaining Life 1	
Building Touch Up As Needed	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$11,872		
	% Included 100.00%	Total Cost/Study	\$11,872
Summary	Replacement Year 2024	Future Cost	\$12,169

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

2022- Work is anticipated.

2021- Work is anticipated per client.

2019- \$605 was expended.

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

GL N23001

00010 - Unit Exteriors
03000 - Painting: Exterior

920 - Power Washing	Useful Life 12	Remaining Life 7	
171 Units- Brick Work Wash & Seal	Quantity 171	Unit of Measure	Lump Sum
	Cost /LS \$175		
	% Included 100.00%	Total Cost/Study	\$29,925
Summary	Replacement Year 2030	Future Cost	\$35,571

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

2023- UL & RL have been revised per current paint schedule and this is being deferred until the 2030--2033 paint cycle pending clarification.

2017- UL & RL extended per client.

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

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

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

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

GL N23270

924 - Power Washing	Useful Life 12	Remaining Life 8	
217 Units- Brick Work Wash & Seal	Quantity 217	Unit of Measure	Lump Sum
	Cost /LS \$175		
	% Included 100.00%	Total Cost/Study	\$37,975
Summary	Replacement Year 2031	Future Cost	\$46,269

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

2023- UL & RL have been revised per current paint schedule and this is being deferred until the 2030--2033 paint cycle pending clarification.

GL N23270

926 - Power Washing	Useful Life 12	Remaining Life 9	
202 Units- Brick Work Wash & Seal	Quantity 202	Unit of Measure	Lump Sum
	Cost /LS \$175		
	% Included 100.00%	Total Cost/Study	\$35,350
Summary	Replacement Year 2032	Future Cost	\$44,147

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

2023- UL & RL have been revised per current paint schedule and this is being deferred until the 2030--2033 paint cycle pending clarification.

GL N23270

00010 - Unit Exteriors

04000 - Structural Repairs

204 - Wood: Siding & Trim	Useful Life 1	Remaining Life 1	
On-going Repairs- Yearly Work Orders, Etc.	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$150,000	
	% Included	100.00%	Total Cost/Study \$150,000
Summary	Replacement Year	2024	Future Cost \$153,750

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

2022- Work is anticipated.
2021- \$75,000 was expended.
2020- \$55,000 was expended.
2019- \$57,820 was expended.
2018- \$185,497 anticipated.
2017- \$17,679 was expended for pest repair work in conjunction with home owners changes.

GL N23270

210 - Wood: Siding & Trim	Useful Life 30	Remaining Life 22	
171 2008 Siding Project- Long Term	Quantity 171	Unit of Measure	Unit
	Cost /Ut	\$9,497	
	% Included	100.00%	Total Cost/Study \$1,624,017
Summary	Replacement Year	2045	Future Cost \$2,795,861

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

2018- Per direction of client, the remaining life has been extended from 2039 to 2045. This is not a BRG projection.
2016- In consultation with client, the useful and remaining life's have been extended due to the amount of ongoing siding replacements and strict adherence to the paint schedule. This needs to be constantly evaluated to ensure the extension of these replacements does not harm the siding integrity.
2015- The contractor Williams reports that this may not be needed if the association maintains the painting & siding repairs as has been done since 2008. This can be evaluated going forward each year. In 2015, the remaining life for all three cycles have been shortened by approximately 2 years to sync with the 6 year painting schedule.

GL N23270

212 - Wood: Siding & Trim	Useful Life 30	Remaining Life 23	
217 2009 Siding Project- Long Term	Quantity 217	Unit of Measure	Unit
	Cost /Ut	\$10,000	
	% Included	100.00%	Total Cost/Study \$2,170,000
Summary	Replacement Year	2046	Future Cost \$3,829,205

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

2018- Per direction of client, the remaining life has been extended from 2039 to 2046. This is not a BRG projection.
2016- In consultation with client, the useful and remaining life's have been extended due to the amount of ongoing siding replacements and strict adherence to the paint schedule. This needs to be constantly evaluated to ensure the extension of these replacements does not harm the siding integrity.
2015- The contractor Williams reports that this may not be needed if the association maintains the painting & siding repairs as has been done since 2008. This can be evaluated going forward each year.

GL N23270

00010 - Unit Exteriors
04000 - Structural Repairs

214 - Wood: Siding & Trim	Useful Life 30	Remaining Life 24	
202 2010 Siding Project- Long Term	Quantity 202	Unit of Measure	Lump Sum
	Cost /LS \$10,000		
	% Included 100.00%	Total Cost/Study	\$2,020,000
Summary	Replacement Year 2047	Future Cost	\$3,653,626

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

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

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

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

GL N23270

220 - Wood: Siding & Trim	Useful Life 12	Remaining Life 11	
171 Siding Project w Paint 1- 2022 (15.9%)	Quantity 171	Unit of Measure	Unit
	Cost /Ut \$8,726	Qty * \$/Ut	\$1,492,137
	% Included 15.89%	Total Cost/Study	\$237,124
Summary	Replacement Year 2034	Future Cost	\$311,127

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.

2023- This is the first year of Phase 1, done in 2022. This has been recast to reflect the 2023 work to date in September 2023. This is for \$1,422,750 over the three year Phase 1 project schedule from 2022--2025, // Costing is pending and the remaining life has been extended by one year per the 2023 status of Phase 1.

2022- \$669,639 is anticipated per contract in 2022.

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

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

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

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

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

GL N23270

224 - Wood: Siding & Trim	Useful Life 12	Remaining Life 0	
171 Siding Project w Paint 1- 2023 (56%)	Quantity 171	Unit of Measure	Unit
	Cost /Ut \$8,726	Qty * \$/Ut	\$1,492,137
	% Included 56.07%	Total Cost/Study	\$836,675
Summary	Replacement Year 2023	Future Cost	\$836,675

This is the second year of Phase 1

GL N23270

00010 - Unit Exteriors

04000 - Structural Repairs

228 - Wood: Siding & Trim	Useful Life 12	Remaining Life 1	
171 Siding Project w Paint 1- 2024 (28%)	Quantity 171	Unit of Measure Unit	
	Cost /Ut \$8,726	Qty * \$/Ut \$1,492,137	
	% Included 28.04%	Total Cost/Study \$418,338	
Summary	Replacement Year 2024	Future Cost \$428,796	

This is the third year of Phase 1

GL N23270

230 - Wood: Siding & Trim	Useful Life 12	Remaining Life 1	
217 Siding Project w Paint 2- 2024 (50%)	Quantity 217	Unit of Measure Unit	
	Cost /Ut \$5,658	Qty * \$/Ut \$1,227,834	
	% Included 50.00%	Total Cost/Study \$613,917	
Summary	Replacement Year 2024	Future Cost \$629,265	

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.

2023- This is the first year of Phase 2. 9/11/23- Cost projected at \$1,227,834 at 50% each year. // Costing is pending and the remaining life has been extended by one year per the 2023 status of Phase 1. Special wall repairs needed for phase 2 units in 2023 a year before the phase 2 work is slated to start in the amount of \$45,560.

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

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

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

2016- \$310,469 was expended.

GL N23270

231 - Wood: Siding & Trim	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Homes- Phase 2- 2023 Only	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$45,560		
	% Included 100.00%	Total Cost/Study \$45,560	
Summary	Replacement Year 2023	Future Cost \$45,560	

Special wall repairs needed for phase 2 units in 2023 a year before the phase 2 work is slated to start in the amount of \$45,560.

GL N23001

234 - Wood: Siding & Trim	Useful Life 12	Remaining Life 2	
217 Siding Project w Paint 2- 2025 (50%)	Quantity 217	Unit of Measure Unit	
	Cost /Ut \$5,658	Qty * \$/Ut \$1,227,834	
	% Included 50.00%	Total Cost/Study \$613,917	
Summary	Replacement Year 2025	Future Cost \$644,997	

This is the second year of Phase 2.

GL N23270

00010 - Unit Exteriors

04000 - Structural Repairs

250 - Wood: Siding & Trim	Useful Life 12	Remaining Life 2
202 Siding Project 3- 2025 (Was #232)	Quantity 202	Unit of Measure Unit
(25%)	Cost /Ut \$6,225	Qty * \$/Ut \$1,257,459
	% Included 25.00%	Total Cost/Study \$314,365
Summary	Replacement Year 2025	Future Cost \$330,279

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.

2023- This is the first year of Phase 3. Costing is pending and the remaining life has been extended by one year per the 2023 status of Phase 1.

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

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

2018- \$330,368 was expended.

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

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

GL N23270

254 - Wood: Siding & Trim	Useful Life 12	Remaining Life 3
202 Siding Project w Paint 3- 2026 (50%)	Quantity 202	Unit of Measure Unit
	Cost /Ut \$6,225	Qty * \$/Ut \$1,257,459
	% Included 50.00%	Total Cost/Study \$628,730
Summary	Replacement Year 2026	Future Cost \$677,073

2023- This is the second year of Phase 3.

GL N23270

255 - Wood: Siding & Trim	Useful Life 12	Remaining Life 4
202 Siding Project w Paint 3- 2027 (25%)	Quantity 202	Unit of Measure Unit
	Cost /Ut \$6,225	Qty * \$/Ut \$1,257,459
	% Included 25.00%	Total Cost/Study \$314,365
Summary	Replacement Year 2027	Future Cost \$347,000

2023- This is the third year of Phase 3.

GL N23270

00010 - Unit Exteriors

04000 - Structural Repairs

290 - Miscellaneous	Useful Life 12	Remaining Life 0	
Construction Management- Phase 1 2023	Quantity 1	Unit of Measure	Lump Sum
(70%)	Cost /LS \$67,250	Qty * \$/LS	\$67,250
	% Included 70.00%	Total Cost/Study	\$47,075
Summary	Replacement Year 2023	Future Cost	\$47,075

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

2023- This is for the 2023 year of the project. This is being deferred to sync with the expected CM needed with Phase 1 work in future phase 1 work. Also, the UL has been reduced to better sync with the paint schedule.

2022- \$67,250 is anticipated in 2022, per client move remaining life from 2039 to 2023 to sync with Phase I paint project.

2016- Life extended to match major siding work.

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

GL N23270

292 - Miscellaneous	Useful Life 12	Remaining Life 1	
Construction Management- Phase 1 2024	Quantity 1	Unit of Measure	Lump Sum
(30%)	Cost /LS \$67,250	Qty * \$/LS	\$67,250
	% Included 30.00%	Total Cost/Study	\$20,175
Summary	Replacement Year 2024	Future Cost	\$20,679

This is for year 2 of the project.

GL N23270

294 - Miscellaneous	Useful Life 12	Remaining Life 0	
Construction Management- Phase 2- 2023	Quantity 1	Unit of Measure	Lump Sum
(50%)	Cost /LS \$94,200	Qty * \$/LS	\$94,200
	% Included 50.00%	Total Cost/Study	\$47,100
Summary	Replacement Year 2023	Future Cost	\$47,100

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.

2023- This is for the 2024 work for phase 2. This is being synced with the expected CM needed with Phase 2 planning & work. Also, the UL has been reduced to better sync with the paint schedule.

2022- Per client 8/11/2022, move remaining life from 2040 to 2023 to sync with Phase II paint project.

2016- Life extended to match major siding work.

GL N23270

296 - Miscellaneous	Useful Life 12	Remaining Life 1	
Construction Management- Phase 2- 2024	Quantity 1	Unit of Measure	Lump Sum
(50%)	Cost /LS \$94,200	Qty * \$/LS	\$94,200
	% Included 50.00%	Total Cost/Study	\$47,100
Summary	Replacement Year 2024	Future Cost	\$48,278

This is for 2024, the second year of Phase 2.

GL N23270

00010 - Unit Exteriors

04000 - Structural Repairs

298 - Miscellaneous	Useful Life 12	Remaining Life 2	
Construction Management- Phase 3- 2025	Quantity 1	Unit of Measure	Lump Sum
(16.7%)	Cost /LS \$100,779	Qty * \$/LS	\$100,779
	% Included 16.67%	Total Cost/Study	\$16,796
Summary	Replacement Year 2025	Future Cost	\$17,647

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.

2023- This is being deferred to sync with the expected CM needed with Phase 3 work. Also, the UL has been reduced to better sync with the paint schedule.

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

GL N23270

302 - Miscellaneous	Useful Life 12	Remaining Life 3	
Construction Management- Phase 3- 2026	Quantity 1	Unit of Measure	Lump Sum
(66.7%)	Cost /LS \$100,779	Qty * \$/LS	\$100,779
	% Included 66.67%	Total Cost/Study	\$67,186
Summary	Replacement Year 2026	Future Cost	\$72,352

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.

2023- This is being deferred to sync with the expected CM needed with Phase 3 work. Also, the UL has been reduced to better sync with the paint schedule.

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

GL N23270

306 - Miscellaneous	Useful Life 12	Remaining Life 4	
Construction Management- Phase 3- 2027	Quantity 1	Unit of Measure	Lump Sum
(16.7%)	Cost /LS \$100,779	Qty * \$/LS	\$100,779
	% Included 16.67%	Total Cost/Study	\$16,796
Summary	Replacement Year 2027	Future Cost	\$18,540

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.

2023- This is being deferred to sync with the expected CM needed with Phase 3 work. Also, the UL has been reduced to better sync with the paint schedule.

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

GL N23270

00010 - Unit Exteriors

05000 - Roofing

200 - Low Slope: BUR	Useful Life 15	Remaining Life 1
32 Squares- Small Flats- Done 2009	Quantity 32	Unit of Measure Squares
	Cost /Sqrs \$2,000	
	% Included 100.00%	Total Cost/Study \$64,000
Summary	Replacement Year 2024	Future Cost \$65,600

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

This is for the following locations:
1125/1127 Commons; 7/5 Adelphi; 15/17 Adelphi; 20/22 Adelphi; 6/8 Adelphi; 2327/2325 Swathmore;
1045/1043 Commons; 1063/1061 Commons

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

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

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

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

GL N23270

206 - Low Slope: BUR	Useful Life 15	Remaining Life 2
8 Squares- Small Flats- Done 2006	Quantity 8	Unit of Measure Squares
	Cost /Sqrs \$2,000	
	% Included 100.00%	Total Cost/Study \$16,000
Summary	Replacement Year 2025	Future Cost \$16,810

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

Single ply including re-sloping at the following addresses:
1115/1117 Commons
1061/1063 Commons

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

2023- Per client, defer until 2025.

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

2021- Remaining life is increased from 2021 to 2022.

GL N23270

00010 - Unit Exteriors

05000 - Roofing

212 - Low Slope: BUR	Useful Life 15	Remaining Life 2
80 Squares- Large Flats- 2009	Quantity 80	Unit of Measure Squares
	Cost /Sqrs \$2,000	
	% Included 100.00%	Total Cost/Study \$160,000
Summary	Replacement Year 2025	Future Cost \$168,100

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

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

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

GL N23270

216 - Low Slope: BUR	Useful Life 15	Remaining Life 1
4 Squares- Small Flats- Done 2009	Quantity 4	Unit of Measure Squares
	Cost /Sqrs \$1,532	
	% Included 100.00%	Total Cost/Study \$6,129
Summary	Replacement Year 2024	Future Cost \$6,283

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

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

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

GL N23270

220 - Low Slope: BUR	Useful Life 15	Remaining Life 2
8 Squares- Small Flats- Done 2008	Quantity 8	Unit of Measure Squares
	Cost /Sqrs \$2,000	
	% Included 100.00%	Total Cost/Study \$16,000
Summary	Replacement Year 2025	Future Cost \$16,810

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

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

2023- Per client, defer until 2025.
2008- The above roofing was replaced as noted.

GL N23270

00010 - Unit Exteriors

05000 - Roofing

400 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 17	Treatment [se:4]
3,257 Squares- 2000 Thru 2003- 199 Homes	Quantity 3,257	Unit of Measure	Squares
	Cost /Sqrs \$2,200		
	% Included 100.00%	Total Cost/Study	\$7,165,400
Summary	Replacement Year 2040	Future Cost	\$11,318,724

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

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

2023- Costing increased to cover inflation and other variables around pricing.

2018- Revision: Client advises the roof consultant recommends extended the roofing remaining life from 10 years to 22 years (2028 to 2040 for the first of the 4-year split.) The association engaged the services of CM2, a construction management firm to evaluate all of the pitched roofing, low-slope roofing, and the gutters and downspouts. The findings state that the pitched roofing "appear to be aging very well." There were findings of maintenance needed both to the roofing, and to the foliage in the proximity of the roofing. The firm has provided the association with four bids for maintenance as specified in 2018 and they range in cost from \$43,374 to \$64,900. As of the reserve study date, the decision had not been made. See related maintenance component. In addition, the notes below from 2015 are still valid in terms of the costing for roofing with the cool roofing requirements driving up the cost and also since late 2017, the cost of labor is raising much faster than the study inflation factor.

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

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

GL N23270

420 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 21	
2004 Roofing Project	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$2,900,000		
	% Included 100.00%	Total Cost/Study	\$2,900,000
Summary	Replacement Year 2044	Future Cost	\$4,870,787

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

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

2023- Costing increased to cover inflation and other variables around pricing.

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

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

GL N23270

00010 - Unit Exteriors

05000 - Roofing

440 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 22	Treatment [se:2]
1,853 Squares- 2005 Roofing Project	Quantity 1,853	Unit of Measure	Squares
	Cost /Sqrs \$2,200		
	% Included 100.00%	Total Cost/Study	\$4,076,600
Summary	Replacement Year 2045	Future Cost	\$7,105,885

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

2023- Costing increased to cover inflation and other variables around pricing.

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

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

GL N23270

444 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 24	Treatment [se:2]
2,098 Squares- 2006 Roofing Project	Quantity 2,098	Unit of Measure	Squares
	Cost /Sqrs \$2,200		
	% Included 100.00%	Total Cost/Study	\$4,615,600
Summary	Replacement Year 2047	Future Cost	\$8,452,710

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

2023- Costing increased to cover inflation and other variables around pricing.

2018- Revision: Client advises the roof consultant recommends extended the roofing remaining life from 17 years to 29 years (2035 to 2047 for the first of the 2-year split.)

2012- Approximately \$161,000 in change orders were added to this item in 2012.

GL N23270

466 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 26	Treatment [se:2]
1,650 Squares- 2007 Roofing Project	Quantity 1,650	Unit of Measure	Squares
	Cost /Sqrs \$2,200		
	% Included 100.00%	Total Cost/Study	\$3,630,000
Summary	Replacement Year 2049	Future Cost	\$6,984,288

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

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

GL N23270

00010 - Unit Exteriors

05000 - Roofing

690 - Gutters / Downspouts	Useful Life 30	Remaining Life 11	
2004	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$180,000	
	% Included	100.00%	Total Cost/Study \$180,000
Summary	Replacement Year	2034	Future Cost \$236,176

This is to replace the gutters and downspouts.

2023- Costing increased to cover inflation and other variables around pricing.

2018- Increase is 8% for increased material and labor costs.

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

GL N23270

692 - Gutters / Downspouts	Useful Life 30	Remaining Life 12	
2005	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$190,000	
	% Included	100.00%	Total Cost/Study \$190,000
Summary	Replacement Year	2035	Future Cost \$255,529

This is to replace the gutters and downspouts.

2023- Costing increased to cover inflation and other variables around pricing.

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

GL N23270

694 - Gutters / Downspouts	Useful Life 30	Remaining Life 13	
2006	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$220,000	
	% Included	100.00%	Total Cost/Study \$220,000
Summary	Replacement Year	2036	Future Cost \$303,272

This is to replace the gutters and downspouts.

2023- Costing increased to cover inflation and other variables around pricing.

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

GL N23270

696 - Gutters / Downspouts	Useful Life 30	Remaining Life 14	
2007	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$190,000	
	% Included	100.00%	Total Cost/Study \$190,000
Summary	Replacement Year	2037	Future Cost \$268,465

This is to replace the gutters and downspouts.

2023- Costing increased to cover inflation and other variables around pricing.

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

GL N23270

00010 - Unit Exteriors

05000 - Roofing

700 - Gutters / Downspouts	Useful Life 30	Remaining Life 15
1,484 lf 2008	Quantity 1,484	Unit of Measure Linear Feet
	Cost /l.f. \$24.00	
	% Included 100.00%	Total Cost/Study \$35,616
Summary	Replacement Year 2038	Future Cost \$51,583

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

2023- Costing increased to cover inflation and other variables around pricing.
2018 increase is 8% for increased material and labor costs.

GL N23270

702 - Gutters / Downspouts	Useful Life 30	Remaining Life 16
994 lf 2009	Quantity 994	Unit of Measure Linear Feet
	Cost /l.f. \$24.00	
	% Included 100.00%	Total Cost/Study \$23,856
Summary	Replacement Year 2039	Future Cost \$35,414

This is to replace the gutters and downspouts.

2023- Costing increased to cover inflation and other variables around pricing.
2018 increase is 8% for increased material and labor costs.

GL N23270

704 - Gutters / Downspouts	Useful Life 30	Remaining Life 17
10,741 lf 2010	Quantity 10,741	Unit of Measure Linear Feet
	Cost /l.f. \$24.00	
	% Included 100.00%	Total Cost/Study \$257,784
Summary	Replacement Year 2040	Future Cost \$392,249

This is to replace the gutters and downspouts.

2023- Costing increased to cover inflation and other variables around pricing.
2018 increase is 8% for increased material and labor costs.

GL N23270

810 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 10
2003 Roofing Project: Beams, Crts/Vlys, FP Chs	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$200,000	
	% Included 100.00%	Total Cost/Study \$200,000
Summary	Replacement Year 2033	Future Cost \$256,017

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

Includes:

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

2023- Costing increased to cover inflation and other variables around pricing.

00010 - Unit Exteriors

05000 - Roofing

GL N23270

820 - Beam Replacement	Useful Life 30	Remaining Life 11	
2004 Beam replacement	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$94,000	
	% Included	100.00%	Total Cost/Study \$94,000
Summary	Replacement Year	2034	Future Cost \$123,336

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

2023- Costing increased to cover inflation and other variables around pricing.

GL N23270

822 - Beam Replacement	Useful Life 30	Remaining Life 12	
2005 Roofing w/ 70% increase due to related siding	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$390,000	
	% Included	100.00%	Total Cost/Study \$390,000
Summary	Replacement Year	2035	Future Cost \$524,507

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

2023- Costing increased to cover inflation and other variables around pricing.

GL N23270

824 - Beam Replacement	Useful Life 30	Remaining Life 13	
2006- Roofing w/ 70% inc. due to related siding	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$180,000	
	% Included	100.00%	Total Cost/Study \$180,000
Summary	Replacement Year	2036	Future Cost \$248,132

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

2023- Costing increased to cover inflation and other variables around pricing.

GL N23270

826 - Beam Replacement	Useful Life 30	Remaining Life 14	
2007- Roofing-w/ 70% inc. due to related siding	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$340,000	
	% Included	100.00%	Total Cost/Study \$340,000
Summary	Replacement Year	2037	Future Cost \$480,411

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

2023- Costing increased to cover inflation and other variables around pricing.

GL N23270

00010 - Unit Exteriors

05000 - Roofing

838 - Hog Valleys	Useful Life 30	Remaining Life 2	
2000 - 2003 Roofing Project Midcycle	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$190,000	
	% Included	100.00%	Total Cost/Study \$190,000
Summary	Replacement Year	2025	Future Cost \$199,619

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

2023- Costing increased to cover inflation and other variables around pricing. Also, RL extended to 2025 to sync with other projected roofing work at the association.

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

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

GL N23270

840 - Hog Valleys	Useful Life 30	Remaining Life 2	
2004 Roofing Project Midcycle	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$190,000	
	% Included	100.00%	Total Cost/Study \$190,000
Summary	Replacement Year	2025	Future Cost \$199,619

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

2023- Costing increased to cover inflation and other variables around pricing. Also, RL extended to 2025 to sync with other projected roofing work at the association.

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

GL N23270

842 - Hog Valleys	Useful Life 30	Remaining Life 2	
2005 Roofing Project Midcycle	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$190,000	
	% Included	100.00%	Total Cost/Study \$190,000
Summary	Replacement Year	2025	Future Cost \$199,619

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

2023- Costing increased to cover inflation and other variables around pricing.

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

GL N23270

00010 - Unit Exteriors

05000 - Roofing

844 - Hog Valleys	Useful Life 30	Remaining Life 3	
2006 Roofing Project Midcycle	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$190,000	
	% Included	100.00%	Total Cost/Study \$190,000
Summary	Replacement Year	2026	Future Cost \$204,609

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

2023- Costing increased to cover inflation and other variables around pricing.
2018- Per client, deferred by 5 years to 2026.

GL N23270

846 - Hog Valleys	Useful Life 30	Remaining Life 4	
2007 Roofing Project Midcycle	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$190,000	
	% Included	100.00%	Total Cost/Study \$190,000
Summary	Replacement Year	2027	Future Cost \$209,724

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

2023- Costing increased to cover inflation and other variables around pricing.

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

GL N23270

920 - Roofing: Inspections & Repairs	Useful Life 1	Remaining Life 0	
590 All Units Ongoing	Quantity 590	Unit of Measure	Unit
	Cost /Ut	\$85.28	
	% Included	100.00%	Total Cost/Study \$50,315
Summary	Replacement Year	2023	Future Cost \$50,315

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

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

2023- \$50,315 expended. Also, the GL was revised per client.
2022- \$30,000 is anticipated.
2021- \$76,000 was the actual expenditure in 2020. No work was completed in 2021, per client. Remaining life extended from 2021 to 2022 per client.
2020- \$45,356 was expended.
2018- \$5,000 for CM2 supervision of roofing repairs & maintenance.
2017- \$18,660 was expended.
2015- Cost is broken out into 2 parts. There is a base cost here at \$75/Unit per year to do inspections and minor repairs without writing a report for the association.
2014- \$3,619 was expended.
2011- \$8,435 was expended on roof repairs.
2010- \$11,985 was expended. GL #23120
As of 6/2009, \$7,230 had been expended from this line item.

GL N23120

00010 - Unit Exteriors

19000 - Fencing

200 - Wood	Useful Life 24	Remaining Life 1	
Phased Fence Replacements- 2024	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$313,582	
	% Included	100.00%	Total Cost/Study \$313,582
Summary	Replacement Year	2024	Future Cost \$321,422

Added in 2023, this is to recast the existing fence projections in the reserve study, into various lump sum provisions based on the three phase major renovation project. This is for ALL fence types. All fence projections from client.

2023- Added to study for a total across all phases:

2024- \$313,582
2025- \$474,131
2026- \$321,097
2027- \$160,548
Total \$1,269,358

Per client, Phase 2 of the fence project has 20,855 lf for a replacement cost of \$627,165 which is split in the above cycles along with Phase 3. This is a cost of \$30.07 per lf. Unknown which types of fencing are included in this projection.

GL N23270

206 - Wood	Useful Life 24	Remaining Life 2	
Phased Fence Replacements- 2025	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$474,131	
	% Included	100.00%	Total Cost/Study \$474,131
Summary	Replacement Year	2025	Future Cost \$498,134

Added in 2023, this is to recast the existing fence projections in the reserve study, into various lump sum provisions based on the three phase major renovation project. All fence projections from client.

GL N23270

212 - Wood	Useful Life 24	Remaining Life 3	
Phased Fence Replacements- 2026	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$321,097	
	% Included	100.00%	Total Cost/Study \$321,097
Summary	Replacement Year	2026	Future Cost \$345,786

Added in 2023, this is to recast the existing fence projections in the reserve study, into various lump sum provisions based on the three phase major renovation project. All fence projections from client.

GL N23270

218 - Wood	Useful Life 24	Remaining Life 4	
Phased Fence Replacements- 2027	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$160,548	
	% Included	100.00%	Total Cost/Study \$160,548
Summary	Replacement Year	2027	Future Cost \$177,215

Added in 2023, this is to recast the existing fence projections in the reserve study, into various lump sum provisions based on the three phase major renovation project. All fence projections from client.

GL N23270

00010 - Unit Exteriors

19000 - Fencing

300 - Wood	Useful Life 8	Remaining Life 8	Treatment [se:3]
22,881 If Patios- 2023 (33%)	Quantity 22,881	Unit of Measure	Linear Feet
	Cost /l.f. \$72.11	Qty * \$/l.f.	\$1,650,002
	% Included 33.33%	Total Cost/Study	\$550,000
Summary	Replacement Year 2031	Future Cost	\$687,014

This projection assumes minor maintenance from the operating budget and repairs from reserves as well. This is to do 1/3rd of the replacements each cycle.

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

2023- NOTE: The 2022--2027 Three Phase Major Fence Renovation Project, has combined ALL fencing into one generic fence category which means the past metrics are irrelevant to the current project. Prior to 2022, the fence components planned on replacing 1/3rd every 8 years of each type of fencing. This no longer applies and the fence categories will need a complete recast during the 2024 site visit study. 10/13/23- The remaining life is being set to full to get through the Phased project. The \$160K has been removed pending clarification. // \$160,000 projected for Phase 1 in 2023. // \$550,000 projected for "Phase 1" fencing which is this entire category. This has always been a 1/3rd share, not a complete replacement as described above. Clarification will be needed to ensure the proper expenses are in the correct line item.

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

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

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

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

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

Historical Note

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

GL N23270

00010 - Unit Exteriors

19000 - Fencing

344 - Wood	Useful Life 8	Remaining Life 8	
1,900 If Interior Patio Party Fence Was	Quantity 1,900	Unit of Measure	Linear Feet
#304 (20%)	Cost /l.f. \$175	Qty * \$/l.f.	\$332,500
	% Included 20.00%	Total Cost/Study	\$66,500
Summary	Replacement Year 2031	Future Cost	\$81,024

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

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

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

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

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

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

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

GL N23270

350 - Wood: Repair	Useful Life 1	Remaining Life 1	
On-going Repairs Per Year	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$44,000		
	% Included 100.00%	Total Cost/Study	\$44,000
Summary	Replacement Year 2024	Future Cost	\$45,100

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

2022- \$90,000 is anticipated.

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

2020- \$39,301 is anticipated.

2019- \$26,071 was expended.

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

2017- \$25,495 was expended.

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

2014- \$12,569 was expended.

2012- Updated in 2012, per conversation with Williams.

GL N23127

00010 - Unit Exteriors

21000 - Signage

400 - Unit Address Plaques	Useful Life 25	Remaining Life 11
590 Units with 2 at each	Quantity 590	Unit of Measure Unit
	Cost /Ut \$140	
	% Included 100.00%	Total Cost/Study \$82,600
Summary	Replacement Year 2034	Future Cost \$108,378

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

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

GL N23270

00020 - Main Clubhouse Areas

02000 - Concrete

400 - Pool Deck	Useful Life 5	Remaining Life 2
Main Clubhouse- Ongoing Repairs	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$2,000	
	% Included 100.00%	Total Cost/Study \$2,000
Summary	Replacement Year 2025	Future Cost \$2,101

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

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

GL

03000 - Painting: Exterior

130 - Surface Restoration	Useful Life 10	Remaining Life 7
Main Clubhouse	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$19,000	
	% Included 100.00%	Total Cost/Study \$19,000
Summary	Replacement Year 2030	Future Cost \$22,585

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

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

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

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

2014- \$10,500 was expended.

GL N23271

00020 - Main Clubhouse Areas

03000 - Painting: Exterior

400 - Wrought Iron	Useful Life 6	Remaining Life 4
258 lf Pool Perimeter Fence	Quantity 258	Unit of Measure Linear Feet
	Cost /l.f. \$11.87	
	% Included 100.00%	Total Cost/Study \$3,062
Summary	Replacement Year 2027	Future Cost \$3,380

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

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

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

GL

03500 - Painting: Interior

300 - Clubhouse	Useful Life 10	Remaining Life 4
11,806 sf Clubhouse Interior	Quantity 11,806	Unit of Measure Square Feet
	Cost /SqFt \$2.00	
	% Included 100.00%	Total Cost/Study \$23,612
Summary	Replacement Year 2027	Future Cost \$26,063

This is to paint the clubhouse interior.

2023- In discussion with client, discretionary work is being delayed post-rehab of siding & paint, or in some cases, extended a small interval pending the next study site visit.

2021- Due to COVID-19, no access.

2018- Cost increased for painting.

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

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

GL 23017

04000 - Structural Repairs

200 - Wood: Siding & Trim	Useful Life 30	Remaining Life 27
Clubhouse Siding & Trim Replace	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$75,000	
	% Included 100.00%	Total Cost/Study \$75,000
Summary	Replacement Year 2050	Future Cost \$146,085

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

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

2019- No work indicated, moved 2020.

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

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

GL

00020 - Main Clubhouse Areas

04000 - Structural Repairs

302 - Awnings	Useful Life 15	Remaining Life 6	
Clubhouse Pool Awning	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$6,173	
	% Included	100.00%	Total Cost/Study \$6,173
Summary	Replacement Year	2029	Future Cost \$7,159

This is to repair and replace the retracting awning.

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

GL N23018

900 - Door: Hardware	Useful Life 15	Remaining Life 6	
17 Clubhouse- Exit Doors & Pool Pedestrian Gates	Quantity 17	Unit of Measure	Items
	Cost /Itm	\$1,191	
	% Included	100.00%	Total Cost/Study \$20,240
Summary	Replacement Year	2029	Future Cost \$23,472

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

14- clubhouse exit doors
3- pool pedestrian gates

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

GL

912 - Doors	Useful Life 25	Remaining Life 22	
Clubhouse Restroom Hall Exterior Door	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$3,276	
	% Included	100.00%	Total Cost/Study \$3,276
Summary	Replacement Year	2045	Future Cost \$5,640

This is to repair, replace and maintain the door.

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

GL

914 - Doors	Useful Life 25	Remaining Life 15	
12 Exterior Storefront Door Sets	Quantity 12	Unit of Measure	Items
	Cost /Itm	\$3,276	
	% Included	100.00%	Total Cost/Study \$39,316
Summary	Replacement Year	2038	Future Cost \$56,941

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

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

GL 23017

00020 - Main Clubhouse Areas

04000 - Structural Repairs

918 - Doors	Useful Life 25	Remaining Life 16
17 Clubhouse- Interior Doors	Quantity 17	Unit of Measure Items
	Cost /Itm \$1,185	
	% Included 100.00%	Total Cost/Study \$20,146
Summary	Replacement Year 2039	Future Cost \$29,907

This is for replacing the following:

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

2013- Part of 2013 renovation project.

GL 23017

922 - Steel Doors	Useful Life 25	Remaining Life 12
2 Exterior Storage Room Metal Doors	Quantity 2	Unit of Measure Set
	Cost /Set \$2,965	
	% Included 100.00%	Total Cost/Study \$5,931
Summary	Replacement Year 2035	Future Cost \$7,976

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

GL

05000 - Roofing

208 - Low Slope: BUR	Useful Life 15	Remaining Life 2
6 Squares- Clubhouse- Vinyl	Quantity 6	Unit of Measure Squares
	Cost /Sqrs \$3,800	
	% Included 100.00%	Total Cost/Study \$22,800
Summary	Replacement Year 2025	Future Cost \$23,954

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

2023- Costing increased to cover inflation and other variables around pricing. Also, RL extended to 2025 to sync with other projected roofing work at the association.

2008- Placed in service.

GL N23271

460 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 15
44 Squares- Clubhouse- 44 Squares	Quantity 44	Unit of Measure Squares
	Cost /Sqrs \$1,654	
	% Included 100.00%	Total Cost/Study \$72,758
Summary	Replacement Year 2038	Future Cost \$105,376

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

2008- Placed in service.

GL 23017

00020 - Main Clubhouse Areas

05000 - Roofing

08000 - Rehab

094 - General	Useful Life 20	Remaining Life 11	
Professional Fees	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$60,000	
	% Included	100.00%	Total Cost/Study \$60,000
Summary	Replacement Year	2034	Future Cost \$78,725

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

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

Historical Note

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

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

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

2013- Part of 2013 renovation project.

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

GL 23017

100 - General	Useful Life 30	Remaining Life 2	
Clubhouse- Lounge: Skylights & Windows	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$33,241	
	% Included	100.00%	Total Cost/Study \$33,241
Summary	Replacement Year	2025	Future Cost \$34,923

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

2 ceiling skylights: \$4500

2 large metal framed paned windows: \$6000

double paned windows: \$12000

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

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

2019- \$5,667 was expended for unspecified scope of work.

2018- Deferred to 2019 by client.

2015- Remaining life shortened to 2017 so the skylights can be replaced to allow for shutters to provide for darkness during presentations during day.

2012- This item had been excluded from the study. BRG brought it back into the study in 2012.

Costs increased slightly since 2008

GL N23271

00020 - Main Clubhouse Areas

08000 - Rehab

102 - General	Useful Life 10	Remaining Life 4	
Clubhouse- Living Rm & Kitchen	Quantity 1	Unit of Measure	Lump Sum
Furnishings (50%)	Cost /LS \$63,514	Qty * \$/LS	\$63,514
	% Included 50.00%	Total Cost/Study	\$31,757
Summary	Replacement Year 2027	Future Cost	\$35,054

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

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

2023- In discussion with client, discretionary work is being delayed post-rehab of siding & paint, or in some cases, extended a small interval pending the next study site visit.

2014- \$46,561 was expended on furniture, art, accessories including the Christmas tree for the lounge and lobby.

2013- Part of 2013 renovation project

2012- This item had been excluded from the study. BRG brought it back into the study in 2012.

GL 23017

112 - General	Useful Life 10	Remaining Life 4	
Clubhouse- Card Room Misc. (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$17,807	Qty * \$/LS	\$17,807
	% Included 50.00%	Total Cost/Study	\$8,904
Summary	Replacement Year 2027	Future Cost	\$9,828

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

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

2023- In discussion with client, discretionary work is being delayed post-rehab of siding & paint, or in some cases, extended a small interval pending the next study site visit.

2014- Project was deferred from 2013.

2013- Part of 2013 renovation project.

GL 23017

00020 - Main Clubhouse Areas

08000 - Rehab

116 - General	Useful Life 25	Remaining Life 16	
Clubhouse Card Room- Counter & Cabinets	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$21,369		
	% Included 100.00%	Total Cost/Study	\$21,369
Summary	Replacement Year 2039	Future Cost	\$31,722

This is to rehab the built in cabinetries and counter.

10' built in bookcase
10' built in hutch

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

GL N23271

138 - General	Useful Life 10	Remaining Life 4	
Clubhouse- Entry Area- Furnishings- 50% (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$3,561	Qty * \$/LS	\$3,561
	% Included 50.00%	Total Cost/Study	\$1,780
Summary	Replacement Year 2027	Future Cost	\$1,965

This is for replacing the following:

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

2023- In discussion with client, discretionary work is being delayed post-rehab of siding & paint, or in some cases, extended a small interval pending the next study site visit.

2013- Part of 2013 renovation project.

GL 23017

150 - General	Useful Life 10	Remaining Life 4	
Lobby Administration Office (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$16,619	Qty * \$/LS	\$16,619
	% Included 50.00%	Total Cost/Study	\$8,309
Summary	Replacement Year 2027	Future Cost	\$9,172

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

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

2023- In discussion with client, discretionary work is being delayed post-rehab of siding & paint, or in some cases, extended a small interval pending the next study site visit.

2013- Part of 2013 renovation project.

GL 23017

00020 - Main Clubhouse Areas

08000 - Rehab

156 - General	Useful Life 10	Remaining Life 4	
Clubhouse- Manager's Office (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$8,310	Qty * \$/LS	\$8,310
	% Included 50.00%	Total Cost/Study	\$4,155
Summary	Replacement Year 2027	Future Cost	\$4,586

This is for replacing the following:

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

2023- In discussion with client, discretionary work is being delayed post-rehab of siding & paint, or in some cases, extended a small interval pending the next study site visit.

2015- Some items are original pieces but are in good condition.

2013- Part of 2013 renovation project.

GL 23017

160 - General	Useful Life 10	Remaining Life 4	
Clubhouse- Gym (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$17,807	Qty * \$/LS	\$17,807
	% Included 50.00%	Total Cost/Study	\$8,904
Summary	Replacement Year 2027	Future Cost	\$9,828

This is for general rehab of the fitness room.

- 2- ceiling fans
- 1- guest chair

2023- In discussion with client, discretionary work is being delayed post-rehab of siding & paint, or in some cases, extended a small interval pending the next study site visit.

2013- Part of 2013 renovation project.

GL 23017

180 - General	Useful Life 30	Remaining Life 21	
2 Clubhouse- 2 Restrooms	Quantity 2	Unit of Measure	Items
	Cost /Itm \$49,860		
	% Included 100.00%	Total Cost/Study	\$99,721
Summary	Replacement Year 2044	Future Cost	\$167,489

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

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

2014- \$71,800 was expended.

2013- Part of 2013 renovation project.

GL 23017

00020 - Main Clubhouse Areas

08000 - Rehab

190 - General	Useful Life 10	Remaining Life 5	
Clubhouse-Assistant Community Manager Office (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$5,935	Qty * \$/LS	\$5,935
	% Included 50.00%	Total Cost/Study	\$2,968
Summary	Replacement Year 2028	Future Cost	\$3,358

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

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

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

GL 23017

192 - General	Useful Life 10	Remaining Life 5	
Clubhouse- Audio Room (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$3,561	Qty * \$/LS	\$3,561
	% Included 50.00%	Total Cost/Study	\$1,780
Summary	Replacement Year 2028	Future Cost	\$2,014

This is for general rehab of the audio room.

2018- This has been extended as the audio systems were installed in 2018.
2013- Part of 2013 renovation project.

GL 23017

194 - General	Useful Life 25	Remaining Life 16	
Kitchen Rehab	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$54,607		
	% Included 100.00%	Total Cost/Study	\$54,607
Summary	Replacement Year 2039	Future Cost	\$81,065

This is for a general rehab of the kitchen.

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

2013- Part of 2013 renovation project.

GL 23017

00020 - Main Clubhouse Areas

08000 - Rehab

344 - General	Useful Life 20	Remaining Life 11	
2013 Contingency	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$48,081	
	% Included	100.00%	Total Cost/Study \$48,081
Summary	Replacement Year	2034	Future Cost \$63,087

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

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

GL 23017

12000 - Pool

100 - Resurface	Useful Life 12	Remaining Life 10	
116 If Clubhouse Main Pool	Quantity 116	Unit of Measure	Linear Feet
	Cost /l.f.	\$116	
	% Included	100.00%	Total Cost/Study \$13,427
Summary	Replacement Year	2033	Future Cost \$17,188

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

2021- \$21,265 overall was expended. Includes VGB upgrades, pool light, waterline tile, depth markers and stair rails. Resurfacing was in progress at the time of the site review on 2/16/2021.
2018- Cost increased slightly to reflect rising labor rates.
2017- Client advised to extend remaining life 4 years.
2015- Remaining life decreased from 2021 to 2018 per client 6/11/2015.
2008- Cost was increased to address expected cost changes related to safety. Many of those changes, done in 2008, are non-recurring and will not need to be done again.
This line item has been reduced in 2009 back down (from a 2008 unit cost of \$130lf) to just the cost of re-plastering as was done in 2009, with an Altima finish upgrade.

GL N23271

102 - Resurface	Useful Life 12	Remaining Life 8	
176 If Clubhouse Lap Pool	Quantity 176	Unit of Measure	Linear Feet
	Cost /l.f.	\$148	
	% Included	100.00%	Total Cost/Study \$26,020
Summary	Replacement Year	2031	Future Cost \$31,703

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

2019- \$23,027 total was expended, \$19,625 for the re-surface plus \$3,402 for upgraded re-finishing. Price corrected per client on 9/2/2020.
2018- Areas of staining was observed. Deferred to 2019.
2015- Remaining life decreased from 2021 to 2018 per client 6/11/2015.
2008- Cost increased to address expected cost changes related to safety. In 2009, the cost has been lowered from \$23,566 to the cost of plaster only in 2009 as much of the safety work was done and paid for in 2008 and is non-recurring work. Included a \$1,200 Altima finish upgrade.

GL N23271

00020 - Main Clubhouse Areas

12000 - Pool

200 - Edge: Tile, Coping, Mastic	Useful Life 12	Remaining Life 10
116 lf Clubhouse Main Pool	Quantity 116	Unit of Measure Linear Feet
	Cost /l.f. \$86.34	
	% Included 100.00%	Total Cost/Study \$10,015
Summary	Replacement Year 2033	Future Cost \$12,820

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

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

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

GL N23271

202 - Edge: Tile, Coping, Mastic	Useful Life 12	Remaining Life 8
176 lf Clubhouse Lap Pool	Quantity 176	Unit of Measure Linear Feet
	Cost /l.f. \$59.53	
	% Included 100.00%	Total Cost/Study \$10,477
Summary	Replacement Year 2031	Future Cost \$12,765

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

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

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

GL N23271

600 - Miscellaneous	Useful Life 30	Remaining Life 21
10,526 sf Replace Concrete Pool Deck	Quantity 10,526	Unit of Measure Square Feet
	Cost /SqFt \$24.25	
	% Included 100.00%	Total Cost/Study \$255,285
Summary	Replacement Year 2044	Future Cost \$428,772

This is to remove the concrete pool deck and replace.

\$107,164 was base cost before option.

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

2013- Part of 2013 renovation project.

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

2010- Item was downsized to a smaller project.

GL N23018

00020 - Main Clubhouse Areas

12000 - Pool

700 - Equipment: Replacement	Useful Life 5	Remaining Life 3	
Main Pool Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$8,268	Qty * \$/LS	\$8,268
	% Included 50.00%	Total Cost/Study	\$4,134
Summary	Replacement Year 2026	Future Cost	\$4,452

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

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

2023- \$660 expended for 4 filter cartridges.

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

Equipment replacements for all three systems is as follows:

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

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

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

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

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

GL N23271

701 - Equipment: Replacement	Useful Life 1	Remaining Life 0	Treatment [nr:1]
2023 Only	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$660		
	% Included 100.00%	Total Cost/Study	\$660
Summary	Replacement Year 2023	Future Cost	\$660

2023- \$660 expended for 4 filter cartridges.

GL N23271

704 - Equipment: Replacement	Useful Life 5	Remaining Life 0	
Lap Pool Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$8,580	Qty * \$/LS	\$8,580
	% Included 50.00%	Total Cost/Study	\$4,290
Summary	Replacement Year 2023	Future Cost	\$4,290

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

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

2023- \$4,290 expended for a Commercial Pentair Filter Pump for \$2,970 and 8 filter cartridges for \$1,320.

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

00020 - Main Clubhouse Areas

12000 - Pool

GL N23271

712 - Miscellaneous	Useful Life 1	Remaining Life 1	
On-going Annual Pool Mechanical Repairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$4,057	
	% Included	100.00%	Total Cost/Study \$4,057
Summary	Replacement Year	2024	Future Cost \$4,158

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

2022- \$3,000 is anticipated.
2021- Work is anticipated per client.
2019- \$3,500 was expended.
2017- \$3,820 was expended.
2009- Added as a component of the reserve study.

GL N23271

910 - Furniture: Chairs	Useful Life 10	Remaining Life 4	
28 Clubhouse	Quantity 28	Unit of Measure	Items
	Cost /Itm	\$130	
	% Included	100.00%	Total Cost/Study \$3,642
Summary	Replacement Year	2027	Future Cost \$4,020

This is to replace the pool chairs.

2023- In discussion with client, discretionary work is being delayed post-rehab of siding & paint, or in some cases, extended a small interval pending the next study site visit.
2021- Quantity increased from 16 to 28.
2009 & 2012)- BRG is recommending all of the satellite pools have their furniture removed from the study and this has been done for the first draft. Since we have been informed that all of the satellite furniture is fed from the main pool, the "old" way of listing the equipment was overstating the expense. In addition, the inventory taken during our site visits never matches what is there since it is placed as needed. Finally, the reduction in reserve components for such a relatively unimportant and inexpensive component will be well served as the association gets into other bigger projects.
2014- \$1,424 was expended to purchase 16 chairs.

GL N23271

916 - Furniture: Lounges	Useful Life 10	Remaining Life 4	
18 Clubhouse	Quantity 18	Unit of Measure	Items
	Cost /Itm	\$827	
	% Included	100.00%	Total Cost/Study \$14,882
Summary	Replacement Year	2027	Future Cost \$16,427

This is to replace the chaise lounges.

2023- In discussion with client, discretionary work is being delayed post-rehab of siding & paint, or in some cases, extended a small interval pending the next study site visit.
2014- \$2,934 was expended.

GL N23271

00020 - Main Clubhouse Areas

12000 - Pool

920 - Furniture: Tables	Useful Life 10	Remaining Life 4
6 Clubhouse	Quantity 6	Unit of Measure Items
	Cost /Itm \$590	
	% Included 100.00%	Total Cost/Study \$3,539
Summary	Replacement Year 2027	Future Cost \$3,906

This is to replace the tables in the pool area.

2023- In discussion with client, discretionary work is being delayed post-rehab of siding & paint, or in some cases, extended a small interval pending the next study site visit.
2014- \$1,252 was expended.

GL N23271

940 - Furniture: Misc	Useful Life 10	Remaining Life 4
4 Clubhouse- Umbrellas Stands	Quantity 4	Unit of Measure Items
	Cost /Itm \$182	
	% Included 100.00%	Total Cost/Study \$728
Summary	Replacement Year 2027	Future Cost \$803

This is to replace the misc. pool furniture.

2023- In discussion with client, discretionary work is being delayed post-rehab of siding & paint, or in some cases, extended a small interval pending the next study site visit.
2014- \$696 was expended to purchase 6, 2 umbrella stands may have gone to one of the other cabanas.

GL N23271

942 - Furniture: Misc	Useful Life 8	Remaining Life 4
4 Clubhouse- Umbrellas	Quantity 4	Unit of Measure Items
	Cost /Itm \$485	
	% Included 100.00%	Total Cost/Study \$1,940
Summary	Replacement Year 2027	Future Cost \$2,142

This is to replace the misc. pool furniture.

2023- In discussion with client, discretionary work is being delayed post-rehab of siding & paint, or in some cases, extended a small interval pending the next study site visit.
2022- Per client 8/11/2022, move remaining life from 2022 to 2023.
2018- Useful life reduced from 10 to 8 and remaining life decreased from 6 to 4.
2014- \$2,148 was expended to purchase 6, 2 umbrellas may have gone to one of the other cabanas.

GL N23271

00020 - Main Clubhouse Areas

12000 - Pool

990 - Miscellaneous	Useful Life 10	Remaining Life 8	
2012 Misc. Safety, Caps, Water Quality, etc.	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$21,370	
	% Included	100.00%	Total Cost/Study \$21,370
Summary	Replacement Year	2031	Future Cost \$26,037

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

Updated in 2012.

Includes the following types of items:
Several deck covers
LED Pool Light Lighting
Booster Pump Anti-Entrapment Devices

2021- Work is anticipated.

GL N23271

994 - Miscellaneous	Useful Life 12	Remaining Life 3	
Signage- Main CH	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$1,422	
	% Included	100.00%	Total Cost/Study \$1,422
Summary	Replacement Year	2026	Future Cost \$1,531

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

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

GL N23018

13000 - Spa

100 - Resurface	Useful Life 6	Remaining Life 4	
Main Clubhouse	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$6,796	
	% Included	100.00%	Total Cost/Study \$6,796
Summary	Replacement Year	2027	Future Cost \$7,502

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

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

GL N23271

00020 - Main Clubhouse Areas

13000 - Spa

120 - Tile	Useful Life 6	Remaining Life 4	
Main CH Spa	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$3,858		
	% Included 100.00%	Total Cost/Study	\$3,858
Summary	Replacement Year 2027	Future Cost	\$4,259

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

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

2014- Tile was replaced with the renovation project.

GL N23271

700 - Equipment	Useful Life 5	Remaining Life 0	
Main CH Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$15,410	Qty * \$/LS	\$15,410
	% Included 50.00%	Total Cost/Study	\$7,705
Summary	Replacement Year 2023	Future Cost	\$7,705

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

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

2023- \$7,705 expended for Jet Timer for \$595 and Water Diverter for \$875 and Pentair filter pump for \$2,970 and 4 filter cartridges.

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

2019- \$630 was expended for unspecified equipment.

2016- \$1,425 was expended for unspecified equipment.

2010- \$440 was expended for filters. GL #23122

GL N23271

780 - Heater	Useful Life 8	Remaining Life 3	
Main Clubhouse- Spa Heater	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,256		
	% Included 100.00%	Total Cost/Study	\$6,256
Summary	Replacement Year 2026	Future Cost	\$6,737

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

2018- \$5,270 was expended.

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

GL N23271

00020 - Main Clubhouse Areas

14000 - Recreation

200 - Exercise: Treadmill	Useful Life 5	Remaining Life 3	
Matrix Commercial Series	Quantity 1	Unit of Measure	Items
	Cost /Itm \$4,366		
	% Included 100.00%	Total Cost/Study	\$4,366
Summary	Replacement Year 2026	Future Cost	\$4,701

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

2023- In discussion with client, discretionary work is being delayed post-rehab of siding & paint, or in some cases, extended a small interval pending the next study site visit.
2018- \$3,676 was expended. Had been planned for 2019.
2014- \$3,450 was expended as part of the renovation project.
2013- Part of 2013 renovation project.
2008- \$13,181 was expended for a total of four pieces of exercise equipment.

GL 23017

204 - Exercise: Treadmill	Useful Life 5	Remaining Life 3	
Matrix Commercial Series	Quantity 1	Unit of Measure	Items
	Cost /Itm \$4,410		
	% Included 100.00%	Total Cost/Study	\$4,410
Summary	Replacement Year 2026	Future Cost	\$4,749

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

2023- In discussion with client, discretionary work is being delayed post-rehab of siding & paint, or in some cases, extended a small interval pending the next study site visit.
2022- Per client 8/11/2022, move remaining life from 2022 to 2023.
2014- \$3,450 was expended as part of the renovation project.
2013- Part of 2013 renovation project.
2008- \$13,181 was expended for a total of four pieces of exercise equipment.

GL 23017

212 - Exercise: Miscellaneous Equip.	Useful Life 10	Remaining Life 3	
2 Matrix Recumbent Bike	Quantity 2	Unit of Measure	Items
	Cost /Itm \$3,561		
	% Included 100.00%	Total Cost/Study	\$7,122
Summary	Replacement Year 2026	Future Cost	\$7,669

This is to replace the Matrix recumbent bike.

2023- In discussion with client, discretionary work is being delayed post-rehab of siding & paint, or in some cases, extended a small interval pending the next study site visit.
2022- Per client 8/11/2022, move remaining life from 2022 to 2023.
2016- \$2,554 was expended to purchase an additional recumbent cycle.

GL N23271

00020 - Main Clubhouse Areas

14000 - Recreation

218 - Miscellaneous	Useful Life 6	Remaining Life 3	
Matrix Elliptical Machine	Quantity 1	Unit of Measure	Items
	Cost /Itm \$7,122		
	% Included 100.00%	Total Cost/Study	\$7,122
Summary	Replacement Year 2026	Future Cost	\$7,669

This is to replace the Matrix elliptical machine.

2023- In discussion with client, discretionary work is being delayed post-rehab of siding & paint, or in some cases, extended a small interval pending the next study site visit.
2022- Per client 8/11/2022, move remaining life from 2022 to 2023.

GL N23271

222 - Exercise: Weight Machine	Useful Life 20	Remaining Life 5	
Matrix Hoist & Press H2200	Quantity 1	Unit of Measure	Items
	Cost /Itm \$7,122		
	% Included 100.00%	Total Cost/Study	\$7,122
Summary	Replacement Year 2028	Future Cost	\$8,057

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

2023- In discussion with client, discretionary work is being delayed post-rehab of siding & paint, or in some cases, extended a small interval pending the next study site visit.

GL N23271

224 - Miscellaneous	Useful Life 6	Remaining Life 3	
Stair Climber	Quantity 1	Unit of Measure	Items
	Cost /Itm \$3,561		
	% Included 100.00%	Total Cost/Study	\$3,561
Summary	Replacement Year 2026	Future Cost	\$3,835

This is to replace the Matrix stair climber.

2023- In discussion with client, discretionary work is being delayed post-rehab of siding & paint, or in some cases, extended a small interval pending the next study site visit.
2022- Per client 8/11/2022, move remaining life from 2022 to 2023.
2014- \$2,290 was expended.

GL

226 - Miscellaneous	Useful Life 6	Remaining Life 3	
Upright Cycle	Quantity 1	Unit of Measure	Items
	Cost /Itm \$2,613		
	% Included 100.00%	Total Cost/Study	\$2,613
Summary	Replacement Year 2026	Future Cost	\$2,814

This is to replace miscellaneous exercise equipment.

2023- In discussion with client, discretionary work is being delayed post-rehab of siding & paint, or in some cases, extended a small interval pending the next study site visit.
2022- Per client 8/11/2022, move remaining life from 2022 to 2023.
2014- \$1,490 was expended.

00020 - Main Clubhouse Areas

14000 - Recreation

GL

230 - Exercise: Miscellaneous Equip.	Useful Life 10	Remaining Life 3	
Weight Bench	Quantity 1	Unit of Measure	Items
	Cost /Itm \$948		
	% Included 100.00%	Total Cost/Study	\$948
Summary	Replacement Year 2026	Future Cost	\$1,021

This is to replace the weight bench.

2023- In discussion with client, discretionary work is being delayed post-rehab of siding & paint, or in some cases, extended a small interval pending the next study site visit.
2022- Per client 8/11/2022, move remaining life from 2022 to 2023.
2018- Life extended.

GL

860 - Television	Useful Life 6	Remaining Life 3	
Fitness Room- LG 42" TV	Quantity 1	Unit of Measure	Items
	Cost /Itm \$948		
	% Included 100.00%	Total Cost/Study	\$948
Summary	Replacement Year 2026	Future Cost	\$1,021

This is to replace the LG 42" television.

2023- In discussion with client, discretionary work is being delayed post-rehab of siding & paint, or in some cases, extended a small interval pending the next study site visit.
2022- Per client 8/11/2022, move remaining life from 2022 to 2023.
2016- \$650 was expended. Original television was stolen July 2016.

GL N23271

864 - Television	Useful Life 6	Remaining Life 3	
Library- LG 32" TV	Quantity 1	Unit of Measure	Items
	Cost /Itm \$717		
	% Included 100.00%	Total Cost/Study	\$717
Summary	Replacement Year 2026	Future Cost	\$772

This is to replace the 32" LG television.

2023- In discussion with client, discretionary work is being delayed post-rehab of siding & paint, or in some cases, extended a small interval pending the next study site visit.
2022- Per client 8/11/2022, move remaining life from 2022 to 2023.
2016- Per client, television is now located in library.

GL

00020 - Main Clubhouse Areas

17000 - Tennis Court

100 - Reseal	Useful Life 8	Remaining Life 6	
4 Main Clubhouse	Quantity 4	Unit of Measure	Items
	Cost /Itm \$13,229		
	% Included 100.00%	Total Cost/Study	\$52,915
Summary	Replacement Year 2029	Future Cost	\$61,365

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

2023- Per client, reduce UL to 8 years and RL to 2029.

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

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

2016- \$17,244 was expended.

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

2008- Last sealed.

Costing provided by Tennis Court Specialists

GL N23271

306 - Miscellaneous	Useful Life 16	Remaining Life 1	
Tennis Court Awning & Bench	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$2,850		
	% Included 100.00%	Total Cost/Study	\$2,850
Summary	Replacement Year 2024	Future Cost	\$2,921

This is to replace the green canvas awning and bench.

Note- the 4x4 composite bench seat is replaceable.

2018- \$3,340 was expended.

GL

500 - Resurface	Useful Life 30	Remaining Life 29	
4 Main Clubhouse	Quantity 4	Unit of Measure	Items
	Cost /Itm \$28,249		
	% Included 100.00%	Total Cost/Study	\$112,996
Summary	Replacement Year 2052	Future Cost	\$231,236

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

2023- Per client extend the UL/RL to 30/29 per recommendation of their contractor.

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

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

2019- \$921 was expended.

2015- There are moderate linear cracking.

00020 - Main Clubhouse Areas

17000 - Tennis Court

GL N23271

19000 - Fencing

130 - Chain Link: 10'	Useful Life 25	Remaining Life 7	
770 lf Main Clubhouse Tennis Courts	Quantity 770	Unit of Measure	Linear Feet
	Cost /l.f. \$48.51		
	% Included 100.00%	Total Cost/Study	\$37,349
Summary	Replacement Year 2030	Future Cost	\$44,397

This is to replace the chain link fencing.

2019- \$960 was expended.

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

GL N23271

200 - Wrought Iron	Useful Life 25	Remaining Life 16	
258 lf Main Clubhouse	Quantity 258	Unit of Measure	Linear Feet
	Cost /l.f. \$116		
	% Included 100.00%	Total Cost/Study	\$29,864
Summary	Replacement Year 2039	Future Cost	\$44,333

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

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

2013- Part of 2013 renovation project.

GL N23018

340 - Wood: 6'	Useful Life 18	Remaining Life 9	
28 lf Trash & Roof Access Enclosure	Quantity 28	Unit of Measure	Linear Feet
	Cost /l.f. \$52.92		
	% Included 100.00%	Total Cost/Study	\$1,482
Summary	Replacement Year 2032	Future Cost	\$1,850

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

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

GL

20000 - Lighting

260 - Bollard Lights	Useful Life 20	Remaining Life 10	
6 Clubhouse Front	Quantity 6	Unit of Measure	Items
	Cost /itm \$1,185		
	% Included 100.00%	Total Cost/Study	\$7,110
Summary	Replacement Year 2033	Future Cost	\$9,102

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

GL

00020 - Main Clubhouse Areas

22000 - Office Equipment

200 - Computers, Misc.	Useful Life 4	Remaining Life 1	
Clubhouse Office Laptop	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$1,102	
	% Included	100.00%	Total Cost/Study \$1,102
Summary	Replacement Year	2024	Future Cost \$1,130

This is to replace the association's laptop.

2022- Per client 8/11/2022, move remaining life from 2022 to 2023.
2021- All computers with the exception of 1 laptop are not HOA responsibility and are owned by First Service.
\$500 was expended for the laptop in 2018. Component and cost adjustment for a laptop replacement only.
Remaining life extended from 2021 to 2022 per client.
2020- Cost reduced by half due to most machines belonging to FSR.
2018- \$8,000 may be expended or \$6,958.
2015- HOA only owns 1 computer per client 6/11/2015.
2014- Project was deferred from 2013.
2013- Part of 2013 renovation project.
2009- Telephone equipment was excluded as the cost with advances in technology can be from the operating budget.

GL 23017

23000 - Mechanical Equipment

200 - HVAC	Useful Life 15	Remaining Life 1	
4 Lennox Units- Clubhouse- A/C	Quantity 4	Unit of Measure	Items
	Cost /Itm	\$15,000	
	% Included	100.00%	Total Cost/Study \$60,000
Summary	Replacement Year	2024	Future Cost \$61,500

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

2- near pool
2- wood fence enclosure

2023- Costing increased due to new refrigeration and SEER requirements.
2022- Per client 8/11/2022, move remaining life from 2022 to 2023.
2021- Inspections will be completed only. Remaining life extended from 2021 to 2022 per client.
2012- BRG met the vendor on-site and the evaluation is with vendor input.
2007- 1 remaining unit was replaced.
2006- 3 units were replaced.

GL N23271

00020 - Main Clubhouse Areas

23000 - Mechanical Equipment

210 - HVAC	Useful Life 15	Remaining Life 1	
4 Units Clubhouse- Heating	Quantity 4	Unit of Measure	Items
	Cost /Itm \$16,000		
	% Included 100.00%	Total Cost/Study	\$64,000
Summary	Replacement Year 2024	Future Cost	\$65,600

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

4- located at roof access

2023- Costing increased due to new refrigeration and SEER requirements.

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

2021- Inspections will be completed only. Remaining life extended from 2021 to 2022 per client.

2018- Cost increased for labor inflation.

2017- Client directed BRG to delete the ducting from the study.

2012- BRG met the vendor on-site and the evaluation is with vendor input.

2007- 1 remaining unit was replaced.

2006- 3 units were replaced.

GL N23271

600 - Water Heater	Useful Life 12	Remaining Life 1	
Clubhouse- State Select Water Heater	Quantity 1	Unit of Measure	Items
	Cost /Itm \$2,139		
	% Included 100.00%	Total Cost/Study	\$2,139
Summary	Replacement Year 2024	Future Cost	\$2,192

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

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

GL N23271

24000 - Furnishings

610 - Office	Useful Life 12	Remaining Life 3	
13 Office Desk/Guest Chairs	Quantity 13	Unit of Measure	Items
	Cost /Itm \$496		
	% Included 100.00%	Total Cost/Study	\$6,449
Summary	Replacement Year 2026	Future Cost	\$6,945

This is to replace office desk chairs and guest chairs.

10- office task/conference table chairs

3- office guest chairs

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

GL

00020 - Main Clubhouse Areas

24000 - Furnishings

910 - Window Coverings	Useful Life 15	Remaining Life 6	
Clubhouse	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$4,746	
	% Included	100.00%	Total Cost/Study \$4,746
Summary	Replacement Year	2029	Future Cost \$5,504

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

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

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

GL

24500 - Audio / Visual

142 - Miscellaneous	Useful Life 10	Remaining Life 5	
Clubhouse Audio/Video Upgrades	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$38,948	
	% Included	100.00%	Total Cost/Study \$38,948
Summary	Replacement Year	2028	Future Cost \$44,066

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

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

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

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

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

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

1- Shure MXW2/SM58 Handheld Wireless Mic Transmitter

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

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

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

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

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

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

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

GL 23017

00020 - Main Clubhouse Areas

24600 - Safety / Access

140 - Security System	Useful Life 10	Remaining Life 1	
Clubhouse Security System/Entry Access	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$49,136	
	% Included	100.00%	Total Cost/Study \$49,136
Summary	Replacement Year	2024	Future Cost \$50,365

This is for installing a security system and possible monitoring.

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

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

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

2014- \$37,500 was expended.

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

2010- Deferred by several years.

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

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

2007- Added as a component of the reserve study.

GL N23271

25000 - Flooring

200 - Carpeting	Useful Life 10	Remaining Life 4	
298 Sq. Yds. Clubhouse	Quantity 298	Unit of Measure	Square Yard
	Cost /SqYd	\$132	
	% Included	100.00%	Total Cost/Study \$39,422
Summary	Replacement Year	2027	Future Cost \$43,514

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

hallway- 19 sq yds

fitness room- 55 sq yds

living room- 133 sq yds

card room- 42 sq yds

managers office- 33 sq yds

lobby reception office- 16 sq yds

2023- In discussion with client, discretionary work is being delayed post-rehab of siding & paint, or in some cases, extended a small interval pending the next study site visit.

2013- Replaced as part of 2013 renovation project.

GL 23017

224 - Carpeting	Useful Life 12	Remaining Life 7	
15 Sq. Yds. Assistant Community Manager Office	Quantity 15	Unit of Measure	Square Yard
	Cost /SqYd	\$132	
	% Included	100.00%	Total Cost/Study \$1,984
Summary	Replacement Year	2030	Future Cost \$2,359

This is to replace the carpeting.

2021- Room has been changed to the assistant community manager office. The flooring previously was VCT vinyl flooring. Unknown year this was renovated. 2018 Approximate.

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

2015- The flooring was in poor condition.

00020 - Main Clubhouse Areas

25000 - Flooring

GL

400 - Tile	Useful Life 20	Remaining Life 11
295 sf Kitchen	Quantity 295	Unit of Measure Square Feet
	Cost /SqFt \$13.23	
	% Included 100.00%	Total Cost/Study \$3,902
Summary	Replacement Year 2034	Future Cost \$5,120

This is to replace the tile flooring.

2013- Replaced as part of 2013 renovation project.

GL

600 - Vinyl	Useful Life 12	Remaining Life 4
19 Sq. Yds. Clubhouse Restrooms	Quantity 19	Unit of Measure Square Yard
	Cost /SqYd \$55.12	
	% Included 100.00%	Total Cost/Study \$1,047
Summary	Replacement Year 2027	Future Cost \$1,156

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

2023- In discussion with client, discretionary work is being delayed post-rehab of siding & paint, or in some cases, extended a small interval pending the next study site visit.

2013- Installed as part of the clubhouse renovation.

GL

608 - Vinyl	Useful Life 20	Remaining Life 11
53 Sq. Yds. Lobby	Quantity 53	Unit of Measure Square Yard
	Cost /SqYd \$44.10	
	% Included 100.00%	Total Cost/Study \$2,337
Summary	Replacement Year 2034	Future Cost \$3,066

This is to replace the vinyl composite flooring.

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

2013- Replaced as part of 2013 renovation project.

GL

612 - Vinyl	Useful Life 20	Remaining Life 11
6 Sq. Yds. Audio/Video Room	Quantity 6	Unit of Measure Square Yard
	Cost /SqYd \$132	
	% Included 100.00%	Total Cost/Study \$794
Summary	Replacement Year 2034	Future Cost \$1,041

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

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

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

GL

00020 - Main Clubhouse Areas

26000 - Outdoor Equipment

900 - Miscellaneous	Useful Life 10	Remaining Life 3	
Outdoor Ping Pong Table	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$827	
	% Included	100.00%	Total Cost/Study \$827
Summary	Replacement Year	2026	Future Cost \$890

This is to replace the outdoor ping pong table.

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

GL

27000 - Appliances

144 - Drinking Fountain	Useful Life 15	Remaining Life 6	
2 Drinking Fountains	Quantity 2	Unit of Measure	Items
	Cost /Itm	\$3,087	
	% Included	100.00%	Total Cost/Study \$6,173
Summary	Replacement Year	2029	Future Cost \$7,159

This is for replacing the dual Elkay drinking fountains.

2018- Increased qty from 1 to 2.

2013- Part of 2013 renovation project.

GL 23017

200 - Refrigerator	Useful Life 10	Remaining Life 4	
Clubhouse- GE Profile	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$2,370	
	% Included	100.00%	Total Cost/Study \$2,370
Summary	Replacement Year	2027	Future Cost \$2,616

This is to replace the refrigerator.

2023- In discussion with client, discretionary work is being delayed post-rehab of siding & paint, or in some cases, extended a small interval pending the next study site visit.

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

2013- Part of 2013 renovation project.

GL 23017

204 - Refrigerator	Useful Life 15	Remaining Life 6	
Clubhouse- Frigidaire Caterer's Refrigerator	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$2,965	
	% Included	100.00%	Total Cost/Study \$2,965
Summary	Replacement Year	2029	Future Cost \$3,439

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

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

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

GL 23017

00020 - Main Clubhouse Areas

27000 - Appliances

220 - Stove/Oven	Useful Life 20	Remaining Life 11	
Clubhouse- Whirlpool Stove & Oven	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,659		
	% Included 100.00%	Total Cost/Study	\$1,659
Summary	Replacement Year 2034	Future Cost	\$2,177

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

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

2013- Part of 2013 renovation project.

GL 23017

240 - Dishwasher	Useful Life 10	Remaining Life 4	
Clubhouse- Whirlpool Dishwasher	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,422		
	% Included 100.00%	Total Cost/Study	\$1,422
Summary	Replacement Year 2027	Future Cost	\$1,570

This is to replace the Whirlpool automatic dishwasher.

2023- In discussion with client, discretionary work is being delayed post-rehab of siding & paint, or in some cases, extended a small interval pending the next study site visit.

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

2013- Part of 2013 renovation project

GL 23017

740 - Microwave Oven	Useful Life 10	Remaining Life 4	
Clubhouse	Quantity 1	Unit of Measure	Items
	Cost /Itm \$948		
	% Included 100.00%	Total Cost/Study	\$948
Summary	Replacement Year 2027	Future Cost	\$1,046

This is to replace the Whirlpool microwave oven.

2023- In discussion with client, discretionary work is being delayed post-rehab of siding & paint, or in some cases, extended a small interval pending the next study site visit.

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

2013- Part of 2013 renovation project.

GL 23017

950 - Ice Machine	Useful Life 10	Remaining Life 4	
Clubhouse- Scotman	Quantity 1	Unit of Measure	Items
	Cost /Itm \$6,000		
	% Included 100.00%	Total Cost/Study	\$6,000
Summary	Replacement Year 2027	Future Cost	\$6,623

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

2023- In discussion with client, discretionary work is being delayed post-rehab of siding & paint, or in some cases, extended a small interval pending the next study site visit.

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

GL N23271

00020 - Main Clubhouse Areas

27000 - Appliances

998 - Miscellaneous	Useful Life 10	Remaining Life 4	
Kitchen Aid Warming Oven	Quantity 1	Unit of Measure	Items
	Cost /Itm \$1,069		
	% Included 100.00%	Total Cost/Study	\$1,069
Summary	Replacement Year 2027	Future Cost	\$1,180

This is to replace the Kitchen Aid warming oven.

2023- In discussion with client, discretionary work is being delayed post-rehab of siding & paint, or in some cases, extended a small interval pending the next study site visit.

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

GL

00030 - Dunbarton Clubhouse Areas

02000 - Concrete

404 - Pool Deck	Useful Life 5	Remaining Life 2	
Clubhouse Pool- Ongoing Repairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$1,543		
	% Included 100.00%	Total Cost/Study	\$1,543
Summary	Replacement Year 2025	Future Cost	\$1,621

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

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

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

GL

03000 - Painting: Exterior

136 - Surface Restoration	Useful Life 6	Remaining Life 4	
Clubhouse & Pool Fence	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$3,561		
	% Included 100.00%	Total Cost/Study	\$3,561
Summary	Replacement Year 2027	Future Cost	\$3,930

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

2021- Work is anticipated per client.

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

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

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

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

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

GL N23272

00030 - Dunbarton Clubhouse Areas

03500 - Painting: Interior

900 - Miscellaneous	Useful Life 4	Remaining Life 2	
Clubhouse- Dunbarton All Rooms (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$8,637	Qty * \$/LS	\$8,637
	% Included 50.00%	Total Cost/Study	\$4,319
Summary	Replacement Year 2025	Future Cost	\$4,537

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

2022- Per client 8/11/2022, move remaining life from 2022 to 2023.
2021- Remaining life extended from 2021 to 2022 per client.
2019- No work indicated, moved from 2019 to 2020.
2018- Deferred to 2019
2011- \$3,378 was expended to paint all areas except the bathrooms and small bathroom corridor.

GL N23272

04000 - Structural Repairs

908 - Door: Hardware	Useful Life 18	Remaining Life 8	
2 Pool Gates & Clubhouse	Quantity 2	Unit of Measure	Items
	Cost /Itm \$1,185		
	% Included 100.00%	Total Cost/Study	\$2,370
Summary	Replacement Year 2031	Future Cost	\$2,888

This is to replace the emergency egress panic hardware.

GL

05000 - Roofing

464 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 15	
20 Squares- Clubhouse	Quantity 20	Unit of Measure	Squares
	Cost /Sqrs \$1,422		
	% Included 100.00%	Total Cost/Study	\$28,442
Summary	Replacement Year 2038	Future Cost	\$41,192

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

GL N23272

08000 - Rehab

200 - Restrooms	Useful Life 20	Remaining Life 4	
2 Clubhouse- 2 Restrooms	Quantity 2	Unit of Measure	Lump Sum
	Cost /LS \$2,965		
	% Included 100.00%	Total Cost/Study	\$5,931
Summary	Replacement Year 2027	Future Cost	\$6,547

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

2023- In discussion with client, discretionary work is being delayed post-rehab of siding & paint, or in some cases, extended a small interval pending the next study site visit.
2015- Remaining life extended from 2019 to 2025.
2012- Since substantial work was done on the interior of this clubhouse in 2011, BRG is setting the remaining life to coincide with the next painting, pending direction from the association.
2010- Deferred from 2010 to 2011 and \$500 added for consultant. See next item.

GL N23272

00030 - Dunbarton Clubhouse Areas

08000 - Rehab

220 - General	Useful Life 20	Remaining Life 8	
Clubhouse Interior	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$7,717		
	% Included 100.00%	Total Cost/Study	\$7,717
Summary	Replacement Year 2031	Future Cost	\$9,402

This is for a general renovation of the clubhouse lounge.

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

2011- \$36,920 was expended for the lounge & kitchen.

GL N23272

222 - General	Useful Life 20	Remaining Life 8	
Cabana- Lighting Project	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$4,746		
	% Included 100.00%	Total Cost/Study	\$4,746
Summary	Replacement Year 2031	Future Cost	\$5,782

This is to replace the lighting.

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

GL N23272

224 - General	Useful Life 20	Remaining Life 8	
Clubhouse- Kitchen	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$11,873		
	% Included 100.00%	Total Cost/Study	\$11,873
Summary	Replacement Year 2031	Future Cost	\$14,466

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

2012- Rehab was completed with the exception of cabinets.

GL N23272

12000 - Pool

104 - Resurface	Useful Life 12	Remaining Life 0	
148 lf Dunbarton Pool	Quantity 148	Unit of Measure	Linear Feet
	Cost /l.f. \$299		
	% Included 100.00%	Total Cost/Study	\$44,212
Summary	Replacement Year 2023	Future Cost	\$44,212

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

2023- \$44,212 expended for this work which was double the amount projected.

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

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

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

00030 - Dunbarton Clubhouse Areas

12000 - Pool

GL N23272

204 - Edge: Tile, Coping, Mastic	Useful Life 12	Remaining Life 5
104 lf Dunbarton Pool	Quantity 104	Unit of Measure Linear Feet
	Cost /l.f. \$86.34	
	% Included 100.00%	Total Cost/Study \$8,979
Summary	Replacement Year 2028	Future Cost \$10,159

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

2023- Per client, extend remaining life from 2024 to 2028.

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

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

GL N23272

604 - Deck: Re-Surface	Useful Life 30	Remaining Life 21
3,384 sf Clubhouse Pool Area	Quantity 3,384	Unit of Measure Square Feet
	Cost /SqFt \$25.36	
	% Included 100.00%	Total Cost/Study \$85,802
Summary	Replacement Year 2044	Future Cost \$144,111

This is to replace the pool concrete.

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

GL N22852

704 - Equipment: Replacement	Useful Life 5	Remaining Life 3
Dunbarton Pool Equipment (50%)	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$8,268	Qty * \$/LS \$8,268
	% Included 50.00%	Total Cost/Study \$4,134
Summary	Replacement Year 2026	Future Cost \$4,452

This is to replace the equipment on a percentage basis.

1- Pentair CC520 P cartridge filter

1- Pentair variable speed pump

1- chlorinator

2023- \$660 expended for 4 filter cartridges.

2021- Work is anticipated per client. All equipment were consolidated into one component.

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

GL N23272

705 - Equipment: Replacement	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Dunbarton Pool Equipment- 2023 Only	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$660		
	% Included 100.00%	Total Cost/Study \$660	
Summary	Replacement Year 2023	Future Cost \$660	

2023- \$660 expended for 4 filter cartridges.

00030 - Dunbarton Clubhouse Areas

12000 - Pool

GL N23272

730 - Heater	Useful Life 8	Remaining Life 3	
Pool Heater	Quantity 1	Unit of Measure	Items
	Cost /Itm	\$7,500	
	% Included	100.00%	Total Cost/Study \$7,500
Summary	Replacement Year	2026	Future Cost \$8,077

This is to replace the Raypak pool heater.

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

GL N23272

960 - Furniture: Misc	Useful Life 10	Remaining Life 4	
Lounges, Tables & Chairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$3,600	
	% Included	100.00%	Total Cost/Study \$3,600
Summary	Replacement Year	2027	Future Cost \$3,974

This is to replace miscellaneous pool furniture.

10- lounge chairs
16- chairs
4- tables
4- umbrellas- Replaced in 2023.

2023- \$400 expended for 4 umbrellas & bases.

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

GL

961 - Furniture: Misc	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Lounges, Tables & Chairs- 2023 Only	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$400	
	% Included	100.00%	Total Cost/Study \$400
Summary	Replacement Year	2023	Future Cost \$400

2023- \$400 expended for 4 umbrellas & bases.

GL

995 - Miscellaneous	Useful Life 12	Remaining Life 3	
Signage	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$1,659	
	% Included	100.00%	Total Cost/Study \$1,659
Summary	Replacement Year	2026	Future Cost \$1,787

This is for replacement of required pool signage.

2013- Completed as part of 2013 renovation project.

00030 - Dunbarton Clubhouse Areas

12000 - Pool

GL N22852

13000 - Spa

102 - Resurface	Useful Life 6	Remaining Life 2	
Dunbarton Spa	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$6,796	
	% Included	100.00%	Total Cost/Study \$6,796
Summary	Replacement Year	2025	Future Cost \$7,140

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

2020- \$9,925 was expended in 2019 to re-surface, and re-do tile, no cost breakdown available, Geremia Pools.
2015- The spa appears recently resurfaced. A client provided cost and year of expenditure will further define this component.
2009- Altima plaster upgrade completed.

GL N23272

120 - Tile	Useful Life 6	Remaining Life 2	
Dunbarton Spa	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$3,858	
	% Included	100.00%	Total Cost/Study \$3,858
Summary	Replacement Year	2025	Future Cost \$4,054

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

2021- Per client, this component is to be on the same cycle as the spa resurface.
2020- \$9,925 was expended in 2019 to re-surface, and re-do tile, no cost breakdown available, Geremia Pools.
2018- BRG # changed from 121 to 120.
2015- The waterline tile and mastic appears newer. A client provided cost and year of expenditure will further define this component.

GL N23272

704 - Equipment	Useful Life 5	Remaining Life 0	
Dunbarton Spa Equipment (50%)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$9,830	Qty * \$/LS \$9,830
	% Included	50.00%	Total Cost/Study \$4,915
Summary	Replacement Year	2023	Future Cost \$4,915

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

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

2023- \$4,915 expended for 4 filter cartridges \$620/Commercial Pentair filter pump \$2800/Pentair Light \$1495.

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

GL N23272

00030 - Dunbarton Clubhouse Areas

13000 - Spa

782 - Heater	Useful Life 8	Remaining Life 3
Clubhouse Attached Equipment Rm	Quantity 1	Unit of Measure Items
	Cost /Itm \$8,000	
	% Included 100.00%	Total Cost/Study \$8,000
Summary	Replacement Year 2026	Future Cost \$8,615

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

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

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

GL N23272

19000 - Fencing

202 - Wrought Iron	Useful Life 25	Remaining Life 16
146 lf Pool Perimeter	Quantity 146	Unit of Measure Linear Feet
	Cost /l.f. \$116	
	% Included 100.00%	Total Cost/Study \$16,900
Summary	Replacement Year 2039	Future Cost \$25,088

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

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

2013- Part of 2013 renovation project.

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

GL N22852

23000 - Mechanical Equipment

300 - HVAC	Useful Life 15	Remaining Life 1
Trane Central Furnace- Dunbarton	Quantity 1	Unit of Measure Items
	Cost /Itm \$15,000	
	% Included 100.00%	Total Cost/Study \$15,000
Summary	Replacement Year 2024	Future Cost \$15,375

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

American Standard air handler

American Standard condenser

2019- \$165 was expended.

2008- System was installed.

GL N23272

00030 - Dunbarton Clubhouse Areas

23000 - Mechanical Equipment

604 - Water Heater	Useful Life 12	Remaining Life 1	
Dunbarton CH Kitchen Closet	Quantity 1	Unit of Measure	Items
	Cost /Itm \$2,200		
	% Included 100.00%	Total Cost/Study	\$2,200
Summary	Replacement Year 2024	Future Cost	\$2,255

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

2022- Per client 8/11/2022, move remaining life from 2022 to 2023.
2021- Inspection only is anticipated. Remaining life extended from 2021 to 2022 per client.
2012- According to the association in 2012, this was replaced approximately 2008.

GL N23272

24000 - Furnishings

400 - Miscellaneous	Useful Life 10	Remaining Life 4	
Clubhouse	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$6,000		
	% Included 100.00%	Total Cost/Study	\$6,000
Summary	Replacement Year 2027	Future Cost	\$6,623

This is to replace the furnishings.

2- wicker sofas
4- tables
16 chairs

2023- In discussion with client, discretionary work is being delayed post-rehab of siding & paint, or in some cases, extended a small interval pending the next study site visit.
2022- Per client 8/11/2022, move remaining life from 2022 to 2023.

GL

24600 - Safety / Access

520 - Card Readers	Useful Life 10	Remaining Life 6	
4 Gates & Clubhouse	Quantity 4	Unit of Measure	Items
	Cost /Itm \$3,390		
	% Included 100.00%	Total Cost/Study	\$13,560
Summary	Replacement Year 2029	Future Cost	\$15,725

This is to replace the card reader devices.

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

GL

00030 - Dunbarton Clubhouse Areas

25000 - Flooring

220 - Carpeting	Useful Life 10	Remaining Life 4
60 Sq. Yds. Clubhouse	Quantity 60	Unit of Measure Square Yard
	Cost /SqYd \$46.30	
	% Included 100.00%	Total Cost/Study \$2,778
Summary	Replacement Year 2027	Future Cost \$3,066

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

2023- In discussion with client, discretionary work is being delayed post-rehab of siding & paint, or in some cases, extended a small interval pending the next study site visit.
2022- Per client 8/11/2022, move remaining life from 2022 to 2023.
2021- Remaining life extended from 2021 to 2022 per client.
2015- Light staining was observed.
2011- \$1,300 was expended to complete.

GL N23272

27000 - Appliances

202 - Refrigerator	Useful Life 10	Remaining Life 4
Clubhouse	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,422	
	% Included 100.00%	Total Cost/Study \$1,422
Summary	Replacement Year 2027	Future Cost \$1,570

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

2023- In discussion with client, discretionary work is being delayed post-rehab of siding & paint, or in some cases, extended a small interval pending the next study site visit.
2014- This item was replaced using clubhouse rehab funds.

GL N23272

224 - Stove/Oven	Useful Life 20	Remaining Life 8
Clubhouse- GE Electric Profile Model	Quantity 1	Unit of Measure Items
	Cost /Itm \$3,561	
	% Included 100.00%	Total Cost/Study \$3,561
Summary	Replacement Year 2031	Future Cost \$4,338

This is to replace the 4 burner stove.

2011- Installed.

GL N23272

00030 - Dunbarton Clubhouse Areas

27000 - Appliances

244 - Dishwasher	Useful Life 10	Remaining Life 4
Clubhouse	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,422	
	% Included 100.00%	Total Cost/Study \$1,422
Summary	Replacement Year 2027	Future Cost \$1,570

This is to replace the GE automatic dishwasher.

2023- In discussion with client, discretionary work is being delayed post-rehab of siding & paint, or in some cases, extended a small interval pending the next study site visit.
2022- Per client 8/11/2022, move remaining life from 2022 to 2023.
2021- Remaining life extended from 2021 to 2022 per client.
2011- Installed.

GL N23272

742 - Microwave Oven	Useful Life 15	Remaining Life 4
Clubhouse	Quantity 1	Unit of Measure Items
	Cost /Itm \$1,200	
	% Included 100.00%	Total Cost/Study \$1,200
Summary	Replacement Year 2027	Future Cost \$1,325

This is to replace the countertop Sharp microwave oven.

2023- In discussion with client, discretionary work is being delayed post-rehab of siding & paint, or in some cases, extended a small interval pending the next study site visit.
2012- The trash compacter was not replaced and was removed from the study.
2011- Placed in service.

GL N23272

00040 - Elmhurst Cabana Areas

02000 - Concrete

408 - Pool Deck	Useful Life 5	Remaining Life 2
Cabana- Ongoing Repairs	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$1,543	
	% Included 100.00%	Total Cost/Study \$1,543
Summary	Replacement Year 2025	Future Cost \$1,621

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

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

GL

00040 - Elmhurst Cabana Areas

03000 - Painting: Exterior

138 - Surface Restoration	Useful Life 6	Remaining Life 4	
Cabana & Pool Fence	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$3,087	
	% Included	100.00%	Total Cost/Study \$3,087
Summary	Replacement Year	2027	Future Cost \$3,407

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

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

GL N23273

03500 - Painting: Interior

920 - Miscellaneous	Useful Life 10	Remaining Life 4	
All Rooms	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$5,457	
	% Included	100.00%	Total Cost/Study \$5,457
Summary	Replacement Year	2027	Future Cost \$6,023

This is to prepare and paint the interior.

2023- In discussion with client, discretionary work is being delayed post-rehab of siding & paint, or in some cases, extended a small interval pending the next study site visit.

GL N23273

05000 - Roofing

462 - Pitched: Dimensional Composition	Useful Life 30	Remaining Life 15	
11 Squares- Elmhurst Cabana	Quantity 11	Unit of Measure	Squares
	Cost /Sqrs	\$1,422	
	% Included	100.00%	Total Cost/Study \$15,643
Summary	Replacement Year	2038	Future Cost \$22,656

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

GL N23273

00040 - Elmhurst Cabana Areas

08000 - Rehab

230 - General	Useful Life 20	Remaining Life 4	
2 Restrooms	Quantity 2	Unit of Measure	Items
	Cost /Itm \$26,116		
	% Included 100.00%	Total Cost/Study	\$52,232
Summary	Replacement Year 2027	Future Cost	\$57,654

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

2023- In discussion with client, discretionary work is being delayed post-rehab of siding & paint, or in some cases, extended a small interval pending the next study site visit.
2022- Per client 8/11/2022, move remaining life from 2022 to 2023.
2021- Remaining life extended from 2021 to 2022 per client.
2012- Moved to mid life.
2010- Deferred in 2009 by one year.

GL N23273

234 - General	Useful Life 20	Remaining Life 16	
Elmhurst- Gardeners Rstrm & Entry	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$8,571		
	% Included 100.00%	Total Cost/Study	\$8,571
Summary	Replacement Year 2039	Future Cost	\$12,724

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

2019- \$7,400 was expended.
2018- Deferred to 2019.
2012- Remaining life kept consistent with past studies, pending direction.
Deferred in 2009 by one year. October 2009, deferred to 2016.

GL N23273

12000 - Pool

106 - Resurface	Useful Life 12	Remaining Life 10	
159 lf Elmhurst Pool	Quantity 159	Unit of Measure	Linear Feet
	Cost /l.f. \$116		
	% Included 100.00%	Total Cost/Study	\$18,405
Summary	Replacement Year 2033	Future Cost	\$23,559

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

2021- \$21,760 overall was expended for resurface. Includes VGB upgrades, pool lights, waterline tile, depth markers and stair rails. Resurfacing was in progress at the time of the site review on 2/16/2021.
2017- Client advised to extend remaining life 3 years.
Done 2005.

GL N23273

00040 - Elmhurst Cabana Areas

12000 - Pool

206 - Edge: Tile, Coping, Mastic	Useful Life 12	Remaining Life 10
159 lf Elmhurst Pool	Quantity 159	Unit of Measure Linear Feet
	Cost /l.f. \$35.12	
	% Included 100.00%	Total Cost/Study \$5,584
Summary	Replacement Year 2033	Future Cost \$7,148

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

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

GL N23273

608 - Deck: Re-Surface	Useful Life 30	Remaining Life 21
2,900 sf Elmhurst Pool Area	Quantity 2,900	Unit of Measure Square Feet
	Cost /SqFt \$25.36	
	% Included 100.00%	Total Cost/Study \$73,530
Summary	Replacement Year 2044	Future Cost \$123,500

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

2014- \$55,999 was expended.
2013- Part of 2013 renovation project.

GL N23020

712 - Equipment: Replacement	Useful Life 5	Remaining Life 3
Elmhurst Pool Equipment (50%)	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$8,268	Qty * \$/LS \$8,268
	% Included 50.00%	Total Cost/Study \$4,134
Summary	Replacement Year 2026	Future Cost \$4,452

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

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

2023- \$660 expended for 4 filter cartridges.
2021- Work is anticipated per client. All equipment were consolidated into one component.
2020- \$520 was expended to replace vandalized pressure gauges.
2016- \$1,625 was expended.
7/7/11- Deferred by 2 years from 2012 to 2014 due to work done in 2011 which included an expense of \$485.
2010- Deferred from 2010 to 2012.

GL N23273

00040 - Elmhurst Cabana Areas

12000 - Pool

713 - Equipment: Replacement	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Elmhurst Pool Equipment- 2023 Only	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$660	
	% Included	100.00%	Total Cost/Study \$660
Summary	Replacement Year	2023	Future Cost \$660
2023- \$660 expended for 4 filter cartridges.			
GL N23273			

960 - Furniture: Misc	Useful Life 10	Remaining Life 4	
Lounges, Tables & Chairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$6,675	
	% Included	100.00%	Total Cost/Study \$6,675
Summary	Replacement Year	2027	Future Cost \$7,368

This is to replace miscellaneous pool furniture.

13- lounge chairs
16- chairs
4- tables

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

GL

996 - Miscellaneous	Useful Life 12	Remaining Life 4	
Signage- Elmhurst	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$1,372	
	% Included	100.00%	Total Cost/Study \$1,372
Summary	Replacement Year	2027	Future Cost \$1,515

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

2023- In discussion with client, discretionary work is being delayed post-rehab of siding & paint, or in some cases, extended a small interval pending the next study site visit.

GL N23273

17000 - Tennis Court

106 - Reseal	Useful Life 7	Remaining Life 3	
2 Elmhurst	Quantity 2	Unit of Measure	Items
	Cost /Itm	\$10,000	
	% Included	100.00%	Total Cost/Study \$20,000
Summary	Replacement Year	2026	Future Cost \$21,538

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

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

GL N23273

00040 - Elmhurst Cabana Areas

17000 - Tennis Court

310 - Miscellaneous	Useful Life 16	Remaining Life 3	
3 Tennis Court Awning & Benches	Quantity 3	Unit of Measure	Items
	Cost /Itm \$1,500		
	% Included 100.00%	Total Cost/Study	\$4,500
Summary	Replacement Year 2026	Future Cost	\$4,846

This is to replace the green canvas awning and benches.

2- benches
1- awning w/structure

2017- Remaining life reduced one year to sync with sealing.
2012- Remaining life reset to mid life pending direction from client. This area looks in good general condition. The 2008 study indicated this was done but appears it was not. According to management, once these tennis courts are resurfaced in 2009, this project may have a higher priority.
2010- Deferred from 2010 to 2011.
2009- Awning is showing signs of stress but is in fair condition.

GL

504 - Resurface	Useful Life 21	Remaining Life 17	
2 Elmhurst	Quantity 2	Unit of Measure	Items
	Cost /Itm \$28,492		
	% Included 100.00%	Total Cost/Study	\$56,983
Summary	Replacement Year 2040	Future Cost	\$86,706

This is to resurface the tennis courts utilizing an overlay.

2021- Remaining life extended per client to 2040.
2017- Remaining life extended for 2 cycles after 2016 sealing.
2015- The 2024 remaining life may extend as no major cracking or failure was observed.
2012- Life extended as the courts look in good condition.

GL N23273

19000 - Fencing

134 - Chain Link: 10'	Useful Life 25	Remaining Life 6	
476 lf Elmhurst Tennis Courts	Quantity 476	Unit of Measure	Linear Feet
	Cost /l.f. \$48.51		
	% Included 100.00%	Total Cost/Study	\$23,089
Summary	Replacement Year 2029	Future Cost	\$26,776

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

2017- Client advised to extend remaining life 10 years.

GL N23273

00040 - Elmhurst Cabana Areas

19000 - Fencing

204 - Wrought Iron	Useful Life 25	Remaining Life 16
260 lf Elmhurst Pool	Quantity 260	Unit of Measure Linear Feet
	Cost /l.f. \$116	
	% Included 100.00%	Total Cost/Study \$30,096
Summary	Replacement Year 2039	Future Cost \$44,677

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

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

2013- Part of 2013 renovation project.

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

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

GL N23020

23000 - Mechanical Equipment

606 - Water Heater	Useful Life 12	Remaining Life 2
Elmhurst CH- 50 US Gallon	Quantity 1	Unit of Measure Items
	Cost /Itm \$2,139	
	% Included 100.00%	Total Cost/Study \$2,139
Summary	Replacement Year 2025	Future Cost \$2,247

This is to replace the water heater.

2014- Project was deferred from 2013.

2013- Part of 2013 renovation project.

2010- Deferred by 1 year.

2009- Deferred to 2011. Minor Comp. # Change in 2009. Was #601.

2008- Deferred by board from 2009 to 2010.

GL N23019

24600 - Safety / Access

524 - Card Readers	Useful Life 10	Remaining Life 6
2 Gates & Clubhouse	Quantity 2	Unit of Measure Items
	Cost /Itm \$4,181	
	% Included 100.00%	Total Cost/Study \$8,362
Summary	Replacement Year 2029	Future Cost \$9,697

This is to replace the card reader devices.

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

GL

00045 - Commons Tennis Ct Area

17000 - Tennis Court

104 - Reseal	Useful Life 8	Remaining Life 1	
2 Commons	Quantity 2	Unit of Measure	Items
	Cost /Itm \$10,000		
	% Included 100.00%	Total Cost/Study	\$20,000
Summary	Replacement Year 2024	Future Cost	\$20,500

This is to reseal and restripe the tennis courts.

2023- Per client extend UL to 8 years and keep replacement in 2024.
2015- Moderate court cracking was observed.
2016- \$9,684 was expended.
2012- Extended life to 2016. Minor chipping noted at north end.
2008- Courts were sealed.

GL N23274

308 - Miscellaneous	Useful Life 16	Remaining Life 1	
Tennis Court Awning & Bench	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$2,850		
	% Included 100.00%	Total Cost/Study	\$2,850
Summary	Replacement Year 2024	Future Cost	\$2,921

This is to replace the green canvas awning and bench.

Note- the 4x4 composite bench seat is replaceable

2008- This was installed by Fred Wilton.

GL N23274

502 - Resurface	Useful Life 21	Remaining Life 4	
2 Commons	Quantity 2	Unit of Measure	Items
	Cost /Itm \$28,492		
	% Included 100.00%	Total Cost/Study	\$56,983
Summary	Replacement Year 2027	Future Cost	\$62,899

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

2023- Extended from 2024 to 2027, pending clarification with client. Client did direct to move out, from 2024.

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

GL N23274

00045 - Commons Tennis Ct Area

19000 - Fencing

132 - Chain Link: 10'	Useful Life 25	Remaining Life 10
470 lf Commons Tennis Courts	Quantity 470	Unit of Measure Linear Feet
	Cost /l.f. \$48.51	
	% Included 100.00%	Total Cost/Study \$22,798
Summary	Replacement Year 2033	Future Cost \$29,183

This is to replace the chain link fencing.

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

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

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

GL N23273

00050 - Grounds

01000 - Paving

100 - Asphalt: Sealing	Useful Life 5	Remaining Life 4
70,541 sf Zone 1 / W/ CH D.Way, Pkng- 2- Coats	Quantity 70,541	Unit of Measure Square Feet
	Cost /SqFt \$0.225	
	% Included 100.00%	Total Cost/Study \$15,846
Summary	Replacement Year 2027	Future Cost \$17,491

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

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

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

2016- \$5,643 was expended.

2011- Double seal was applied.

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

Historical Note

The association in the past (prior to 2003) has had the project divided into 3 main sealing phases. Starting with reserve studies in 2003 & 2006, a five phase schedule was recommended by BRG in consultation with Blackrock Paving. Since virtually no asphalt sealing has taken place since before 2003, the number of phases is not as important now as the need to start sealing the asphalt as soon as the structural work needed is done as discussed later. Browning Reserve Group (BRG) did an evaluation of the asphaltic surfaces with Blackrock Paving in June 2009. In May 2012, JB Bostick, the current contractor of the association was consulted and their recommendations make up the bulk of the recommendations for the asphalt components.

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

GL N23275

00050 - Grounds

01000 - Paving

114 - Asphalt: Sealing	Useful Life 5	Remaining Life 4
60,092 sf Zone 2- 2 Coats	Quantity 60,092	Unit of Measure Square Feet
	Cost /SqFt \$0.225	
	% Included 100.00%	Total Cost/Study \$13,499
Summary	Replacement Year 2027	Future Cost \$14,900

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

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

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

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

GL N23275

124 - Asphalt: Sealing	Useful Life 5	Remaining Life 4
113,674 sf Zone 3, 4- 2 Coats	Quantity 113,674	Unit of Measure Square Feet
	Cost /SqFt \$0.225	
	% Included 100.00%	Total Cost/Study \$25,535
Summary	Replacement Year 2027	Future Cost \$28,186

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

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

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

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

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

GL N23275

142 - Asphalt: Sealing	Useful Life 5	Remaining Life 4
109,237 sf Zone 5, 6- 2 Coats	Quantity 109,237	Unit of Measure Square Feet
	Cost /SqFt \$0.225	
	% Included 100.00%	Total Cost/Study \$24,538
Summary	Replacement Year 2027	Future Cost \$27,085

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

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

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

GL N23275

00050 - Grounds

01000 - Paving

152 - Asphalt: Sealing	Useful Life 5	Remaining Life 6	
32,877 sf Zone 7- 2 Coats	Quantity 32,877	Unit of Measure	Square Feet
	Cost /SqFt \$0.225		
	% Included 100.00%	Total Cost/Study	\$7,385
Summary	Replacement Year 2029	Future Cost	\$8,565

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

2023- Remaining life synced with #350.

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

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

2009- This location had a repair done.

GL N23275

182 - Asphalt: Sealing	Useful Life 5	Remaining Life 0	
64,975 sf PS- Elmhurst- 2 Coats	Quantity 64,975	Unit of Measure	Square Feet
	Cost /SqFt \$0.139		
	% Included 100.00%	Total Cost/Study	\$9,004
Summary	Replacement Year 2023	Future Cost	\$9,004

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

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

2023- \$18,000 for repairs & sealing with no breakdown between the two, so this is split 50/50 as that was a close estimate.

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

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

GL

00050 - Grounds

01000 - Paving

186 - Asphalt: Sealing	Useful Life 5	Remaining Life 0
71,000 sf PS- Dunbarton- 2 Coats	Quantity 71,000	Unit of Measure Square Feet
	Cost /SqFt \$0.127	
	% Included 100.00%	Total Cost/Study \$9,004
Summary	Replacement Year 2023	Future Cost \$9,004

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

2023- \$18,008 for repairs & sealing with no breakdown between the two, so this is split 50/50 as that was a close estimate.

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

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

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

GL

200 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 4
70,541 sf Zone 1 (5%)	Quantity 70,541	Unit of Measure Square Feet
	Cost /SqFt \$5.23	Qty * \$/SqFt \$368,838
	% Included 5.00%	Total Cost/Study \$18,442
Summary	Replacement Year 2027	Future Cost \$20,356

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

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

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

GL N23275

210 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 4
60,092 sf Zone 2 (5%)	Quantity 60,092	Unit of Measure Square Feet
	Cost /SqFt \$5.23	Qty * \$/SqFt \$314,205
	% Included 5.00%	Total Cost/Study \$15,710
Summary	Replacement Year 2027	Future Cost \$17,341

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

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

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

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

GL N23275

00050 - Grounds

01000 - Paving

220 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 4	
113,674 sf Zone 3, 4 (5%)	Quantity 113,674	Unit of Measure	Square Feet
	Cost /SqFt \$5.23	Qty * \$/SqFt	\$594,363
	% Included 5.00%	Total Cost/Study	\$29,718
Summary	Replacement Year 2027	Future Cost	\$32,803

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

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

GL N23275

240 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 4	
109,237 sf Zone 5, 6 (5%)	Quantity 109,237	Unit of Measure	Square Feet
	Cost /SqFt \$5.23	Qty * \$/SqFt	\$571,149
	% Included 5.00%	Total Cost/Study	\$28,557
Summary	Replacement Year 2027	Future Cost	\$31,522

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

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

GL N23275

250 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 6	
32,877 sf Zone 7 (5%)	Quantity 32,877	Unit of Measure	Square Feet
	Cost /SqFt \$5.23	Qty * \$/SqFt	\$171,911
	% Included 5.00%	Total Cost/Study	\$8,596
Summary	Replacement Year 2029	Future Cost	\$9,968

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

2023- Remaining life synced with #350.

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

GL N23275

280 - Asphalt: Ongoing Repairs	Useful Life 1	Remaining Life 1	
PS- All Private Streets- Yearly Repairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$4,240		
	% Included 100.00%	Total Cost/Study	\$4,240
Summary	Replacement Year 2024	Future Cost	\$4,346

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

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

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

00050 - Grounds

01000 - Paving

GL

282 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 5	
64,975 PS- Elmhurst Ongoing (5%)	Quantity 64,975	Unit of Measure	Lump Sum
	Cost /LS \$5.64	Qty * \$/LS	\$366,396
	% Included 5.00%	Total Cost/Study	\$18,320
Summary	Replacement Year 2028	Future Cost	\$20,727

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

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

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

2023- Apparently, this work was done within other components in 2023, so the remaining life is being set to full.

GL

286 - Asphalt: Ongoing Repairs	Useful Life 5	Remaining Life 5	
71,000 PS- Dunbarton Ongoing (5%)	Quantity 71,000	Unit of Measure	Lump Sum
	Cost /LS \$5.64	Qty * \$/LS	\$400,371
	% Included 5.00%	Total Cost/Study	\$20,019
Summary	Replacement Year 2028	Future Cost	\$22,649

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

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

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

2023- Apparently, this work was done within other components in 2023, so the remaining life is being set to full.

GL

00050 - Grounds

01000 - Paving

300 - Asphalt: Mill & Inlay	Useful Life 15	Remaining Life 13
70,541 sf Zone 1 / W/ CH Driveway & Pkng	Quantity 70,541	Unit of Measure Square Feet
	Cost /SqFt \$5.30	
	% Included 100.00%	Total Cost/Study \$373,867
Summary	Replacement Year 2036	Future Cost \$515,380

The association elected to use a dig out & fill method as opposed to an overlay system in this Area in 2009 at a cost of \$141,230 using JP Paving & Grading. See note below for a history of how this decision was reached.

2021- Per client, after recommendation by Breault Asphalt Maintenance, Inc., the remaining life is extended to 2036.

2015- This is being deferred until after water meters are installed and/or the next sealcoat is needed (after the 2016 work.)

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

Historical Notes

In 2009, BRG met with Blackrock Paving on site and of the two options recommended below in previous studies, the dig out & fill option appears to be the best method as opposed to an overlay. Of course how the leadership of the association desires the asphalt to look when done is a major factor as to the process used. The only exception to the above recommendation is for the parking lot and CH driveway to be overlaid with Boni-fibers.

2008 Study Note:

This is to apply an overlay on top of the existing asphaltic surface, after it has been ground down to a depth of 3". 3" of new hot asphalt is than applied on the existing, remaining surface.

Overall, the conditions of the alleys are good, taking into consideration their age. The association may elect to do substantial removal and replacement instead of an overlay. This will delay the overlay but may lead to a checkered or patched look. This will allow funds to be set aside as an exact scope of work is determined.

Area 1 & Driveway- 65,782 sf

CH Parking Lot- 4,759 sf

GL N23275

310 - Asphalt: Overlay	Useful Life 15	Remaining Life 6
60,092 sf Zone 2	Quantity 60,092	Unit of Measure Square Feet
	Cost /SqFt \$4.24	
	% Included 100.00%	Total Cost/Study \$254,790
Summary	Replacement Year 2029	Future Cost \$295,478

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

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

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

2010 work by Biondi Paving for \$31,144,

\$10,270, GL # 23178, was expended on engineering.

GL N23275

00050 - Grounds

01000 - Paving

320 - Asphalt: Overlay	Useful Life 15	Remaining Life 6	
113,674 sf Zone 3, 4	Quantity 113,674	Unit of Measure	Square Feet
	Cost /SqFt \$4.24		
	% Included 100.00%	Total Cost/Study	\$481,978
Summary	Replacement Year 2029	Future Cost	\$558,946

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

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

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

GL N23275

340 - Asphalt: Overlay	Useful Life 15	Remaining Life 6	
109,237 sf Zone 5, 6	Quantity 109,237	Unit of Measure	Square Feet
	Cost /SqFt \$4.24		
	% Included 100.00%	Total Cost/Study	\$463,165
Summary	Replacement Year 2029	Future Cost	\$537,129

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

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

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

GL N23275

350 - Asphalt: Overlay	Useful Life 15	Remaining Life 6	
32,877 sf Zone 7	Quantity 32,877	Unit of Measure	Square Feet
	Cost /SqFt \$5.30		
	% Included 100.00%	Total Cost/Study	\$174,248
Summary	Replacement Year 2029	Future Cost	\$202,074

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

2023- The remaining life has been extended to sync with other work, after the major rehab for paint & siding is completed, in consultation with client.

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

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

GL N23275

00050 - Grounds

01000 - Paving

380 - Asphalt: Overlay	Useful Life 15	Remaining Life 13
64,975 sf PS- Elmhurst Circle- 2010 Last Done	Quantity 64,975	Unit of Measure Square Feet
	Cost /SqFt \$3.09	
	% Included 100.00%	Total Cost/Study \$200,554
Summary	Replacement Year 2036	Future Cost \$276,465

This is for an overlay as done in 2010 by JB Bostick. Remaining life has been reduced from the previous 25 year life and adjusted using a 15 year life. Although done in 2010, we are syncing with the Dunbarton roadway done in 2011.

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

2021- Per client, after recommendation by Breault Asphalt Maintenance, Inc., the remaining life is extended to 2036.

GL

382 - Asphalt: Overlay	Useful Life 15	Remaining Life 13
71,000 sf PS- Dunbarton Circle	Quantity 71,000	Unit of Measure Square Feet
	Cost /SqFt \$3.09	
	% Included 100.00%	Total Cost/Study \$219,150
Summary	Replacement Year 2036	Future Cost \$302,101

This is for an Overlay as done in 2010 by JB Bostick. Remaining life has been reduced from the previous 25 year life and adjusted using a 15 year life.

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

2021- Per client, after recommendation by Breault Asphalt Maintenance, Inc., the remaining life is extended to 2036.

GL

00050 - Grounds

02000 - Concrete

200 - Sidewalks, Curbs & Gutters	Useful Life 2	Remaining Life 3	
307,641 sf Public Streets- On-going (0.46%)	Quantity 307,641	Unit of Measure Square Feet	
	Cost /SqFt \$105	Qty * \$/SqFt \$32,332,856	
	% Included .46%	Total Cost/Study \$149,155	
Summary	Replacement Year 2026	Future Cost \$160,623	

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

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

2023- 10/19/2023- Per client, Breault Asphalt has provided a NTE bid for \$100,000 for late 2023 or early 2024. BRG has set for 2024. // Scope being developed. As of August 2023, this is deferred until 2024.
2021- \$53,902 was approved for concrete cutting in February 2021. \$81.398 remaining budgeted amount is anticipated to go out to bid soon for remove and replace per client.
2020- \$5,000 was expended. Later, this item changed to \$32,000 every other year, starting in 2022. \$130,000 in 2021 only, and \$10,000 annually starting in 2022. On 9/18/2020, client directed to revise this to \$132,000 every other year starting in 2021.
2019- \$8,316 was expended.
2018- Client directed to combine three yearly concrete repair items into one yearly component and the past metrics are above. Also, in 2018, \$38,095 was expended.
2017- \$7,662 was expended.
2016- \$28,718 was expended.
2014- \$8,874 was expended.
2009- \$55,107 planned for 2009, but not spent.

GL N23014

201 - Sidewalks, Curbs & Gutters	Useful Life 2	Remaining Life 0	Treatment [nr:1/se:2]
Public Streets- On-going	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$100,000		
	% Included 100.00%	Total Cost/Study \$100,000	
Summary	Replacement Year 2023	Future Cost \$101,250	

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

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

2023- 10/19/2023- Per client, Breault Asphalt has provided a NTE bid for \$100,000 for late 2023 or early 2024. BRG has set for 2023/2024. // Scope being developed. As of August 2023, this is deferred until 2024.
2021- \$53,902 was approved for concrete cutting in February 2021. \$81.398 remaining budgeted amount is anticipated to go out to bid soon for remove and replace per client.
2020- \$5,000 was expended. Later, this item changed to \$32,000 every other year, starting in 2022. \$130,000 in 2021 only, and \$10,000 annually starting in 2022. On 9/18/2020, client directed to revise this to \$132,000 every other year starting in 2021.
2019- \$8,316 was expended.
2018- Client directed to combine three yearly concrete repair items into one yearly component and the past metrics are above. Also, in 2018, \$38,095 was expended.
2017- \$7,662 was expended.
2016- \$28,718 was expended.
2014- \$8,874 was expended.
2009- \$55,107 planned for 2009, but not spent.

GL N23014

00050 - Grounds

02000 - Concrete

208 - Sidewalks, Curbs & Gutters	Useful Life 1	Remaining Life 2	
307,641 sf All Areas- On-going (1%)	Quantity 307,641	Unit of Measure	Square Feet
	Cost /SqFt \$3.67	Qty * \$/SqFt	\$1,129,348
	% Included 1.00%	Total Cost/Study	\$11,293
Summary	Replacement Year 2025	Future Cost	\$11,865

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

2023- 10/19/23- Deferred to 2025, due to work being done in 2024 by Breault Asphalt. Scope being developed.
As of August 2023, this is deferred until 2024.

2022- \$995 was expended.

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

GL N23014

04000 - Structural Repairs

550 - Bridge Maintenance	Useful Life 22	Remaining Life 13	
Zone 1 Common Area	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$2,400		
	% Included 100.00%	Total Cost/Study	\$2,400
Summary	Replacement Year 2036	Future Cost	\$3,308

This is to maintain the 6' x 12' platform bridge.

2014- \$1,670 was expended.

2012- Recommend the bridge to be inspected and repaired. Added as a component of the reserve study.

GL N23129

18000 - Landscaping

100 - Irrigation: Misc.	Useful Life 1	Remaining Life 4	
Misc. Irrigation Repairs	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$31,325		
	% Included 100.00%	Total Cost/Study	\$31,325
Summary	Replacement Year 2027	Future Cost	\$34,577

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

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

2021- Work is anticipated per client.

2020- \$16,500 was expended.

2019- \$27,047 was expended.

2018- \$18,637 was expended.

2017- \$26,113 was expended.

2016- \$19,792 was expended.

2014- From client to separate drip irrigation shrubs & trees.

GL

00050 - Grounds
18000 - Landscaping

103 - Irrigation: Misc.	Useful Life 10	Remaining Life 0	Treatment [nr:1]
Misc. Irrigation Repairs (2023 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$102,500		
	% Included 100.00%	Total Cost/Study	\$102,500
Summary	Replacement Year 2023	Future Cost	\$102,500
This is for \$100,000 projected for 2023.			
GL			

105 - Irrigation: Misc.	Useful Life 10	Remaining Life 1	Treatment [nr:1]
Misc. Irrigation Repairs (2024 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$120,000		
	% Included 100.00%	Total Cost/Study	\$120,000
Summary	Replacement Year 2024	Future Cost	\$123,000
This is for \$100,000 projected for 2024.			
GL			

107 - Irrigation: Misc.	Useful Life 10	Remaining Life 2	Treatment [nr:1]
Misc. Irrigation Repairs (2025 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$106,000		
	% Included 100.00%	Total Cost/Study	\$106,000
Summary	Replacement Year 2025	Future Cost	\$111,366
This is for \$100,000 projected for 2025.			
GL			

109 - Irrigation: Misc.	Useful Life 10	Remaining Life 3	Treatment [nr:1]
Misc. Irrigation Repairs (2026 Only)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$106,000		
	% Included 100.00%	Total Cost/Study	\$106,000
Summary	Replacement Year 2026	Future Cost	\$114,150
This is for \$100,000 projected for 2026.			
GL			

00050 - Grounds

18000 - Landscaping

154 - Irrigation: Controllers	Useful Life 12	Remaining Life 10	
542 Irrigation Controller Station Upgrade	Quantity 542	Unit of Measure	Items
	Cost /Itm \$147		
	% Included 100.00%	Total Cost/Study	\$79,519
Summary	Replacement Year 2033	Future Cost	\$101,792

This is to upgrade the irrigation controller stations.

99- Zone 1
75- Zone 2
86- Zone 3
53- Zone 4
97- Zone 5
84- Zone 6
48- Zone 7
Howe 1,3,7 included

2023- \$3,000 projected for 2024.
2022- This sub component number has been changed from **#104 to #154** because of client insertion of new components.
2021- \$72,133 is anticipated. Cost and quantity provided by Carson Landscape. Client has 2 brand choices to consider, Baseline 3200x or Rainbirds.

GL

155 - Irrigation: Controllers	Useful Life 2	Remaining Life 1	Treatment [nr:1]
Irrigation Controller Station Upgrade	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$3,000		
	% Included 100.00%	Total Cost/Study	\$3,000
Summary	Replacement Year 2024	Future Cost	\$3,075

2023- \$3,000 projected for 2024.

GL

242 - Irrigation: Valves	Useful Life 1	Remaining Life 1	Treatment [nr:3]
Landscape Renovation & Irrigation	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$500,000		
	% Included 100.00%	Total Cost/Study	\$500,000
Summary	Replacement Year 2024	Future Cost	\$512,500

This is for the landscape & irrigation renovation upgrade program starting in 2024 and ending in 2026 at \$500,000 per year for the three years. Then the yearly amount drops to \$350,000.

GL

246 - Irrigation: Valves	Useful Life 1	Remaining Life 4	Treatment [nr:3]
Landscape Renovation & Irrigation	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$350,000		
	% Included 100.00%	Total Cost/Study	\$350,000
Summary	Replacement Year 2027	Future Cost	\$386,335

This is for the landscape & irrigation renovation upgrade program starting in 2024 and ending in 2026 at \$500,000 per year for the three years. Then the yearly amount drops to \$350,000 for three years and then \$200,00 thereafter.

00050 - Grounds
18000 - Landscaping

GL

248 - Irrigation: Valves	Useful Life 1	Remaining Life 7	
Landscape Renovation & Irrigation	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$200,000	
	% Included	100.00%	Total Cost/Study \$200,000
Summary	Replacement Year	2030	Future Cost \$237,737

This is for the landscape & irrigation renovation upgrade program starting in 2024 and ending in 2026 at \$500,000 per year for the three years. Then the yearly amount drops to \$350,000 for three years and then \$200,000 per year thereafter.

GL

363 - Tree Maintenance	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Tree Pruning & Forest Health Management- 2023 Only	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$159,474	
	% Included	100.00%	Total Cost/Study \$159,474
Summary	Replacement Year	2023	Future Cost \$159,474

This is for tree pruning and forest health management.

This is for 2023 only.

GL

364 - Tree Maintenance	Useful Life 1	Remaining Life 4	
Tree Pruning & Forest Health Management	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$159,474	
	% Included	100.00%	Total Cost/Study \$159,474
Summary	Replacement Year	2027	Future Cost \$176,029

This is for tree pruning and forest health management.

2023- 10/19/23- Per client, set 2025 only at \$200,000 & 2026 only at \$180,000. // \$159,474 expended and picks up in again in 2025. \$234,700 planned for 2024 only.

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

2021- \$149,600 is anticipated. Cost reduced from \$185,925 to \$149,600 per client. Cost and schedule provided by Carson Landscape.

2020- \$181,391 was expended.

2019- \$201,829 was expended.

2018- \$260,862 was expended. Also in 2018, the association directed that the component numbers, previously in the study, 164, 170, 174 & 180 be added to this item and the sum in 2018 is \$168,455.

2017- \$45,234 was expended.

2016- \$19,235 was expended.

2015- Valley Crest recommends 20 removals at \$1,800 each starting in 2016. And \$20,000 added for one-time in 2016 only.

2014- From Client for Tree Removals.

GL

00050 - Grounds

18000 - Landscaping

365 - Tree Maintenance	Useful Life 2	Remaining Life 1	Treatment [nr:1]
Tree Pruning & Forest Health Management-2024 Only	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$234,700	
	% Included	100.00%	Total Cost/Study \$234,700
Summary	Replacement Year	2024	Future Cost \$240,568

This is for tree pruning and forest health management.

2023- This is for \$234,700 projected for 2024.

GL

366 - Tree Maintenance	Useful Life 2	Remaining Life 2	Treatment [nr:1]
Tree Pruning & Forest Health Management-2025 Only	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$200,000	
	% Included	100.00%	Total Cost/Study \$200,000
Summary	Replacement Year	2025	Future Cost \$210,125

This is for tree pruning and forest health management.

2023- This is for \$200,000 projected for 2025.

GL

367 - Tree Maintenance	Useful Life 3	Remaining Life 3	Treatment [nr:1]
Tree Pruning & Forest Health Management-2026 Only	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$180,000	
	% Included	100.00%	Total Cost/Study \$180,000
Summary	Replacement Year	2026	Future Cost \$193,840

This is for tree pruning and forest health management.

2023- This is for \$180,000 projected for 2026.

GL

368 - Tree Maintenance	Useful Life 1	Remaining Life 0	
Tree Removals	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$115,128	
	% Included	100.00%	Total Cost/Study \$115,128
Summary	Replacement Year	2023	Future Cost \$115,128

This is for tree removals.

2023- \$115,218 expended.

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

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

GL

00050 - Grounds

18000 - Landscaping

372 - Tree Maintenance	Useful Life 1	Remaining Life 0	
Tree Replacements	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$16,203	
	% Included	100.00%	Total Cost/Study \$16,203
Summary	Replacement Year	2023	Future Cost \$16,203

This is for tree replacements.

2023- \$16,203 expended.

2022- This component's sub # has changed from 172 to 372.

2021- \$15,200 is anticipated. Cost and schedule provided by Carson Landscape.

GL

376 - Tree Maintenance	Useful Life 1	Remaining Life 0	
Tree Grade Repairs for Removal Sites	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$25,584	
	% Included	100.00%	Total Cost/Study \$25,584
Summary	Replacement Year	2023	Future Cost \$25,584

This is for tree grade repairs for removal sites.

2023- \$25,584 expended.

2022- This component's sub # has changed from 166 to 376.

2021- \$24,000 is anticipated. Cost and schedule provided by Carson Landscape.

GL

380 - Tree Maintenance	Useful Life 1	Remaining Life 0	
Tree Contingency	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$31,340	
	% Included	100.00%	Total Cost/Study \$31,340
Summary	Replacement Year	2023	Future Cost \$31,340

This is for tree contingency.

2023- \$31,340 expended.

2022- This component's sub # has changed from 180 to 380.

2021- \$29,400 is anticipated. Cost and schedule provided by Carson Landscape.

GL

490 - Bark Replacement	Useful Life 1	Remaining Life 2	
Bark Replacement	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$16,000	
	% Included	100.00%	Total Cost/Study \$16,000
Summary	Replacement Year	2025	Future Cost \$16,810

This is to replenish landscape bark or wood mulch.

2023- \$31,980 expended. Starting in 2025, this item has been reduced by 50%. In 2024, \$48,000 projected.

2021- \$30,000 is anticipated. Cost and schedule provided by Carson Landscape.

GL

00050 - Grounds

18000 - Landscaping

491 - Bark Replacement	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Bark Replacement- 2023 Only	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS		\$31,980
	% Included	100.00%	Total Cost/Study \$31,980
Summary	Replacement Year	2023	Future Cost \$31,980

2023- \$31,980 expended. Starting in 2024, this item has been reduced by 50%.

GL

493 - Bark Replacement	Useful Life 2	Remaining Life 1	Treatment [nr:1]
Bark Replacement- 2024 Only	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS		\$48,000
	% Included	100.00%	Total Cost/Study \$48,000
Summary	Replacement Year	2024	Future Cost \$49,200

This is for 2024 only.

GL

530 - Plant Replacement	Useful Life 1	Remaining Life 2	
Plant Replacement	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS		\$14,000
	% Included	100.00%	Total Cost/Study \$14,000
Summary	Replacement Year	2025	Future Cost \$14,709

This is to replace landscape plant stock as needed.

2023- \$27,290 expended. Starting in 2025, this item has been reduced by 50%. In 2024, \$60,000 projected.
2021- \$25,600 is anticipated. Cost and schedule provided by Carson Landscape.

GL

531 - Plant Replacement	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Plant Replacement- 2023 Only	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS		\$27,290
	% Included	100.00%	Total Cost/Study \$27,290
Summary	Replacement Year	2023	Future Cost \$27,290

2023- \$27,290 expended. Starting in 2024, this item has been reduced by 50%.

GL

533 - Plant Replacement	Useful Life 2	Remaining Life 1	Treatment [nr:1]
Plant Replacement- 2024 Only	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS		\$60,000
	% Included	100.00%	Total Cost/Study \$60,000
Summary	Replacement Year	2024	Future Cost \$61,500

This is for 2024 only.

GL

00050 - Grounds
18000 - Landscaping

920 - Miscellaneous	Useful Life 1	Remaining Life 0	
Fall Overseeding	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$17,909	
	% Included	100.00%	Total Cost/Study \$17,909
Summary	Replacement Year	2023	Future Cost \$17,909

This is for fall overseeding.

2023- \$17,909 expended.
2021- \$16,800 is anticipated. Cost and schedule provided by Carson Landscape.

GL

924 - Miscellaneous	Useful Life 1	Remaining Life 0	
Contingency- Emergency & Misc	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$12,856	
	% Included	100.00%	Total Cost/Study \$12,856
Summary	Replacement Year	2023	Future Cost \$12,856

This is for emergency and miscellaneous landscape expenses in excess of operating budget.

2023- \$12,856 expended.
2021- \$12,060 is anticipated. Cost and schedule provided by Carson Landscape.

GL

928 - Miscellaneous	Useful Life 1	Remaining Life 0	
Landscape Drains	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$33,579	
	% Included	100.00%	Total Cost/Study \$33,579
Summary	Replacement Year	2023	Future Cost \$33,579

This is for landscape drains.

2023- \$33,579 expended.
2021- \$31,500 is anticipated. Cost and schedule provided by Carson Landscape.

GL

00050 - Grounds

19000 - Fencing

140 - Miscellaneous	Useful Life 25	Remaining Life 13	
Storage Lot Fence	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$16,619	
	% Included	100.00%	Total Cost/Study \$16,619
Summary	Replacement Year	2036	Future Cost \$22,909

This is to install fencing at the storage lot.

Fence includes the following:

237 lf of 6' chain link

96 lf of 6' WI

2012- BRG field verified the fencing.

2011- Cost was actually \$10,500 in 2011, per association.

2010- Deferred by one year to 2011. R/L reduced by 1 year to expend in 2010 for \$9,000 which is approximately 50% of original projected cost.

2009- Added as a reserve study by the BOD.

GL N23270

340 - Wood: 6'	Useful Life 18	Remaining Life 16	
218 lf 1425 University Dr At Neighboring Complex	Quantity 218	Unit of Measure	Linear Feet
	Cost /l.f.	\$38.58	
	% Included	100.00%	Total Cost/Study \$8,411
Summary	Replacement Year	2039	Future Cost \$12,487

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

2021- Work is anticipated. Per client, HOA takes 100% responsibility. Added as a component of the reserve study.

GL

20000 - Lighting

100 - Exterior: Misc. Fixtures	Useful Life 12	Remaining Life 7	
640 Fixtures Approx. Total- Conversion to LED	Quantity 640	Unit of Measure	Items
	Cost /Itm	\$74.96	
	% Included	100.00%	Total Cost/Study \$47,976
Summary	Replacement Year	2030	Future Cost \$57,029

This is to replace globe lighting fixtures in the common areas with LED starting in 2017. This has always been a "funded annually" component, per the association at the time BRG began work with the association.

2018- \$40,402 was expended to replace all of the globes, fitters, lamps and for paint of the poles. This process enabled the association to get a count of the fixtures and there are 640.

2015- Per client, study revised to do an overhaul to LED over 3 years starting in 2017. This gives the association time to develop a scope of work. Yearly maintenance remains at \$10,000/year.

2014- \$13,368 was expended replace & repair lollipop lights.

2013- \$25,240 was expended.

2012- \$2,453 expended as of 5/16/12.

2010- \$3,285 expended. GL # 23113.

Historical Note

To preserve space in the report, BRG has removed the lengthy historical note that has been in the study for a long time. It is available in all of the studies going backward, starting in 2017.

GL N23270

00050 - Grounds

20000 - Lighting

110 - Exterior: Misc. Fixtures	Useful Life 1	Remaining Life 1	
640 Fixtures Approx. Ongoing Maintenance	Quantity 640	Unit of Measure Items	
	Cost /Itm \$21.73		
	% Included 100.00%	Total Cost/Study \$13,905	
Summary	Replacement Year 2024	Future Cost \$14,252	

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

2023- \$29,926 expended through summer 2023 and may go higher.
2022- \$20,000 is anticipated.
2020- Work is anticipated per client.
2020- \$12,305 was expended for repairs to underground wiring. When it fails, it is replaced and runs through conduit.
2019- \$15,883 was expended for unspecified scope of work.
2018- \$10,769 was expended. Later deferred to 2019.
2017- \$4,469 was expended.
2016- \$3,010 was expended.

GL N23270

111 - Exterior: Misc. Fixtures	Useful Life 1	Remaining Life 0	Treatment [nr:1]
Fixtures Approx. Ongoing Maintenance- 2023 ONLY	Quantity 1	Unit of Measure Lump Sum	
	Cost /LS \$21,926		
	% Included 100.00%	Total Cost/Study \$21,926	
Summary	Replacement Year 2023	Future Cost \$21,926	

2023- \$29,926 expended through summer 2023 and may go higher.

GL N23270

21000 - Signage

200 - Street Signs	Useful Life 15	Remaining Life 1	
53 Alley Signage /Private Property/Tow	Quantity 53	Unit of Measure Items	
	Cost /Itm \$1,415		
	% Included 100.00%	Total Cost/Study \$75,000	
Summary	Replacement Year 2024	Future Cost \$76,875	

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

2023- Per client, increase cost from \$15,870 to \$75,000.

2020- Quantity and sign description updated per client.

GL N23270

00050 - Grounds

21000 - Signage

204 - Monument	Useful Life 25	Remaining Life 21	
60 Wooden Alley Address Sign Holders	Quantity 60	Unit of Measure	Items
	Cost /Itm \$672		
	% Included 100.00%	Total Cost/Study	\$40,348
Summary	Replacement Year 2044	Future Cost	\$67,767

This is for the alley entrance wooden framed and aluminum face address sign holders fixed on concrete bases.

2020- \$35,833 was expended to rebuild the wood frames on all 60 wood sign holders on to new concrete bases.
The aluminum face address signs were reused in 2019, CAM Construction.
2018- Deferred to 2019.

GL N23270

712 - Lollipop	Useful Life 15	Remaining Life 2	
35 Speed Limit Signage Inserts	Quantity 35	Unit of Measure	Items
	Cost /Itm \$132		
	% Included 100.00%	Total Cost/Study	\$4,630
Summary	Replacement Year 2025	Future Cost	\$4,864

This is to replace the lollipop signage.

2020- \$200 was expended for one additional sign ordered for in front of 216 Dunbarton Changed quantity from 34 to 35.
2009- Inserts were installed.

GL N23270

30000 - Miscellaneous

990 - Utilities	Useful Life 1	Remaining Life 1	
PS- Neighborhood Clean-up	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$2,000		
	% Included 100.00%	Total Cost/Study	\$2,000
Summary	Replacement Year 2024	Future Cost	\$2,050

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

2019- \$600 was expended.
2018- \$1,574 was expended.
2017- \$1,536 was expended.
2016- Per client, used operating funds. No specific dollar amount was provided.

GL

00050 - Grounds

30000 - Miscellaneous

992 - Utilities	Useful Life 1	Remaining Life 0	
Underground	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$53,466	
	% Included	100.00%	Total Cost/Study \$53,466
Summary	Replacement Year	2023	Future Cost \$53,466

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

2023- \$21,600 expended through July 2023 and this may go higher so BRG is leaving the annual amount.

2022- \$68,000 total is anticipated, \$38,000 for storm drain repairs, \$30,000 to replace sewer pipes.
2020- \$47,329 is anticipated to replace underground cast iron sewer lines as they fail.
2019- \$46,175 was expended.
2018- \$62,205 was expended.
2017- \$11,000 was expended.
2016- \$30,400 was expended.
2014- \$17,900 was expended.

GL N22911

00060 - Administrative

31000 - Reserve Study

100 - 3 Year Update with Site Visit	Useful Life 3	Remaining Life 1	
On-going	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$7,200	
	% Included	100.00%	Total Cost/Study \$7,200
Summary	Replacement Year	2024	Future Cost \$7,380

This is to have a reserve study prepared for the association as required by California Civil Code Sections 5550, 5560, 5565 and 5570. This is for the 3 year Update with Site Visit study including a visual observation of accessible areas.

2023- BRG is projecting a total 2024 cost for the reserve study at \$7,200. The total cost is for \$800 annual cost plus \$6,400 site visit cost every three years starting in 2024. This nets the amount for this component at \$6,400.
2021- The cost of \$6,000 is not including the \$600 yearly amount in the non-site visit years. The total site visit cost as of 2021 is \$6,600.

GL N23276

500 - Annual Update	Useful Life 1	Remaining Life 0	
Updates W/Out Site Visit	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$800	
	% Included	100.00%	Total Cost/Study \$800
Summary	Replacement Year	2023	Future Cost \$800

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

2022- \$1,000 was expended.
2021- Although this cost is below the threshold for a component, it is being included at the client's request. The fee projected for years when no site visit is needed is \$600. For ease of inclusion into the study, this amount is being layered with the site visit fee so the cost is projected at \$6,600 every three years, and \$600 in the intervening years.

GL N23138

00060 - Administrative

32000 - Undesignated

100 - Miscellaneous	Useful Life 1	Remaining Life 1	
Reserve Items	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$8,500	
	% Included	100.00%	Total Cost/Study \$8,500
Summary	Replacement Year	2024	Future Cost \$8,713

This is for major unanticipated repairs to the reserve components.

2019- \$172 was expended.
2018- \$10,000 was expended.
2017- \$10,511 was expended for mostly internal repairs for nail pops associated with Phase III siding repairs.
2013- \$1,000 was expended.
2012- \$2,800 was expended as of 5/16/12.

GL N23130

00050 - Grounds

01000 - Paving

188 - Asphalt: Sealing	Useful Life 3	Remaining Life 2	Treatment [nr:1]
64,975 sf PS- Elmhurst- 1 Coat	Quantity 64,975	Unit of Measure	Square Feet
	Cost /SqFt \$0.190		
	% Included 100.00%	Total Cost/Study	\$12,342
Summary	Replacement Year N/A	Future Cost	N/A

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

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

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

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

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

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

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

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

18000 - Landscaping

200 - Irrigation: Valves	Useful Life 20	Remaining Life 0	
Valve/Head Repl-Turf/Shrub Split- Zones: 3, 4	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS \$721,395		
	% Included 100.00%	Total Cost/Study	\$721,395
Summary	Replacement Year N/A	Future Cost	N/A

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

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

2023- Per client, exclude from study for the three-year landscape renovation & irrigation program, 2024, 2025 & 2026. // This item and component #430 in 2022 study have been summed for a total of \$721,395. The deleted #430 component was the previous "Water Wise" program no longer planned.

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

00050 - Grounds

18000 - Landscaping

210 - Irrigation: Valves	Useful Life 20	Remaining Life 1
Valve/Head Repl-Turf/Shrub Split- Zones: 5, 6	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$824,920	
	% Included 100.00%	Total Cost/Study \$824,920
Summary	Replacement Year N/A	Future Cost N/A

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

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

2023- Per client, exclude from study for the three-year landscape renovation & irrigation program, 2024, 2025 & 2026. // This item and component #436 in 2022 study have been summed for a total of \$824,920. The deleted #436 component was the previous "Water Wise" program no longer planned.

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

220 - Irrigation: Valves	Useful Life 20	Remaining Life 2
Valve/Head Repl-Turf/Shrub Split- Zones: 1, 2, 7	Quantity 1	Unit of Measure Lump Sum
	Cost /LS \$477,240	
	% Included 100.00%	Total Cost/Study \$477,240
Summary	Replacement Year N/A	Future Cost N/A

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

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

2023- Per client, exclude from study for the three-year landscape renovation & irrigation program, 2024, 2025 & 2026. // This item and component #442 in 2022 study have been summed for a total of \$477,240. The deleted #442 component was the previous "Water Wise" program no longer planned.

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

00050 - Grounds

18000 - Landscaping

240 - Irrigation: Valves	Useful Life 20	Remaining Life 1	
Landscape Renovation & Irrigation- Zones 5, 6, 7	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$2,108,750	
	% Included	100.00%	Total Cost/Study \$2,108,750
Summary	Replacement Year	N/A	Future Cost N/A

This is for the landscape & irrigation renovation upgrade program starting in 2024 and ending in 2026. With the removal of previous components in 2023, for the Valve/Head Replacement for Turf/Shrub multi-year program, this new program is taking its place.

2023- Added to study and this is planned for 2024 for \$2,108,750.

250 - Irrigation: Valves	Useful Life 20	Remaining Life 2	
Landscape Renovation & Irrigation- Zones 1, 2	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$2,003,200	
	% Included	100.00%	Total Cost/Study \$2,003,200
Summary	Replacement Year	N/A	Future Cost N/A

This is for the landscape & irrigation renovation upgrade program starting in 2024 and ending in 2026. With the removal of previous components in 2023, for the Valve/Head Replacement for Turf/Shrub multi-year program, this new program is taking its place.

2023- Added to study and this is planned for 2025 for \$2,003,200.

260 - Irrigation: Valves	Useful Life 20	Remaining Life 3	
Landscape Renovation & Irrigation Zones 3, 4, Howe	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$2,635,500	
	% Included	100.00%	Total Cost/Study \$2,635,500
Summary	Replacement Year	N/A	Future Cost N/A

This is for the landscape & irrigation renovation upgrade program starting in 2024 and ending in 2026. With the removal of previous components in 2023, for the Valve/Head Replacement for Turf/Shrub multi-year program, this new program is taking its place.

2023- Added to study and this is planned for 2026 for \$2,635,500.

400 - Turf Renovation	Useful Life 25	Remaining Life 23	
Turf Renovation (Phase 1 of 5)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$54,018	
	% Included	100.00%	Total Cost/Study \$54,018
Summary	Replacement Year	N/A	Future Cost N/A

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

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

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

00050 - Grounds

18000 - Landscaping

404 - Turf Renovation	Useful Life 25	Remaining Life 3	
Turf Renovation (Phase 2 of 5)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$54,018	
	% Included	100.00%	Total Cost/Study \$54,018
Summary	Replacement Year	N/A	Future Cost N/A

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

2022- Per client, 10/31/22- "Remove turf & shrub renovation from the landscape listing."
2021- \$49,000 is anticipated for 2022. Cost and schedule provided by Carson Landscape.

408 - Turf Renovation	Useful Life 25	Remaining Life 0	
Turf Renovation (Phase 3 of 5)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$54,018	
	% Included	100.00%	Total Cost/Study \$54,018
Summary	Replacement Year	N/A	Future Cost N/A

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

2022- Per client, 10/31/22- "Remove turf & shrub renovation from the landscape listing."
2021- \$49,000 is anticipated for 2023. Cost and schedule provided by Carson Landscape.

412 - Turf Renovation	Useful Life 25	Remaining Life 1	
Turf Renovation (Phase 4 of 5)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$54,018	
	% Included	100.00%	Total Cost/Study \$54,018
Summary	Replacement Year	N/A	Future Cost N/A

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

2022- Per client, 10/31/22- "Remove turf & shrub renovation from the landscape listing."
2021- \$49,000 is anticipated for 2024. Cost and schedule provided by Carson Landscape.

416 - Turf Renovation	Useful Life 25	Remaining Life 2	
Turf Renovation (Phase 5 of 5)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$54,018	
	% Included	100.00%	Total Cost/Study \$54,018
Summary	Replacement Year	N/A	Future Cost N/A

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

2022- Per client, 10/31/22- "Remove turf & shrub renovation from the landscape listing."
2021- \$49,000 is anticipated for 2025. Cost and schedule provided by Carson Landscape.

430 - Irrigation: Misc.	Useful Life 30	Remaining Life 0	
Water Wise Renovation Zones: 3, 4	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$371,000	
	% Included	100.00%	Total Cost/Study \$371,000
Summary	Replacement Year	N/A	Future Cost N/A

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

00050 - Grounds

18000 - Landscaping

436 - Irrigation: Misc.	Useful Life 30	Remaining Life 1	
Water Wise Renovation Zones: 5, 6	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$426,544	
	% Included	100.00%	Total Cost/Study \$426,544
Summary	Replacement Year	N/A	Future Cost N/A

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

442 - Irrigation: Misc.	Useful Life 30	Remaining Life 2	
Water Wise Renovation Zones: 1, 2, 7	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$246,980	
	% Included	100.00%	Total Cost/Study \$246,980
Summary	Replacement Year	N/A	Future Cost N/A

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

550 - Shrubs	Useful Life 40	Remaining Life 38	
Shrub Removal (Phase 1 of 3)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$297,648	
	% Included	100.00%	Total Cost/Study \$297,648
Summary	Replacement Year	N/A	Future Cost N/A

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

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

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

554 - Shrubs	Useful Life 40	Remaining Life 3	
Shrub Removal (Phase 2 of 3)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$297,648	
	% Included	100.00%	Total Cost/Study \$297,648
Summary	Replacement Year	N/A	Future Cost N/A

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

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

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

558 - Shrubs	Useful Life 40	Remaining Life 0	
Shrub Removal (Phase 3 of 3)	Quantity 1	Unit of Measure	Lump Sum
	Cost /LS	\$297,648	
	% Included	100.00%	Total Cost/Study \$297,648
Summary	Replacement Year	N/A	Future Cost N/A

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

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

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

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
00010 - Unit Exteriors								
03000 - Painting: Exterior								
100 - Surface Restoration	\$233,438	6	5	171	\$1,813/Ut (75%)		Homes- Phase 1 of 3 (Was #120) 2022	N23001
104 - Surface Restoration	\$76,562	6	1	171	\$1,813/Ut (24.7%)		Homes- Phase 1 of 3 (Was #120) 2024	N23001
108 - Surface Restoration	\$153,126	6	0	1	\$153,126/LS [nr:1]		Homes- Phase 1 of 3 (Was #120) 2023	N23001
110 - Surface Restoration	\$253,000	6	1	217	\$2,332/Ut (50%)		Homes- Phase 2 of 3 (Was #122) 2024	N23001
111 - Surface Restoration	\$18,400	1	0	1	\$18,400/LS [nr:1]		Homes- Phase 2 Advance Work in 2023 Only	N23001
114 - Surface Restoration	\$253,000	6	2	217	\$2,332/Ut (50%)		Homes- Phase 2 of 3 (Was #122) 2025	N23001
130 - Surface Restoration	\$129,531	6	2	202	\$3,847/Ut (16.7%)		Homes- Phase 3 of 3- 2025	N23001
134 - Surface Restoration	\$259,062	6	3	202	\$1,924/Ut (66.7%)		Homes- Phase 3 of 3- 2026	N23001
138 - Surface Restoration	\$129,531	6	4	202	\$3,847/Ut (16.7%)		Homes- Phase 3 of 3- 2027	N23001
190 - Miscellaneous	\$4,000	12	9	1	\$4,000/LS		Construction Management: Color Consultant Only	N23001
198 - Supervision	\$6,000	6	8	1	\$6,000/LS		Construction Mgmt- Pre-Cycle Eval.	N23001
200 - Supervision	\$109,440	6	7	171	\$640/Ut		CM- Future Painting, Siding- PH 1	N23270
208 - Supervision	\$119,350	6	7	217	\$550/LS		CM- Future Painting, Siding- PH 2	N23270
210 - Supervision	\$111,100	6	8	202	\$550/Ut		CM- Future Painting, Siding- PH 3	N23270
350 - Touch-Up	\$11,872	1	1	1	\$11,872/LS		Building Touch Up As Needed	N23001
920 - Power Washing	\$29,925	12	7	171	\$175/LS		Units- Brick Work Wash & Seal	N23270
924 - Power Washing	\$37,975	12	8	217	\$175/LS		Units- Brick Work Wash & Seal	N23270

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
00010 - Unit Exteriors								
03000 - Painting: Exterior								
926 - Power Washing	\$35,350	12	9	202	\$175/LS		Units- Brick Work Wash & Seal	N23270
04000 - Structural Repairs								
204 - Wood: Siding & Trim	\$150,000	1	1	1	\$150,000/LS		On-going Repairs- Yearly Work Orders, Etc.	N23270
210 - Wood: Siding & Trim	\$1,624,017	30	22	171	\$9,497/Ut		2008 Siding Project- Long Term	N23270
212 - Wood: Siding & Trim	\$2,170,000	30	23	217	\$10,000/Ut		2009 Siding Project- Long Term	N23270
214 - Wood: Siding & Trim	\$2,020,000	30	24	202	\$10,000/LS		2010 Siding Project- Long Term	N23270
220 - Wood: Siding & Trim	\$237,124	12	11	171	\$8,726/Ut (15.9%)		Siding Project w Paint 1- 2022	N23270
224 - Wood: Siding & Trim	\$836,675	12	0	171	\$8,726/Ut (56%)		Siding Project w Paint 1- 2023	N23270
228 - Wood: Siding & Trim	\$418,338	12	1	171	\$8,726/Ut (28%)		Siding Project w Paint 1- 2024	N23270
230 - Wood: Siding & Trim	\$613,917	12	1	217	\$5,658/Ut (50%)		Siding Project w Paint 2- 2024	N23270
231 - Wood: Siding & Trim	\$45,560	1	0	1	\$45,560/LS [nr:1]		Homes- Phase 2- 2023 Only	N23001
234 - Wood: Siding & Trim	\$613,917	12	2	217	\$5,658/Ut (50%)		Siding Project w Paint 2- 2025	N23270
250 - Wood: Siding & Trim	\$314,365	12	2	202	\$6,225/Ut (25%)		Siding Project 3- 2025 (Was #232)	N23270
254 - Wood: Siding & Trim	\$628,730	12	3	202	\$6,225/Ut (50%)		Siding Project w Paint 3- 2026	N23270
255 - Wood: Siding & Trim	\$314,365	12	4	202	\$6,225/Ut (25%)		Siding Project w Paint 3- 2027	N23270
290 - Miscellaneous	\$47,075	12	0	1	\$67,250/LS (70%)		Construction Management- Phase 1 2023	N23270
292 - Miscellaneous	\$20,175	12	1	1	\$67,250/LS (30%)		Construction Management- Phase 1 2024	N23270
294 - Miscellaneous	\$47,100	12	0	1	\$94,200/LS (50%)		Construction Management- Phase 2- 2023	N23270
296 - Miscellaneous	\$47,100	12	1	1	\$94,200/LS (50%)		Construction Management- Phase 2- 2024	N23270
298 - Miscellaneous	\$16,796	12	2	1	\$100,779/LS (16.7%)		Construction Management- Phase 3- 2025	N23270

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
00010 - Unit Exteriors								
04000 - Structural Repairs								
302 - Miscellaneous	\$67,186	12	3	1	\$100,779/LS	(66.7%)	Construction Management- Phase 3- 2026	N23270
306 - Miscellaneous	\$16,796	12	4	1	\$100,779/LS	(16.7%)	Construction Management- Phase 3- 2027	N23270
05000 - Roofing								
200 - Low Slope: BUR	\$64,000	15	1	32	\$2,000/Sqrs		Small Flats- Done 2009	N23270
206 - Low Slope: BUR	\$16,000	15	2	8	\$2,000/Sqrs		Small Flats- Done 2006	N23270
212 - Low Slope: BUR	\$160,000	15	2	80	\$2,000/Sqrs		Large Flats- 2009	N23270
216 - Low Slope: BUR	\$6,129	15	1	4	\$1,532/Sqrs		Small Flats- Done 2009	N23270
220 - Low Slope: BUR	\$16,000	15	2	8	\$2,000/Sqrs		Small Flats- Done 2008	N23270
400 - Pitched: Dimensional Composition	\$7,165,400	30	17	3,257	\$2,200/Sqrs	[se:4]	2000 Thru 2003- 199 Homes	N23270
420 - Pitched: Dimensional Composition	\$2,900,000	30	21	1	\$2,900,000/LS		2004 Roofing Project	N23270
440 - Pitched: Dimensional Composition	\$4,076,600	30	22	1,853	\$2,200/Sqrs	[se:2]	2005 Roofing Project	N23270
444 - Pitched: Dimensional Composition	\$4,615,600	30	24	2,098	\$2,200/Sqrs	[se:2]	2006 Roofing Project	N23270
466 - Pitched: Dimensional Composition	\$3,630,000	30	26	1,650	\$2,200/Sqrs	[se:2]	2007 Roofing Project	N23270
690 - Gutters / Downspouts	\$180,000	30	11	1	\$180,000/LS		2004	N23270
692 - Gutters / Downspouts	\$190,000	30	12	1	\$190,000/LS		2005	N23270
694 - Gutters / Downspouts	\$220,000	30	13	1	\$220,000/LS		2006	N23270
696 - Gutters / Downspouts	\$190,000	30	14	1	\$190,000/LS		2007	N23270
700 - Gutters / Downspouts	\$35,616	30	15	1,484	\$24.00/l.f.		2008	N23270
702 - Gutters / Downspouts	\$23,856	30	16	994	\$24.00/l.f.		2009	N23270
704 - Gutters / Downspouts	\$257,784	30	17	10,741	\$24.00/l.f.		2010	N23270
810 - Pitched: Dimensional Composition	\$200,000	30	10	1	\$200,000/LS		2003 Roofing Project: Beams, Crts/Vlys, FP Chs	N23270
820 - Beam Replacement	\$94,000	30	11	1	\$94,000/LS		2004 Beam replacement	N23270
822 - Beam Replacement	\$390,000	30	12	1	\$390,000/LS		2005 Roofing w/ 70% increase due to related siding	N23270
824 - Beam Replacement	\$180,000	30	13	1	\$180,000/LS		2006- Roofing w/ 70% inc. due to related siding	N23270
826 - Beam Replacement	\$340,000	30	14	1	\$340,000/LS		2007- Roofing-w/ 70% inc. due to related siding	N23270

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
00010 - Unit Exteriors								
05000 - Roofing								
838 - Hog Valleys	\$190,000	30	2	1	\$190,000/LS		2000 - 2003 Roofing Project Midcycle	N23270
840 - Hog Valleys	\$190,000	30	2	1	\$190,000/LS		2004 Roofing Project Midcycle	N23270
842 - Hog Valleys	\$190,000	30	2	1	\$190,000/LS		2005 Roofing Project Midcycle	N23270
844 - Hog Valleys	\$190,000	30	3	1	\$190,000/LS		2006 Roofing Project Midcycle	N23270
846 - Hog Valleys	\$190,000	30	4	1	\$190,000/LS		2007 Roofing Project Midcycle	N23270
920 - Roofing: Inspections & Repairs	\$50,315	1	0	590	\$85.28/Ut		All Units Ongoing	N23120
19000 - Fencing								
200 - Wood	\$313,582	24	1	1	\$313,582/LS		Phased Fence Replacements- 2024	N23270
206 - Wood	\$474,131	24	2	1	\$474,131/LS		Phased Fence Replacements- 2025	N23270
212 - Wood	\$321,097	24	3	1	\$321,097/LS		Phased Fence Replacements- 2026	N23270
218 - Wood	\$160,548	24	4	1	\$160,548/LS		Phased Fence Replacements- 2027	N23270
300 - Wood	\$550,000	8	8	22,881	\$72.11/l.f. (33%) [se:3]		Patios- 2023	N23270
344 - Wood	\$66,500	8	8	1,900	\$175/l.f. (20%)		Interior Patio Party Fence Was #304	N23270
350 - Wood: Repair	\$44,000	1	1	1	\$44,000/LS		On-going Repairs Per Year	N23127
21000 - Signage								
400 - Unit Address Plaques	\$82,600	25	11	590	\$140/Ut		Units with 2 at each	N23270
00020 - Main Clubhouse Areas								
02000 - Concrete								
400 - Pool Deck	\$2,000	5	2	1	\$2,000/LS		Main Clubhouse- Ongoing Repairs	
03000 - Painting: Exterior								
130 - Surface Restoration	\$19,000	10	7	1	\$19,000/LS		Main Clubhouse	N23271
400 - Wrought Iron	\$3,062	6	4	258	\$11.87/l.f.		Pool Perimeter Fence	
03500 - Painting: Interior								
300 - Clubhouse	\$23,612	10	4	11,806	\$2.00/SqFt		Clubhouse Interior	23017

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
00020 - Main Clubhouse Areas								
04000 - Structural Repairs								
200 - Wood: Siding & Trim	\$75,000	30	27	1	\$75,000/LS		Clubhouse Siding & Trim Replace	
302 - Awnings	\$6,173	15	6	1	\$6,173/LS		Clubhouse Pool Awning	N23018
900 - Door: Hardware	\$20,240	15	6	17	\$1,191/Itm		Clubhouse- Exit Doors & Pool Pedestrian Gates	
912 - Doors	\$3,276	25	22	1	\$3,276/Itm		Clubhouse Restroom Hall Exterior Door	
914 - Doors	\$39,316	25	15	12	\$3,276/Itm		Exterior Storefront Door Sets	23017
918 - Doors	\$20,146	25	16	17	\$1,185/Itm		Clubhouse- Interior Doors	23017
922 - Steel Doors	\$5,931	25	12	2	\$2,965/Set		Exterior Storage Room Metal Doors	
05000 - Roofing								
208 - Low Slope: BUR	\$22,800	15	2	6	\$3,800/Sqrs		Clubhouse- Vinyl	N23271
460 - Pitched: Dimensional Composition	\$72,758	30	15	44	\$1,654/Sqrs		Clubhouse- 44 Squares	23017
08000 - Rehab								
094 - General	\$60,000	20	11	1	\$60,000/LS		Professional Fees	23017
100 - General	\$33,241	30	2	1	\$33,241/LS		Clubhouse- Lounge: Skylights & Windows	N23271
102 - General	\$31,757	10	4	1	\$63,514/LS (50%)		Clubhouse- Living Rm & Kitchen Furnishings	23017
112 - General	\$8,904	10	4	1	\$17,807/LS (50%)		Clubhouse- Card Room Misc.	23017
116 - General	\$21,369	25	16	1	\$21,369/LS		Clubhouse Card Room- Counter & Cabinets	N23271
138 - General	\$1,780	10	4	1	\$3,561/LS (50%)		Clubhouse- Entry Area- Furnishings- 50%	23017
150 - General	\$8,309	10	4	1	\$16,619/LS (50%)		Lobby Administration Office	23017
156 - General	\$4,155	10	4	1	\$8,310/LS (50%)		Clubhouse- Manager's Office	23017
160 - General	\$8,904	10	4	1	\$17,807/LS (50%)		Clubhouse- Gym	23017
180 - General	\$99,721	30	21	2	\$49,860/Itm		Clubhouse- 2 Restrooms	23017
190 - General	\$2,968	10	5	1	\$5,935/LS (50%)		Clubhouse-Assistant Community Manager Office	23017
192 - General	\$1,780	10	5	1	\$3,561/LS (50%)		Clubhouse- Audio Room	23017
194 - General	\$54,607	25	16	1	\$54,607/LS		Kitchen Rehab	23017

Included Components

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
00020 - Main Clubhouse Areas								
08000 - Rehab								
344 - General	\$48,081	20	11	1	\$48,081/LS		2013 Contingency	23017
12000 - Pool								
100 - Resurface	\$13,427	12	10	116	\$116/l.f.		Clubhouse Main Pool	N23271
102 - Resurface	\$26,020	12	8	176	\$148/l.f.		Clubhouse Lap Pool	N23271
200 - Edge: Tile, Coping, Mastic	\$10,015	12	10	116	\$86.34/l.f.		Clubhouse Main Pool	N23271
202 - Edge: Tile, Coping, Mastic	\$10,477	12	8	176	\$59.53/l.f.		Clubhouse Lap Pool	N23271
600 - Miscellaneous	\$255,285	30	21	10,526	\$24.25/SqFt		Replace Concrete Pool Deck	N23018
700 - Equipment: Replacement	\$4,134	5	3	1	\$8,268/LS (50%)		Main Pool Equipment	N23271
701 - Equipment: Replacement	\$660	1	0	1	\$660/LS [nr:1]		2023 Only	N23271
704 - Equipment: Replacement	\$4,290	5	0	1	\$8,580/LS (50%)		Lap Pool Equipment	N23271
712 - Miscellaneous	\$4,057	1	1	1	\$4,057/LS		On-going Annual Pool Mechanical Repairs	N23271
910 - Furniture: Chairs	\$3,642	10	4	28	\$130/Itm		Clubhouse	N23271
916 - Furniture: Lounges	\$14,882	10	4	18	\$827/Itm		Clubhouse	N23271
920 - Furniture: Tables	\$3,539	10	4	6	\$590/Itm		Clubhouse	N23271
940 - Furniture: Misc	\$728	10	4	4	\$182/Itm		Clubhouse- Umbrellas Stands	N23271
942 - Furniture: Misc	\$1,940	8	4	4	\$485/Itm		Clubhouse- Umbrellas	N23271
990 - Miscellaneous	\$21,370	10	8	1	\$21,370/LS		2012 Misc. Safety, Caps, Water Quality, etc.	N23271
994 - Miscellaneous	\$1,422	12	3	1	\$1,422/LS		Signage- Main CH	N23018
13000 - Spa								
100 - Resurface	\$6,796	6	4	1	\$6,796/LS		Main Clubhouse	N23271
120 - Tile	\$3,858	6	4	1	\$3,858/LS		Main CH Spa	N23271
700 - Equipment	\$7,705	5	0	1	\$15,410/LS (50%)		Main CH Spa Equipment	N23271
780 - Heater	\$6,256	8	3	1	\$6,256/Itm		Main Clubhouse- Spa Heater	N23271
14000 - Recreation								
200 - Exercise: Treadmill	\$4,366	5	3	1	\$4,366/Itm		Matrix Commercial Series	23017
204 - Exercise: Treadmill	\$4,410	5	3	1	\$4,410/Itm		Matrix Commercial Series	23017
212 - Exercise: Miscellaneous Equip.	\$7,122	10	3	2	\$3,561/Itm		Matrix Recumbent Bike	N23271
218 - Miscellaneous	\$7,122	6	3	1	\$7,122/Itm		Matrix Elliptical Machine	N23271
222 - Exercise: Weight Machine	\$7,122	20	5	1	\$7,122/Itm		Matrix Hoist & Press H2200	N23271
224 - Miscellaneous	\$3,561	6	3	1	\$3,561/Itm		Stair Climber	

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
00020 - Main Clubhouse Areas								
14000 - Recreation								
226 - Miscellaneous	\$2,613	6	3	1	\$2,613/Itm		Upright Cycle	
230 - Exercise: Miscellaneous Equip.	\$948	10	3	1	\$948/Itm		Weight Bench	
860 - Television	\$948	6	3	1	\$948/Itm		Fitness Room- LG 42" TV	N23271
864 - Television	\$717	6	3	1	\$717/Itm		Library- LG 32" TV	
17000 - Tennis Court								
100 - Reseal	\$52,915	8	6	4	\$13,229/Itm		Main Clubhouse	N23271
306 - Miscellaneous	\$2,850	16	1	1	\$2,850/LS		Tennis Court Awning & Bench	
500 - Resurface	\$112,996	30	29	4	\$28,249/Itm		Main Clubhouse	N23271
19000 - Fencing								
130 - Chain Link: 10'	\$37,349	25	7	770	\$48.51/l.f.		Main Clubhouse Tennis Courts	N23271
200 - Wrought Iron	\$29,864	25	16	258	\$116/l.f.		Main Clubhouse	N23018
340 - Wood: 6'	\$1,482	18	9	28	\$52.92/l.f.		Trash & Roof Access Enclosure	
20000 - Lighting								
260 - Bollard Lights	\$7,110	20	10	6	\$1,185/Itm		Clubhouse Front	
22000 - Office Equipment								
200 - Computers, Misc.	\$1,102	4	1	1	\$1,102/LS		Clubhouse Office Laptop	23017
23000 - Mechanical Equipment								
200 - HVAC	\$60,000	15	1	4	\$15,000/Itm		Lennox Units- Clubhouse-A/C	N23271
210 - HVAC	\$64,000	15	1	4	\$16,000/Itm		Units Clubhouse- Heating	N23271
600 - Water Heater	\$2,139	12	1	1	\$2,139/Itm		Clubhouse- State Select Water Heater	N23271
24000 - Furnishings								
610 - Office	\$6,449	12	3	13	\$496/Itm		Office Desk/Guest Chairs	
910 - Window Coverings	\$4,746	15	6	1	\$4,746/LS		Clubhouse	
24500 - Audio / Visual								
142 - Miscellaneous	\$38,948	10	5	1	\$38,948/LS		Clubhouse Audio/Video Upgrades	23017
24600 - Safety / Access								
140 - Security System	\$49,136	10	1	1	\$49,136/LS		Clubhouse Security System/Entry Access	N23271

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
00020 - Main Clubhouse Areas								
25000 - Flooring								
200 - Carpeting	\$39,422	10	4	298	\$132/SqYd		Clubhouse	23017
224 - Carpeting	\$1,984	12	7	15	\$132/SqYd		Assistant Community Manager Office	
400 - Tile	\$3,902	20	11	295	\$13.23/SqFt		Kitchen	
600 - Vinyl	\$1,047	12	4	19	\$55.12/SqYd		Clubhouse Restrooms	
608 - Vinyl	\$2,337	20	11	53	\$44.10/SqYd		Lobby	
612 - Vinyl	\$794	20	11	6	\$132/SqYd		Audio/Video Room	
26000 - Outdoor Equipment								
900 - Miscellaneous	\$827	10	3	1	\$827/LS		Outdoor Ping Pong Table	
27000 - Appliances								
144 - Drinking Fountain	\$6,173	15	6	2	\$3,087/Itm		Drinking Fountains	23017
200 - Refrigerator	\$2,370	10	4	1	\$2,370/Itm		Clubhouse- GE Profile	23017
204 - Refrigerator	\$2,965	15	6	1	\$2,965/Itm		Clubhouse- Frigidaire Caterer's Refrigerator	23017
220 - Stove/Oven	\$1,659	20	11	1	\$1,659/Itm		Clubhouse- Whirlpool Stove & Oven	23017
240 - Dishwasher	\$1,422	10	4	1	\$1,422/Itm		Clubhouse- Whirlpool Dishwasher	23017
740 - Microwave Oven	\$948	10	4	1	\$948/Itm		Clubhouse	23017
950 - Ice Machine	\$6,000	10	4	1	\$6,000/Itm		Clubhouse- Scotman	N23271
998 - Miscellaneous	\$1,069	10	4	1	\$1,069/Itm		Kitchen Aid Warming Oven	
00030 - Dunbarton Clubhouse Areas								
02000 - Concrete								
404 - Pool Deck	\$1,543	5	2	1	\$1,543/LS		Clubhouse Pool- Ongoing Repairs	
03000 - Painting: Exterior								
136 - Surface Restoration	\$3,561	6	4	1	\$3,561/LS		Clubhouse & Pool Fence	N23272
03500 - Painting: Interior								
900 - Miscellaneous	\$4,319	4	2	1	\$8,637/LS (50%)		Clubhouse- Dunbarton All Rooms	N23272
04000 - Structural Repairs								
908 - Door: Hardware	\$2,370	18	8	2	\$1,185/Itm		Pool Gates & Clubhouse	
05000 - Roofing								
464 - Pitched: Dimensional Composition	\$28,442	30	15	20	\$1,422/Sqrs		Clubhouse	N23272

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
00030 - Dunbarton Clubhouse Areas								
05000 - Roofing								
08000 - Rehab								
200 - Restrooms	\$5,931	20	4	2	\$2,965/LS		Clubhouse- 2 Restrooms	N23272
220 - General	\$7,717	20	8	1	\$7,717/LS		Clubhouse Interior	N23272
222 - General	\$4,746	20	8	1	\$4,746/LS		Cabana- Lighting Project	N23272
224 - General	\$11,873	20	8	1	\$11,873/LS		Clubhouse- Kitchen	N23272
12000 - Pool								
104 - Resurface	\$44,212	12	0	148	\$299/l.f.		Dunbarton Pool	N23272
204 - Edge: Tile, Coping, Mastic	\$8,979	12	5	104	\$86.34/l.f.		Dunbarton Pool	N23272
604 - Deck: Re-Surface	\$85,802	30	21	3,384	\$25.36/SqFt		Clubhouse Pool Area	N22852
704 - Equipment: Replacement	\$4,134	5	3	1	\$8,268/LS (50%)		Dunbarton Pool Equipment	N23272
705 - Equipment: Replacement	\$660	1	0	1	\$660/LS [nr:1]		Dunbarton Pool Equipment- 2023 Only	N23272
730 - Heater	\$7,500	8	3	1	\$7,500/Itm		Pool Heater	N23272
960 - Furniture: Misc	\$3,600	10	4	1	\$3,600/LS		Lounges, Tables & Chairs	
961 - Furniture: Misc	\$400	1	0	1	\$400/LS [nr:1]		Lounges, Tables & Chairs- 2023 Only	
995 - Miscellaneous	\$1,659	12	3	1	\$1,659/LS		Signage	N22852
13000 - Spa								
102 - Resurface	\$6,796	6	2	1	\$6,796/LS		Dunbarton Spa	N23272
120 - Tile	\$3,858	6	2	1	\$3,858/LS		Dunbarton Spa	N23272
704 - Equipment	\$4,915	5	0	1	\$9,830/LS (50%)		Dunbarton Spa Equipment	N23272
782 - Heater	\$8,000	8	3	1	\$8,000/Itm		Clubhouse Attached Equipment Rm	N23272
19000 - Fencing								
202 - Wrought Iron	\$16,900	25	16	146	\$116/l.f.		Pool Perimeter	N22852
23000 - Mechanical Equipment								
300 - HVAC	\$15,000	15	1	1	\$15,000/Itm		Trane Central Furnace- Dunbarton	N23272
604 - Water Heater	\$2,200	12	1	1	\$2,200/Itm		Dunbarton CH Kitchen Closet	N23272
24000 - Furnishings								
400 - Miscellaneous	\$6,000	10	4	1	\$6,000/LS		Clubhouse	
24600 - Safety / Access								
520 - Card Readers	\$13,560	10	6	4	\$3,390/Itm		Gates & Clubhouse	

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
00030 - Dunbarton Clubhouse Areas								
25000 - Flooring								
220 - Carpeting	\$2,778	10	4	60	\$46.30/SqYd		Clubhouse	N23272
27000 - Appliances								
202 - Refrigerator	\$1,422	10	4	1	\$1,422/Itm		Clubhouse	N23272
224 - Stove/Oven	\$3,561	20	8	1	\$3,561/Itm		Clubhouse- GE Electric Profile Model	N23272
244 - Dishwasher	\$1,422	10	4	1	\$1,422/Itm		Clubhouse	N23272
742 - Microwave Oven	\$1,200	15	4	1	\$1,200/Itm		Clubhouse	N23272
00040 - Elmhurst Cabana Areas								
02000 - Concrete								
408 - Pool Deck	\$1,543	5	2	1	\$1,543/LS		Cabana- Ongoing Repairs	
03000 - Painting: Exterior								
138 - Surface Restoration	\$3,087	6	4	1	\$3,087/LS		Cabana & Pool Fence	N23273
03500 - Painting: Interior								
920 - Miscellaneous	\$5,457	10	4	1	\$5,457/LS		All Rooms	N23273
05000 - Roofing								
462 - Pitched: Dimensional Composition	\$15,643	30	15	11	\$1,422/Sqrs		Elmhurst Cabana	N23273
08000 - Rehab								
230 - General	\$52,232	20	4	2	\$26,116/Itm		Restrooms	N23273
234 - General	\$8,571	20	16	1	\$8,571/LS		Elmhurst- Gardeners Rstrm & Entry	N23273
12000 - Pool								
106 - Resurface	\$18,405	12	10	159	\$116/l.f.		Elmhurst Pool	N23273
206 - Edge: Tile, Coping, Mastic	\$5,584	12	10	159	\$35.12/l.f.		Elmhurst Pool	N23273
608 - Deck: Re-Surface	\$73,530	30	21	2,900	\$25.36/SqFt		Elmhurst Pool Area	N23020
712 - Equipment: Replacement	\$4,134	5	3	1	\$8,268/LS (50%)		Elmhurst Pool Equipment	N23273
713 - Equipment: Replacement	\$660	1	0	1	\$660/LS [nr:1]		Elmhurst Pool Equipment- 2023 Only	N23273
960 - Furniture: Misc	\$6,675	10	4	1	\$6,675/LS		Lounges, Tables & Chairs	
996 - Miscellaneous	\$1,372	12	4	1	\$1,372/LS		Signage- Elmhurst	N23273
17000 - Tennis Court								
106 - Reseal	\$20,000	7	3	2	\$10,000/Itm		Elmhurst	N23273
310 - Miscellaneous	\$4,500	16	3	3	\$1,500/Itm		Tennis Court Awning & Benches	

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
00040 - Elmhurst Cabana Areas								
17000 - Tennis Court								
504 - Resurface	\$56,983	21	17	2	\$28,492/Itm		Elmhurst	N23273
19000 - Fencing								
134 - Chain Link: 10'	\$23,089	25	6	476	\$48.51/l.f.		Elmhurst Tennis Courts	N23273
204 - Wrought Iron	\$30,096	25	16	260	\$116/l.f.		Elmhurst Pool	N23020
23000 - Mechanical Equipment								
606 - Water Heater	\$2,139	12	2	1	\$2,139/Itm		Elmhurst CH- 50 US Gallon	N23019
24600 - Safety / Access								
524 - Card Readers	\$8,362	10	6	2	\$4,181/Itm		Gates & Clubhouse	
00045 - Commons Tennis Ct Area								
17000 - Tennis Court								
104 - Reseal	\$20,000	8	1	2	\$10,000/Itm		Commons	N23274
308 - Miscellaneous	\$2,850	16	1	1	\$2,850/LS		Tennis Court Awning & Bench	N23274
502 - Resurface	\$56,983	21	4	2	\$28,492/Itm		Commons	N23274
19000 - Fencing								
132 - Chain Link: 10'	\$22,798	25	10	470	\$48.51/l.f.		Commons Tennis Courts	N23273
00050 - Grounds								
01000 - Paving								
100 - Asphalt: Sealing	\$15,846	5	4	70,541	\$.22/SqFt		Zone 1 / W/ CH D.Way, Pkng- 2-Coats	N23275
114 - Asphalt: Sealing	\$13,499	5	4	60,092	\$.22/SqFt		Zone 2- 2 Coats	N23275
124 - Asphalt: Sealing	\$25,535	5	4	113,674	\$.22/SqFt		Zone 3, 4- 2 Coats	N23275
142 - Asphalt: Sealing	\$24,538	5	4	109,237	\$.22/SqFt		Zone 5, 6- 2 Coats	N23275
152 - Asphalt: Sealing	\$7,385	5	6	32,877	\$.22/SqFt		Zone 7- 2 Coats	N23275
182 - Asphalt: Sealing	\$9,004	5	0	64,975	\$.14/SqFt		PS- Elmhurst- 2 Coats	
186 - Asphalt: Sealing	\$9,004	5	0	71,000	\$.13/SqFt		PS- Dunbarton- 2 Coats	
200 - Asphalt: Ongoing Repairs	\$18,442	5	4	70,541	\$5.23/SqFt (5%)		Zone 1	N23275
210 - Asphalt: Ongoing Repairs	\$15,710	5	4	60,092	\$5.23/SqFt (5%)		Zone 2	N23275
220 - Asphalt: Ongoing Repairs	\$29,718	5	4	113,674	\$5.23/SqFt (5%)		Zone 3, 4	N23275
240 - Asphalt: Ongoing Repairs	\$28,557	5	4	109,237	\$5.23/SqFt (5%)		Zone 5, 6	N23275
250 - Asphalt: Ongoing Repairs	\$8,596	5	6	32,877	\$5.23/SqFt (5%)		Zone 7	N23275
280 - Asphalt: Ongoing Repairs	\$4,240	1	1	1	\$4,240/LS		PS- All Private Streets- Yearly Repairs	
282 - Asphalt: Ongoing Repairs	\$18,320	5	5	64,975	\$5.64/LS (5%)		PS- Elmhurst Ongoing	

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
00050 - Grounds								
01000 - Paving								
286 - Asphalt: Ongoing Repairs	\$20,019	5	5	71,000	\$5.64/LS (5%)		PS- Dunbarton Ongoing	
300 - Asphalt: Mill & Inlay	\$373,867	15	13	70,541	\$5.30/SqFt		Zone 1 / W/ CH Driveway & Pkng	N23275
310 - Asphalt: Overlay	\$254,790	15	6	60,092	\$4.24/SqFt		Zone 2	N23275
320 - Asphalt: Overlay	\$481,978	15	6	113,674	\$4.24/SqFt		Zone 3, 4	N23275
340 - Asphalt: Overlay	\$463,165	15	6	109,237	\$4.24/SqFt		Zone 5, 6	N23275
350 - Asphalt: Overlay	\$174,248	15	6	32,877	\$5.30/SqFt		Zone 7	N23275
380 - Asphalt: Overlay	\$200,554	15	13	64,975	\$3.09/SqFt		PS- Elmhurst Circle- 2010 Last Done	
382 - Asphalt: Overlay	\$219,150	15	13	71,000	\$3.09/SqFt		PS- Dunbarton Circle	
02000 - Concrete								
200 - Sidewalks, Curbs & Gutters	\$149,155	2	3	307,641	\$105/SqFt (0.46%)		Public Streets- On-going	N23014
201 - Sidewalks, Curbs & Gutters	\$100,000	2	0	1	\$100,000/LS [nr:1/se:2]		Public Streets- On-going	N23014
208 - Sidewalks, Curbs & Gutters	\$11,293	1	2	307,641	\$3.67/SqFt (1%)		All Areas- On-going	N23014
04000 - Structural Repairs								
550 - Bridge Maintenance	\$2,400	22	13	1	\$2,400/LS		Zone 1 Common Area	N23129
18000 - Landscaping								
100 - Irrigation: Misc.	\$31,325	1	4	1	\$31,325/LS		Misc. Irrigation Repairs	
103 - Irrigation: Misc.	\$102,500	10	0	1	\$102,500/LS [nr:1]		Misc. Irrigation Repairs (2023 Only)	
105 - Irrigation: Misc.	\$120,000	10	1	1	\$120,000/LS [nr:1]		Misc. Irrigation Repairs (2024 Only)	
107 - Irrigation: Misc.	\$106,000	10	2	1	\$106,000/LS [nr:1]		Misc. Irrigation Repairs (2025 Only)	
109 - Irrigation: Misc.	\$106,000	10	3	1	\$106,000/LS [nr:1]		Misc. Irrigation Repairs (2026 Only)	
154 - Irrigation: Controllers	\$79,519	12	10	542	\$147/Itm		Irrigation Controller Station Upgrade	
155 - Irrigation: Controllers	\$3,000	2	1	1	\$3,000/LS [nr:1]		Irrigation Controller Station Upgrade	
242 - Irrigation: Valves	\$500,000	1	1	1	\$500,000/LS [nr:3]		Landscape Renovation & Irrigation	
246 - Irrigation: Valves	\$350,000	1	4	1	\$350,000/LS [nr:3]		Landscape Renovation & Irrigation	
248 - Irrigation: Valves	\$200,000	1	7	1	\$200,000/LS		Landscape Renovation & Irrigation	

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
00050 - Grounds								
18000 - Landscaping								
363 - Tree Maintenance	\$159,474	1	0	1	\$159,474/LS [nr:1]		Tree Pruning & Forest Health Management- 2023 Only	
364 - Tree Maintenance	\$159,474	1	4	1	\$159,474/LS		Tree Pruning & Forest Health Management	
365 - Tree Maintenance	\$234,700	2	1	1	\$234,700/LS [nr:1]		Tree Pruning & Forest Health Management- 2024 Only	
366 - Tree Maintenance	\$200,000	2	2	1	\$200,000/LS [nr:1]		Tree Pruning & Forest Health Management- 2025 Only	
367 - Tree Maintenance	\$180,000	3	3	1	\$180,000/LS [nr:1]		Tree Pruning & Forest Health Management- 2026 Only	
368 - Tree Maintenance	\$115,128	1	0	1	\$115,128/LS		Tree Removals	
372 - Tree Maintenance	\$16,203	1	0	1	\$16,203/LS		Tree Replacements	
376 - Tree Maintenance	\$25,584	1	0	1	\$25,584/LS		Tree Grade Repairs for Removal Sites	
380 - Tree Maintenance	\$31,340	1	0	1	\$31,340/LS		Tree Contingency	
490 - Bark Replacement	\$16,000	1	2	1	\$16,000/LS		Bark Replacement	
491 - Bark Replacement	\$31,980	1	0	1	\$31,980/LS [nr:1]		Bark Replacement- 2023 Only	
493 - Bark Replacement	\$48,000	2	1	1	\$48,000/LS [nr:1]		Bark Replacement- 2024 Only	
530 - Plant Replacement	\$14,000	1	2	1	\$14,000/LS		Plant Replacement	
531 - Plant Replacement	\$27,290	1	0	1	\$27,290/LS [nr:1]		Plant Replacement- 2023 Only	
533 - Plant Replacement	\$60,000	2	1	1	\$60,000/LS [nr:1]		Plant Replacement- 2024 Only	
920 - Miscellaneous	\$17,909	1	0	1	\$17,909/LS		Fall Overseeding	
924 - Miscellaneous	\$12,856	1	0	1	\$12,856/LS		Contingency- Emergency & Misc	
928 - Miscellaneous	\$33,579	1	0	1	\$33,579/LS		Landscape Drains	
19000 - Fencing								
140 - Miscellaneous	\$16,619	25	13	1	\$16,619/LS		Storage Lot Fence	N23270
340 - Wood: 6'	\$8,411	18	16	218	\$38.58/l.f.		1425 University Dr At Neighboring Complex	

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
00050 - Grounds								
20000 - Lighting								
100 - Exterior: Misc. Fixtures	\$47,976	12	7	640	\$74.96/Itm		Fixtures Approx. Total- Conversion to LED	N23270
110 - Exterior: Misc. Fixtures	\$13,905	1	1	640	\$21.73/Itm		Fixtures Approx. Ongoing Maintenance	N23270
111 - Exterior: Misc. Fixtures	\$21,926	1	0	1	\$21,926/LS [nr:1]		Fixtures Approx. Ongoing Maintenance- 2023 ONLY	N23270
21000 - Signage								
200 - Street Signs	\$75,000	15	1	53	\$1,415/Itm		Alley Signage /Private Property/Tow	N23270
204 - Monument	\$40,348	25	21	60	\$672/Itm		Wooden Alley Address Sign Holders	N23270
712 - Lollipop	\$4,630	15	2	35	\$132/Itm		Speed Limit Signage Inserts	N23270
30000 - Miscellaneous								
990 - Utilities	\$2,000	1	1	1	\$2,000/LS		PS- Neighborhood Clean-up	
992 - Utilities	\$53,466	1	0	1	\$53,466/LS		Underground	N22911
00060 - Administrative								
31000 - Reserve Study								
100 - 3 Year Update with Site Visit	\$7,200	3	1	1	\$7,200/LS		On-going	N23276
500 - Annual Update	\$800	1	0	1	\$800/LS		Updates W/Out Site Visit	N23138
32000 - Undesignated								
100 - Miscellaneous	\$8,500	1	1	1	\$8,500/LS		Reserve Items	N23130

Component	Current Replacement Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location	GL
00050 - Grounds								
01000 - Paving								
188 - Asphalt: Sealing	\$12,342	3	2	64,975	\$.19/SqFt [nr:1]		PS- Elmhurst- 1 Coat	
18000 - Landscaping								
200 - Irrigation: Valves	\$721,395	20	0	1	\$721,395/LS		Valve/Head Repl- Turf/Shrub Split- Zones: 3, 4	
210 - Irrigation: Valves	\$824,920	20	1	1	\$824,920/LS		Valve/Head Repl- Turf/Shrub Split- Zones: 5, 6	
220 - Irrigation: Valves	\$477,240	20	2	1	\$477,240/LS		Valve/Head Repl- Turf/Shrub Split- Zones: 1, 2, 7	
240 - Irrigation: Valves	\$2,108,750	20	1	1	\$2,108,750/LS		Landscape Renovation & Irrigation- Zones 5, 6, 7	
250 - Irrigation: Valves	\$2,003,200	20	2	1	\$2,003,200/LS		Landscape Renovation & Irrigation- Zones 1, 2	
260 - Irrigation: Valves	\$2,635,500	20	3	1	\$2,635,500/LS		Landscape Renovation & Irrigation Zones 3, 4, Howe	
400 - Turf Renovation	\$54,018	25	23	1	\$54,018/LS		Turf Renovation (Phase 1 of 5)	
404 - Turf Renovation	\$54,018	25	3	1	\$54,018/LS		Turf Renovation (Phase 2 of 5)	
408 - Turf Renovation	\$54,018	25	0	1	\$54,018/LS		Turf Renovation (Phase 3 of 5)	
412 - Turf Renovation	\$54,018	25	1	1	\$54,018/LS		Turf Renovation (Phase 4 of 5)	
416 - Turf Renovation	\$54,018	25	2	1	\$54,018/LS		Turf Renovation (Phase 5 of 5)	
430 - Irrigation: Misc.	\$371,000	30	0	1	\$371,000/LS		Water Wise Renovation Zones: 3, 4	
436 - Irrigation: Misc.	\$426,544	30	1	1	\$426,544/LS		Water Wise Renovation Zones: 5, 6	
442 - Irrigation: Misc.	\$246,980	30	2	1	\$246,980/LS		Water Wise Renovation Zones: 1, 2, 7	
550 - Shrubs	\$297,648	40	38	1	\$297,648/LS		Shrub Removal (Phase 1 of 3)	
554 - Shrubs	\$297,648	40	3	1	\$297,648/LS		Shrub Removal (Phase 2 of 3)	
558 - Shrubs	\$297,648	40	0	1	\$297,648/LS		Shrub Removal (Phase 3 of 3)	

Expenditures by Year - Next 3 Years

2023 Update- 4

Prepared for the 2024 Fiscal Year

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2023			
00010 - Unit Exteriors			
03000 - Painting: Exterior			
108 - Surface Restoration Homes- Phase 1 of 3 (Was #120) 2023[nr:1]	6	153,126	
111 - Surface Restoration Homes- Phase 2 Advance Work in 2023 Only[nr:1]	1	18,400	
Total 03000 - Painting: Exterior:		171,526	171,526
04000 - Structural Repairs			
224 - Wood: Siding & Trim 171 Siding Project w Paint 1- 2023 (56%)	12	836,675	
231 - Wood: Siding & Trim Homes- Phase 2- 2023 Only[nr:1]	1	45,560	
290 - Miscellaneous Construction Management- Phase 1 2023 (70%)	12	47,075	
294 - Miscellaneous Construction Management- Phase 2- 2023 (50%)	12	47,100	
Total 04000 - Structural Repairs:		976,410	976,410
05000 - Roofing			
920 - Roofing: Inspections & Repairs 590 All Units Ongoing	1	50,315	
Total Unit Exteriors:		1,198,251	1,198,251
00020 - Main Clubhouse Areas			
12000 - Pool			
701 - Equipment: Replacement 2023 Only[nr:1]	1	660	
704 - Equipment: Replacement Lap Pool Equipment (50%)	5	4,290	
Total 12000 - Pool:		4,950	4,950
13000 - Spa			
700 - Equipment Main CH Spa Equipment (50%)	5	7,705	
Total Main Clubhouse Areas:		12,655	12,655
00030 - Dunbarton Clubhouse Areas			
12000 - Pool			
104 - Resurface 148 If Dunbarton Pool	12	44,212	
705 - Equipment: Replacement Dunbarton Pool Equipment- 2023 Only[nr:1]	1	660	
961 - Furniture: Misc Lounges, Tables & Chairs- 2023 Only[nr:1]	1	400	
Total 12000 - Pool:		45,272	45,272
13000 - Spa			
704 - Equipment Dunbarton Spa Equipment (50%)	5	4,915	

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2023			
00030 - Dunbarton Clubhouse Areas			
Total Dunbarton Clubhouse Areas:		50,187	50,187
00040 - Elmhurst Cabana Areas			
12000 - Pool			
713 - Equipment: Replacement Elmhurst Pool Equipment- 2023 Only[nr:1]	1	660	
Total Elmhurst Cabana Areas:		660	660
00050 - Grounds			
01000 - Paving			
182 - Asphalt: Sealing 64,975 sf PS- Elmhurst- 2 Coats	5	9,004	
186 - Asphalt: Sealing 71,000 sf PS- Dunbarton- 2 Coats	5	9,004	
Total 01000 - Paving:		18,008	18,008
02000 - Concrete			
201 - Sidewalks, Curbs & Gutters Public Streets- On-going[nr:1/se:2]	2	100,000	50,000
18000 - Landscaping			
103 - Irrigation: Misc. Misc. Irrigation Repairs (2023 Only)[nr:1]	10	102,500	
363 - Tree Maintenance Tree Pruning & Forest Health Management- 2023 Only[nr:1]	1	159,474	
368 - Tree Maintenance Tree Removals	1	115,128	
372 - Tree Maintenance Tree Replacements	1	16,203	
376 - Tree Maintenance Tree Grade Repairs for Removal Sites	1	25,584	
380 - Tree Maintenance Tree Contingency	1	31,340	
491 - Bark Replacement Bark Replacement- 2023 Only[nr:1]	1	31,980	
531 - Plant Replacement Plant Replacement- 2023 Only[nr:1]	1	27,290	
920 - Miscellaneous Fall Overseeding	1	17,909	
924 - Miscellaneous Contingency- Emergency & Misc	1	12,856	
928 - Miscellaneous Landscape Drains	1	33,579	
Total 18000 - Landscaping:		573,843	573,843
20000 - Lighting			
111 - Exterior: Misc. Fixtures Fixtures Approx. Ongoing Maintenance- 2023 ONLY[nr:1]	1	21,926	
30000 - Miscellaneous			
992 - Utilities Underground	1	53,466	
Total Grounds:		767,243	717,243

Reserve Component

2023

00060 - Administrative

31000 - Reserve Study

	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
500 - Annual Update Updates W/Out Site Visit	1	800	
Total Administrative:		800	800
Total 2023:		2,029,796	1,979,796

2024

00010 - Unit Exteriors

03000 - Painting: Exterior

104 - Surface Restoration 171 Homes- Phase 1 of 3 (Was #120) 2024 (24.7%)	6	76,562	78,476
110 - Surface Restoration 217 Homes- Phase 2 of 3 (Was #122) 2024 (50%)	6	253,000	259,325
350 - Touch-Up Building Touch Up As Needed	1	11,872	12,169
Total 03000 - Painting: Exterior:		341,434	349,970

04000 - Structural Repairs

204 - Wood: Siding & Trim On-going Repairs- Yearly Work Orders, Etc.	1	150,000	153,750
228 - Wood: Siding & Trim 171 Siding Project w Paint 1- 2024 (28%)	12	418,338	428,796
230 - Wood: Siding & Trim 217 Siding Project w Paint 2- 2024 (50%)	12	613,917	629,265
292 - Miscellaneous Construction Management- Phase 1 2024 (30%)	12	20,175	20,679
296 - Miscellaneous Construction Management- Phase 2- 2024 (50%)	12	47,100	48,278
Total 04000 - Structural Repairs:		1,249,530	1,280,768

05000 - Roofing

200 - Low Slope: BUR 32 Squares- Small Flats- Done 2009	15	64,000	65,600
216 - Low Slope: BUR 4 Squares- Small Flats- Done 2009	15	6,129	6,283
920 - Roofing: Inspections & Repairs 590 All Units Ongoing	1	50,315	51,573
Total 05000 - Roofing:		120,444	123,456

19000 - Fencing

200 - Wood Phased Fence Replacements- 2024	24	313,582	321,422
350 - Wood: Repair On-going Repairs Per Year	1	44,000	45,100
Total 19000 - Fencing:		357,582	366,522
Total Unit Exteriors:		2,068,990	2,120,716

00020 - Main Clubhouse Areas

12000 - Pool

712 - Miscellaneous On-going Annual Pool Mechanical Repairs	1	4,057	4,158
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Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2024			
00020 - Main Clubhouse Areas			
17000 - Tennis Court			
306 - Miscellaneous Tennis Court Awning & Bench	16	2,850	2,921
22000 - Office Equipment			
200 - Computers, Misc. Clubhouse Office Laptop	4	1,102	1,130
23000 - Mechanical Equipment			
200 - HVAC 4 Lennox Units- Clubhouse- A/C	15	60,000	61,500
210 - HVAC 4 Units Clubhouse- Heating	15	64,000	65,600
600 - Water Heater Clubhouse- State Select Water Heater	12	2,139	2,192
Total 23000 - Mechanical Equipment:		126,139	129,292
24600 - Safety / Access			
140 - Security System Clubhouse Security System/Entry Access	10	49,136	50,365
Total Main Clubhouse Areas:		183,284	187,866
00030 - Dunbarton Clubhouse Areas			
23000 - Mechanical Equipment			
300 - HVAC Trane Central Furnace- Dunbarton	15	15,000	15,375
604 - Water Heater Dunbarton CH Kitchen Closet	12	2,200	2,255
Total 23000 - Mechanical Equipment:		17,200	17,630
Total Dunbarton Clubhouse Areas:		17,200	17,630
00045 - Commons Tennis Ct Area			
17000 - Tennis Court			
104 - Reseal 2 Commons	8	20,000	20,500
308 - Miscellaneous Tennis Court Awning & Bench	16	2,850	2,921
Total 17000 - Tennis Court:		22,850	23,421
Total Commons Tennis Ct Area:		22,850	23,421
00050 - Grounds			
01000 - Paving			
280 - Asphalt: Ongoing Repairs PS- All Private Streets- Yearly Repairs	1	4,240	4,346
02000 - Concrete			
201 - Sidewalks, Curbs & Gutters Public Streets- On-going[nr:1/se:2]	2	100,000	51,250
18000 - Landscaping			
105 - Irrigation: Misc. Misc. Irrigation Repairs (2024 Only)[nr:1]	10	120,000	123,000
155 - Irrigation: Controllers Irrigation Controller Station Upgrade[nr:1]	2	3,000	3,075
242 - Irrigation: Valves Landscape Renovation & Irrigation[nr:3]	1	500,000	512,500

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2024			
00050 - Grounds			
18000 - Landscaping			
365 - Tree Maintenance Tree Pruning & Forest Health Management- 2024 Only[nr:1]	2	234,700	240,568
368 - Tree Maintenance Tree Removals	1	115,128	118,006
372 - Tree Maintenance Tree Replacements	1	16,203	16,608
376 - Tree Maintenance Tree Grade Repairs for Removal Sites	1	25,584	26,224
380 - Tree Maintenance Tree Contingency	1	31,340	32,124
493 - Bark Replacement Bark Replacement- 2024 Only[nr:1]	2	48,000	49,200
533 - Plant Replacement Plant Replacement- 2024 Only[nr:1]	2	60,000	61,500
920 - Miscellaneous Fall Overseeding	1	17,909	18,357
924 - Miscellaneous Contingency- Emergency & Misc	1	12,856	13,177
928 - Miscellaneous Landscape Drains	1	33,579	34,418
Total 18000 - Landscaping:		1,218,299	1,248,757
20000 - Lighting			
110 - Exterior: Misc. Fixtures 640 Fixtures Approx. Ongoing Maintenance	1	13,905	14,252
21000 - Signage			
200 - Street Signs 53 Alley Signage /Private Property/Tow	15	75,000	76,875
30000 - Miscellaneous			
990 - Utilities PS- Neighborhood Clean-up	1	2,000	2,050
992 - Utilities Underground	1	53,466	54,803
Total 30000 - Miscellaneous:		55,466	56,853
Total Grounds:		1,466,910	1,452,333
00060 - Administrative			
31000 - Reserve Study			
100 - 3 Year Update with Site Visit On-going	3	7,200	7,380
500 - Annual Update Updates W/Out Site Visit	1	800	820
Total 31000 - Reserve Study:		8,000	8,200
32000 - Undesignated			
100 - Miscellaneous Reserve Items	1	8,500	8,713
Total Administrative:		16,500	16,913
Total 2024:		3,775,734	3,818,879

2025

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2025			
00010 - Unit Exteriors			
03000 - Painting: Exterior			
114 - Surface Restoration 217 Homes- Phase 2 of 3 (Was #122) 2025 (50%)	6	253,000	265,808
130 - Surface Restoration 202 Homes- Phase 3 of 3- 2025 (16.7%)	6	129,531	136,089
350 - Touch-Up Building Touch Up As Needed	1	11,872	12,473
Total 03000 - Painting: Exterior:		394,403	414,370
04000 - Structural Repairs			
204 - Wood: Siding & Trim On-going Repairs- Yearly Work Orders, Etc.	1	150,000	157,594
234 - Wood: Siding & Trim 217 Siding Project w Paint 2- 2025 (50%)	12	613,917	644,997
250 - Wood: Siding & Trim 202 Siding Project 3- 2025 (Was #232) (25%)	12	314,365	330,279
298 - Miscellaneous Construction Management- Phase 3- 2025 (16.7%)	12	16,796	17,647
Total 04000 - Structural Repairs:		1,095,078	1,150,517
05000 - Roofing			
206 - Low Slope: BUR 8 Squares- Small Flats- Done 2006	15	16,000	16,810
212 - Low Slope: BUR 80 Squares- Large Flats- 2009	15	160,000	168,100
220 - Low Slope: BUR 8 Squares- Small Flats- Done 2008	15	16,000	16,810
838 - Hog Valleys 2000 - 2003 Roofing Project Midcycle	30	190,000	199,619
840 - Hog Valleys 2004 Roofing Project Midcycle	30	190,000	199,619
842 - Hog Valleys 2005 Roofing Project Midcycle	30	190,000	199,619
920 - Roofing: Inspections & Repairs 590 All Units Ongoing	1	50,315	52,862
Total 05000 - Roofing:		812,315	853,439
19000 - Fencing			
206 - Wood Phased Fence Replacements- 2025	24	474,131	498,134
350 - Wood: Repair On-going Repairs Per Year	1	44,000	46,228
Total 19000 - Fencing:		518,131	544,362
Total Unit Exteriors:		2,819,927	2,962,688
00020 - Main Clubhouse Areas			
02000 - Concrete			
400 - Pool Deck Main Clubhouse- Ongoing Repairs	5	2,000	2,101
05000 - Roofing			
208 - Low Slope: BUR 6 Squares- Clubhouse- Vinyl	15	22,800	23,954

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2025			
00020 - Main Clubhouse Areas			
08000 - Rehab			
100 - General Clubhouse- Lounge: Skylights & Windows	30	33,241	34,923
12000 - Pool			
712 - Miscellaneous On-going Annual Pool Mechanical Repairs	1	4,057	4,262
Total Main Clubhouse Areas:		62,098	65,240
00030 - Dunbarton Clubhouse Areas			
02000 - Concrete			
404 - Pool Deck Clubhouse Pool- Ongoing Repairs	5	1,543	1,621
03500 - Painting: Interior			
900 - Miscellaneous Clubhouse- Dunbarton All Rooms	4	4,319	4,537
13000 - Spa			
102 - Resurface Dunbarton Spa	6	6,796	7,140
120 - Tile Dunbarton Spa	6	3,858	4,054
Total 13000 - Spa:		10,654	11,194
Total Dunbarton Clubhouse Areas:		16,516	17,352
00040 - Elmhurst Cabana Areas			
02000 - Concrete			
408 - Pool Deck Cabana- Ongoing Repairs	5	1,543	1,621
23000 - Mechanical Equipment			
606 - Water Heater Elmhurst CH- 50 US Gallon	12	2,139	2,247
Total Elmhurst Cabana Areas:		3,682	3,868
00050 - Grounds			
01000 - Paving			
280 - Asphalt: Ongoing Repairs PS- All Private Streets- Yearly Repairs	1	4,240	4,455
02000 - Concrete			
208 - Sidewalks, Curbs & Gutters 307,641 sf All Areas- On-going (1%)	1	11,293	11,865
18000 - Landscaping			
107 - Irrigation: Misc. Misc. Irrigation Repairs (2025 Only)[nr:1]	10	106,000	111,366
242 - Irrigation: Valves Landscape Renovation & Irrigation[nr:3]	1	500,000	525,313
366 - Tree Maintenance Tree Pruning & Forest Health Management- 2025 Only[nr:1]	2	200,000	210,125
368 - Tree Maintenance Tree Removals	1	115,128	120,956
372 - Tree Maintenance Tree Replacements	1	16,203	17,023
376 - Tree Maintenance Tree Grade Repairs for Removal Sites	1	25,584	26,879

Reserve Component	Life Useful	Current Replacement Cost	Forecast Inflated Cost @ 2.50%
2025			
00050 - Grounds			
18000 - Landscaping			
380 - Tree Maintenance Tree Contingency	1	31,340	32,927
490 - Bark Replacement Bark Replacement	1	16,000	16,810
530 - Plant Replacement Plant Replacement	1	14,000	14,709
920 - Miscellaneous Fall Overseeding	1	17,909	18,816
924 - Miscellaneous Contingency- Emergency & Misc	1	12,856	13,507
928 - Miscellaneous Landscape Drains	1	33,579	35,279
Total 18000 - Landscaping:		1,088,599	1,143,710
20000 - Lighting			
110 - Exterior: Misc. Fixtures 640 Fixtures Approx. Ongoing Maintenance	1	13,905	14,608
21000 - Signage			
712 - Lollipop 35 Speed Limit Signage Inserts	15	4,630	4,864
30000 - Miscellaneous			
990 - Utilities PS- Neighborhood Clean-up	1	2,000	2,101
992 - Utilities Underground	1	53,466	56,173
Total 30000 - Miscellaneous:		55,466	58,274
Total Grounds:		1,178,133	1,237,776
00060 - Administrative			
31000 - Reserve Study			
500 - Annual Update Updates W/Out Site Visit	1	800	841
32000 - Undesignated			
100 - Miscellaneous Reserve Items	1	8,500	8,930
Total Administrative:		9,300	9,771
Total 2025:		4,089,656	4,296,695

00020 - Main Clubhouse Areas

Tennis Court Specialists

871 Ridgeview Drive Woodland ,
CA 95695

Phone: (530) 666-2313

License #: 808636

17000 - Tennis Court

100 - Reseal

Main Clubhouse

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

Browning Reserve Group, LLC ("BRG") prepared a reserve study for the Association during the 2023 fiscal year. This was done to help determine the Association's reserve contribution for the next fiscal year (2024) and future fiscal years. In addition, BRG prepared the proper statutory disclosures for distribution to the Association members.

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

- life and valuation estimates;
- fund status;
- and a funding plan. Please note, as this study update did not require a site visit, and relied completely on the information provided, it is possible BRG has never visited Nepenthe Association.

For BRG reserve studies, the year in which the study is being conducted, is the first year of the study. For example, this study is being prepared during 2023 and is the Association's first year in the study. This enables BRG to use a starting point which ties to the last audited financial statement, December 31, 2022. You will notice in Section III, Reserve Fund Balance Forecast, a Beginning Reserve Balance of \$11,113,960 is being used which ties to the last completed audit or review of the Association's financial statements. BRG then re-builds the first year of the study, in this case 2023, and estimates an ending reserve fund balance. Again, see Section III and the 2023 ending reserve balance estimate of \$11,543,101.

"Re-building" the first year of the study as mentioned above simply means using the 2023 adopted budget for the 2023 reserve contribution. Finally, the 2023 reserve expenses both actual and projected are estimated.

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

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

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

Please see Section V - Reserve Fund Balance Forecast.

Browning Reserve Group, LLC

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
00010 - Unit Exteriors						
03000 - Painting: Exterior						
100 - Surface Restoration 171 Homes- Phase 1 of 3 (Was #120) 2022 (75%)	233,438	6	5	38,906	79,758	24,556
104 - Surface Restoration 171 Homes- Phase 1 of 3 (Was #120) 2024 (24.7%)	76,562	6	1	63,802	78,476	7,296
108 - Surface Restoration Homes- Phase 1 of 3 (Was #120) 2023[nr:1]	153,126	6	0	153,126	0	0
110 - Surface Restoration 217 Homes- Phase 2 of 3 (Was #122) 2024 (50%)	253,000	6	1	210,833	259,325	12,055
111 - Surface Restoration Homes- Phase 2 Advance Work in 2023 Only[nr:1]	18,400	1	0	18,400	0	0
114 - Surface Restoration 217 Homes- Phase 2 of 3 (Was #122) 2025 (50%)	253,000	6	2	168,667	216,104	12,357
130 - Surface Restoration 202 Homes- Phase 3 of 3- 2025 (16.7%)	129,531	6	2	86,354	110,641	12,653
134 - Surface Restoration 202 Homes- Phase 3 of 3- 2026 (66.7%)	259,062	6	3	129,531	177,026	25,938
138 - Surface Restoration 202 Homes- Phase 3 of 3- 2027 (16.7%)	129,531	6	4	43,177	66,385	13,293
190 - Miscellaneous Construction Management: Color Consultant Only	4,000	12	9	1,000	1,367	232
198 - Supervision Construction Mgmt- Pre-Cycle Eval.	6,000	6	8	667	769	453
200 - Supervision 171 CM- Future Painting, Siding- PH 1	109,440	6	7	13,680	16,025	9,071
208 - Supervision 217 CM- Future Painting, Siding- PH 2	119,350	6	7	14,919	17,476	9,893
210 - Supervision 202 CM- Future Painting, Siding- PH 3	111,100	6	8	12,344	14,235	8,390
350 - Touch-Up Building Touch Up As Needed	11,872	1	1	5,936	12,169	3,394
920 - Power Washing 171 Units- Brick Work Wash & Seal	29,925	12	7	12,469	15,337	1,654
924 - Power Washing 217 Units- Brick Work Wash & Seal	37,975	12	8	12,658	16,218	2,151
926 - Power Washing 202 Units- Brick Work Wash & Seal	35,350	12	9	8,838	12,078	2,052
04000 - Structural Repairs						
204 - Wood: Siding & Trim On-going Repairs- Yearly Work Orders, Etc.	150,000	1	1	75,000	153,750	42,884
210 - Wood: Siding & Trim 171 2008 Siding Project- Long Term	1,624,017	30	22	433,071	499,385	51,988
212 - Wood: Siding & Trim 217 2009 Siding Project- Long Term	2,170,000	30	23	506,333	593,133	71,203
214 - Wood: Siding & Trim 202 2010 Siding Project- Long Term	2,020,000	30	24	404,000	483,117	67,938
220 - Wood: Siding & Trim 171 Siding Project w Paint 1- 2022 (15.9%)	237,124	12	11	19,760	40,509	14,463
224 - Wood: Siding & Trim 171 Siding Project w Paint 1- 2023 (56%)	836,675	12	0	836,675	71,466	38,894
228 - Wood: Siding & Trim 171 Siding Project w Paint 1- 2024 (28%)	418,338	12	1	383,477	428,796	19,933
230 - Wood: Siding & Trim	613,917	12	1	562,757	629,265	29,253

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
00010 - Unit Exteriors						
04000 - Structural Repairs						
217 Siding Project w Paint 2- 2024 (50%)						
231 - Wood: Siding & Trim Homes- Phase 2- 2023 Only[nr:1]	45,560	1	0	45,560	0	0
234 - Wood: Siding & Trim 217 Siding Project w Paint 2- 2025 (50%)	613,917	12	2	511,598	576,826	29,984
250 - Wood: Siding & Trim 202 Siding Project 3- 2025 (Was #232) (25%)	314,365	12	2	261,971	295,372	15,354
254 - Wood: Siding & Trim 202 Siding Project w Paint 3- 2026 (50%)	628,730	12	3	471,547	537,040	31,475
255 - Wood: Siding & Trim 202 Siding Project w Paint 3- 2027 (25%)	314,365	12	4	209,577	241,668	16,131
290 - Miscellaneous Construction Management- Phase 1 2023 (70%)	47,075	12	0	47,075	4,021	2,188
292 - Miscellaneous Construction Management- Phase 1 2024 (30%)	20,175	12	1	18,494	20,679	961
294 - Miscellaneous Construction Management- Phase 2- 2023 (50%)	47,100	12	0	47,100	4,023	2,190
296 - Miscellaneous Construction Management- Phase 2- 2024 (50%)	47,100	12	1	43,175	48,278	2,244
298 - Miscellaneous Construction Management- Phase 3- 2025 (16.7%)	16,796	12	2	13,997	15,782	820
302 - Miscellaneous Construction Management- Phase 3- 2026 (66.7%)	67,186	12	3	50,389	57,388	3,363
306 - Miscellaneous Construction Management- Phase 3- 2027 (16.7%)	16,796	12	4	11,198	12,912	862
05000 - Roofing						
200 - Low Slope: BUR 32 Squares- Small Flats- Done 2009	64,000	15	1	59,733	65,600	2,440
206 - Low Slope: BUR 8 Squares- Small Flats- Done 2006	16,000	15	2	13,867	15,307	625
212 - Low Slope: BUR 80 Squares- Large Flats- 2009	160,000	15	2	138,667	153,067	6,252
216 - Low Slope: BUR 4 Squares- Small Flats- Done 2009	6,129	15	1	5,721	6,283	234
220 - Low Slope: BUR 8 Squares- Small Flats- Done 2008	16,000	15	2	13,867	15,307	625
400 - Pitched: Dimensional Composition 3,257 Squares- 2000 Thru 2003- 199 Homes[se:4]	1,791,350	30	17	776,252	856,862	52,617
400 - Pitched: Dimensional Composition 3,257 Squares- 2000 Thru 2003- 199 Homes[se:4]	1,791,350	30	18	716,540	795,658	52,617
400 - Pitched: Dimensional Composition 3,257 Squares- 2000 Thru 2003- 199 Homes[se:4]	1,791,350	30	19	656,828	734,454	52,617
400 - Pitched: Dimensional Composition 3,257 Squares- 2000 Thru 2003- 199 Homes[se:4]	1,791,350	30	20	597,117	673,249	52,617
420 - Pitched: Dimensional Composition 2004 Roofing Project	2,900,000	30	21	870,000	990,833	90,571
440 - Pitched: Dimensional Composition 1,853 Squares- 2005 Roofing Project[se:2]	2,038,300	30	22	543,547	626,777	66,066
440 - Pitched: Dimensional Composition 1,853 Squares- 2005 Roofing Project[se:2]	2,038,300	30	23	475,603	557,135	66,066
444 - Pitched: Dimensional Composition 2,098 Squares- 2006 Roofing Project[se:2]	2,307,800	30	24	461,560	551,949	78,588
444 - Pitched: Dimensional Composition 2,098 Squares- 2006 Roofing Project[se:2]	2,307,800	30	25	384,633	473,099	78,588
466 - Pitched: Dimensional Composition 1,650 Squares- 2007 Roofing Project[se:2]	1,815,000	30	26	242,000	310,063	64,936
466 - Pitched: Dimensional Composition 1,650 Squares- 2007 Roofing Project[se:2]	1,815,000	30	27	181,500	248,050	64,936
690 - Gutters / Downspouts 2004	180,000	30	11	114,000	123,000	4,392
692 - Gutters / Downspouts	190,000	30	12	114,000	123,342	4,751

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
00010 - Unit Exteriors						
05000 - Roofing						
2005						
694 - Gutters / Downspouts 2006	220,000	30	13	124,667	135,300	5,639
696 - Gutters / Downspouts 2007	190,000	30	14	101,333	110,358	4,992
700 - Gutters / Downspouts 1,484 If 2008	35,616	30	15	17,808	19,470	959
702 - Gutters / Downspouts 994 If 2009	23,856	30	16	11,133	12,226	659
704 - Gutters / Downspouts 10,741 If 2010	257,784	30	17	111,706	123,307	7,294
810 - Pitched: Dimensional Composition 2003 Roofing Project: Beams, Crts/Vlys, FP Chs	200,000	30	10	133,333	143,500	4,761
820 - Beam Replacement 2004 Beam replacement	94,000	30	11	59,533	64,233	2,293
822 - Beam Replacement 2005 Roofing w/ 70% increase due to related siding	390,000	30	12	234,000	253,175	9,753
824 - Beam Replacement 2006- Roofing w/ 70% inc. due to related siding	180,000	30	13	102,000	110,700	4,614
826 - Beam Replacement 2007- Roofing-w/ 70% inc. due to related siding	340,000	30	14	181,333	197,483	8,933
838 - Hog Valleys 2000 - 2003 Roofing Project Midcycle	190,000	30	2	177,333	188,258	3,712
840 - Hog Valleys 2004 Roofing Project Midcycle	190,000	30	2	177,333	188,258	3,712
842 - Hog Valleys 2005 Roofing Project Midcycle	190,000	30	2	177,333	188,258	3,712
844 - Hog Valleys 2006 Roofing Project Midcycle	190,000	30	3	171,000	181,767	3,805
846 - Hog Valleys 2007 Roofing Project Midcycle	190,000	30	4	164,667	175,275	3,900
920 - Roofing: Inspections & Repairs 590 All Units Ongoing	50,315	1	0	50,315	51,573	28,068
19000 - Fencing						
200 - Wood Phased Fence Replacements- 2024	313,582	24	1	300,516	321,422	3,735
206 - Wood Phased Fence Replacements- 2025	474,131	24	2	434,620	465,735	5,789
212 - Wood Phased Fence Replacements- 2026	321,097	24	3	280,960	301,697	4,019
218 - Wood Phased Fence Replacements- 2027	160,548	24	4	133,790	143,991	2,060
300 - Wood 22,881 If Patios- 2023 (33%)[se:3]	183,333	8	8	20,370	23,490	14,194
300 - Wood 22,881 If Patios- 2023 (33%)[se:3]	183,333	8	9	18,333	20,880	14,194
300 - Wood 22,881 If Patios- 2023 (33%)[se:3]	183,333	8	10	16,667	18,792	14,194
344 - Wood 1,900 If Interior Patio Party Fence Was #304 (20%)	66,500	8	8	7,389	8,520	2,511
350 - Wood: Repair On-going Repairs Per Year	44,000	1	1	22,000	45,100	12,579
21000 - Signage						
400 - Unit Address Plaques 590 Units with 2 at each	82,600	25	11	46,256	50,799	2,418
Sub-total Unit Exteriors	#####			#####	#####	1,499,605
00020 - Main Clubhouse Areas						
02000 - Concrete						
400 - Pool Deck Main Clubhouse- Ongoing Repairs	2,000	5	2	1,200	1,640	234

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
00020 - Main Clubhouse Areas						
03000 - Painting: Exterior						
130 - Surface Restoration Main Clubhouse	19,000	10	7	5,700	7,790	1,260
400 - Wrought Iron 258 lf Pool Perimeter Fence	3,062	6	4	1,021	1,570	314
03500 - Painting: Interior						
300 - Clubhouse 11,806 sf Clubhouse Interior	23,612	10	4	14,167	16,942	1,454
04000 - Structural Repairs						
200 - Wood: Siding & Trim Clubhouse Siding & Trim Replace	75,000	30	27	7,500	10,250	2,716
302 - Awnings Clubhouse Pool Awning	6,173	15	6	3,704	4,219	266
900 - Door: Hardware 17 Clubhouse- Exit Doors & Pool Pedestrian Gates	20,240	15	6	12,144	13,831	873
912 - Doors Clubhouse Restroom Hall Exterior Door	3,276	25	22	393	537	126
914 - Doors 12 Exterior Storefront Door Sets	39,316	25	15	15,726	17,732	1,271
918 - Doors 17 Clubhouse- Interior Doors	20,146	25	16	7,253	8,260	667
922 - Steel Doors 2 Exterior Storage Room Metal Doors	5,931	25	12	3,084	3,404	178
05000 - Roofing						
208 - Low Slope: BUR 6 Squares- Clubhouse- Vinyl	22,800	15	2	19,760	21,812	891
460 - Pitched: Dimensional Composition 44 Squares- Clubhouse- 44 Squares	72,758	30	15	36,379	39,775	1,959
08000 - Rehab						
094 - General Professional Fees	60,000	20	11	27,000	30,750	2,196
100 - General Clubhouse- Lounge: Skylights & Windows	33,241	30	2	31,025	32,936	649
102 - General Clubhouse- Living Rm & Kitchen Furnishings (50%)	31,757	10	4	19,054	22,786	1,955
112 - General Clubhouse- Card Room Misc. (50%)	8,904	10	4	5,342	6,388	548
116 - General Clubhouse Card Room- Counter & Cabinets	21,369	25	16	7,693	8,761	708
138 - General Clubhouse- Entry Area- Furnishings- 50% (50%)	1,780	10	4	1,068	1,277	110
150 - General Lobby Administration Office (50%)	8,309	10	4	4,986	5,962	512
156 - General Clubhouse- Manager's Office (50%)	4,155	10	4	2,493	2,981	256
160 - General Clubhouse- Gym (50%)	8,904	10	4	5,342	6,388	548
180 - General 2 Clubhouse- 2 Restrooms	99,721	30	21	29,916	34,071	3,114
190 - General Clubhouse-Assistant Community Manager Office (50%)	2,968	10	5	1,484	1,825	187
192 - General Clubhouse- Audio Room (50%)	1,780	10	5	890	1,095	112
194 - General Kitchen Rehab	54,607	25	16	19,659	22,389	1,809
344 - General 2013 Contingency	48,081	20	11	21,637	24,642	1,760
12000 - Pool						
100 - Resurface 116 lf Clubhouse Main Pool	13,427	12	10	2,238	3,441	799
102 - Resurface	26,020	12	8	8,673	11,113	1,474

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
00020 - Main Clubhouse Areas						
12000 - Pool						
176 If Clubhouse Lap Pool						
200 - Edge: Tile, Coping, Mastic 116 If Clubhouse Main Pool	10,015	12	10	1,669	2,566	596
202 - Edge: Tile, Coping, Mastic 176 If Clubhouse Lap Pool	10,477	12	8	3,492	4,475	593
600 - Miscellaneous 10,526 sf Replace Concrete Pool Deck	255,285	30	21	76,585	87,222	7,973
700 - Equipment: Replacement Main Pool Equipment (50%)	4,134	5	3	1,654	2,542	497
701 - Equipment: Replacement 2023 Only[nr:1]	660	1	0	660	0	0
704 - Equipment: Replacement Lap Pool Equipment (50%)	4,290	5	0	4,290	879	479
712 - Miscellaneous On-going Annual Pool Mechanical Repairs	4,057	1	1	2,028	4,158	1,160
910 - Furniture: Chairs 28 Clubhouse	3,642	10	4	2,185	2,613	224
916 - Furniture: Lounges 18 Clubhouse	14,882	10	4	8,929	10,678	916
920 - Furniture: Tables 6 Clubhouse	3,539	10	4	2,123	2,539	218
940 - Furniture: Misc 4 Clubhouse- Umbrellas Stands	728	10	4	437	522	45
942 - Furniture: Misc 4 Clubhouse- Umbrellas	1,940	8	4	970	1,243	149
990 - Miscellaneous 2012 Misc. Safety, Caps, Water Quality, etc.	21,370	10	8	4,274	6,571	1,452
994 - Miscellaneous Signage- Main CH	1,422	12	3	1,067	1,215	71
13000 - Spa						
100 - Resurface Main Clubhouse	6,796	6	4	2,265	3,483	697
120 - Tile Main CH Spa	3,858	6	4	1,286	1,977	396
700 - Equipment Main CH Spa Equipment (50%)	7,705	5	0	7,705	1,580	860
780 - Heater Main Clubhouse- Spa Heater	6,256	8	3	3,910	4,809	470
14000 - Recreation						
200 - Exercise: Treadmill Matrix Commercial Series	4,366	5	3	1,746	2,685	525
204 - Exercise: Treadmill Matrix Commercial Series	4,410	5	3	1,764	2,712	530
212 - Exercise: Miscellaneous Equip. 2 Matrix Recumbent Bike	7,122	10	3	4,985	5,840	428
218 - Miscellaneous Matrix Elliptical Machine	7,122	6	3	3,561	4,866	713
222 - Exercise: Weight Machine Matrix Hoist & Press H2200	7,122	20	5	5,341	5,840	225
224 - Miscellaneous Stair Climber	3,561	6	3	1,780	2,433	357
226 - Miscellaneous Upright Cycle	2,613	6	3	1,306	1,785	262
230 - Exercise: Miscellaneous Equip. Weight Bench	948	10	3	664	777	57
860 - Television Fitness Room- LG 42" TV	948	6	3	474	648	95
864 - Television Library- LG 32" TV	717	6	3	358	490	72

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
00020 - Main Clubhouse Areas						
17000 - Tennis Court						
100 - Reseal 4 Main Clubhouse	52,915	8	6	13,229	20,339	4,279
306 - Miscellaneous Tennis Court Awning & Bench	2,850	16	1	2,672	2,921	102
500 - Resurface 4 Main Clubhouse	112,996	30	29	3,767	7,721	4,300
19000 - Fencing						
130 - Chain Link: 10' 770 lf Main Clubhouse Tennis Courts	37,349	25	7	26,892	29,095	991
200 - Wrought Iron 258 lf Main Clubhouse	29,864	25	16	10,751	12,244	989
340 - Wood: 6' 28 lf Trash & Roof Access Enclosure	1,482	18	9	741	844	57
20000 - Lighting						
260 - Bollard Lights 6 Clubhouse Front	7,110	20	10	3,555	4,009	254
22000 - Office Equipment						
200 - Computers, Misc. Clubhouse Office Laptop	1,102	4	1	827	1,130	158
23000 - Mechanical Equipment						
200 - HVAC 4 Lennox Units- Clubhouse- A/C	60,000	15	1	56,000	61,500	2,287
210 - HVAC 4 Units Clubhouse- Heating	64,000	15	1	59,733	65,600	2,440
600 - Water Heater Clubhouse- State Select Water Heater	2,139	12	1	1,960	2,192	102
24000 - Furnishings						
610 - Office 13 Office Desk/Guest Chairs	6,449	12	3	4,837	5,509	323
910 - Window Coverings Clubhouse	4,746	15	6	2,848	3,243	205
24500 - Audio / Visual						
142 - Miscellaneous Clubhouse Audio/Video Upgrades	38,948	10	5	19,474	23,953	2,458
24600 - Safety / Access						
140 - Security System Clubhouse Security System/Entry Access	49,136	10	1	44,223	50,365	2,810
25000 - Flooring						
200 - Carpeting 298 Sq. Yds. Clubhouse	39,422	10	4	23,653	28,285	2,427
224 - Carpeting 15 Sq. Yds. Assistant Community Manager Office	1,984	12	7	827	1,017	110
400 - Tile 295 sf Kitchen	3,902	20	11	1,756	2,000	143
600 - Vinyl 19 Sq. Yds. Clubhouse Restrooms	1,047	12	4	698	805	54
608 - Vinyl 53 Sq. Yds. Lobby	2,337	20	11	1,052	1,198	86
612 - Vinyl 6 Sq. Yds. Audio/Video Room	794	20	11	357	407	29
26000 - Outdoor Equipment						
900 - Miscellaneous Outdoor Ping Pong Table	827	10	3	579	678	50
27000 - Appliances						
144 - Drinking Fountain 2 Drinking Fountains	6,173	15	6	3,704	4,219	266
200 - Refrigerator Clubhouse- GE Profile	2,370	10	4	1,422	1,701	146
204 - Refrigerator Clubhouse- Frigidaire Caterer's Refrigerator	2,965	15	6	1,779	2,026	128

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
00020 - Main Clubhouse Areas						
27000 - Appliances						
220 - Stove/Oven Clubhouse- Whirlpool Stove & Oven	1,659	20	11	747	850	61
240 - Dishwasher Clubhouse- Whirlpool Dishwasher	1,422	10	4	853	1,020	88
740 - Microwave Oven Clubhouse	948	10	4	569	680	58
950 - Ice Machine Clubhouse- Scotman	6,000	10	4	3,600	4,305	369
998 - Miscellaneous Kitchen Aid Warming Oven	1,069	10	4	642	767	66
Sub-total Main Clubhouse Areas	1,682,329			757,786	872,338	74,839
00030 - Dunbarton Clubhouse Areas						
02000 - Concrete						
404 - Pool Deck Clubhouse Pool- Ongoing Repairs	1,543	5	2	926	1,266	181
03000 - Painting: Exterior						
136 - Surface Restoration Clubhouse & Pool Fence	3,561	6	4	1,187	1,825	365
03500 - Painting: Interior						
900 - Miscellaneous Clubhouse- Dunbarton All Rooms	4,319	4	2	2,159	3,320	633
04000 - Structural Repairs						
908 - Door: Hardware 2 Pool Gates & Clubhouse	2,370	18	8	1,317	1,485	89
05000 - Roofing						
464 - Pitched: Dimensional Composition 20 Squares- Clubhouse	28,442	30	15	14,221	15,548	766
08000 - Rehab						
200 - Restrooms Clubhouse- 2 Restrooms	5,931	20	4	4,745	5,167	183
220 - General Clubhouse Interior	7,717	20	8	4,630	5,141	262
222 - General Cabana- Lighting Project	4,746	20	8	2,848	3,162	161
224 - General Clubhouse- Kitchen	11,873	20	8	7,124	7,910	403
12000 - Pool						
104 - Resurface 148 lf Dunbarton Pool	44,212	12	0	44,212	3,776	2,055
204 - Edge: Tile, Coping, Mastic 104 lf Dunbarton Pool	8,979	12	5	5,238	6,136	472
604 - Deck: Re-Surface 3,384 sf Clubhouse Pool Area	85,802	30	21	25,741	29,316	2,680
704 - Equipment: Replacement Dunbarton Pool Equipment (50%)	4,134	5	3	1,654	2,542	497
705 - Equipment: Replacement Dunbarton Pool Equipment- 2023 Only[nr:1]	660	1	0	660	0	0
730 - Heater Pool Heater	7,500	8	3	4,688	5,766	563
960 - Furniture: Misc Lounges, Tables & Chairs	3,600	10	4	2,160	2,583	222
961 - Furniture: Misc Lounges, Tables & Chairs- 2023 Only[nr:1]	400	1	0	400	0	0
995 - Miscellaneous Signage	1,659	12	3	1,244	1,417	83
13000 - Spa						
102 - Resurface Dunbarton Spa	6,796	6	2	4,531	5,805	664
120 - Tile Dunbarton Spa	3,858	6	2	2,572	3,296	377

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
00030 - Dunbarton Clubhouse Areas						
13000 - Spa						
704 - Equipment Dunbarton Spa Equipment (50%)	4,915	5	0	4,915	1,008	548
782 - Heater Clubhouse Attached Equipment Rm	8,000	8	3	5,000	6,150	601
19000 - Fencing						
202 - Wrought Iron 146 lf Pool Perimeter	16,900	25	16	6,084	6,929	560
23000 - Mechanical Equipment						
300 - HVAC Trane Central Furnace- Dunbarton	15,000	15	1	14,000	15,375	572
604 - Water Heater Dunbarton CH Kitchen Closet	2,200	12	1	2,017	2,255	105
24000 - Furnishings						
400 - Miscellaneous Clubhouse	6,000	10	4	3,600	4,305	369
24600 - Safety / Access						
520 - Card Readers 4 Gates & Clubhouse	13,560	10	6	5,424	6,949	877
25000 - Flooring						
220 - Carpeting 60 Sq. Yds. Clubhouse	2,778	10	4	1,667	1,993	171
27000 - Appliances						
202 - Refrigerator Clubhouse	1,422	10	4	853	1,020	88
224 - Stove/Oven Clubhouse- GE Electric Profile Model	3,561	20	8	2,136	2,372	121
244 - Dishwasher Clubhouse	1,422	10	4	853	1,020	88
742 - Microwave Oven Clubhouse	1,200	15	4	880	984	49
Sub-total Dunbarton Clubhouse Areas	315,060			179,684	155,822	14,805
00040 - Elmhurst Cabana Areas						
02000 - Concrete						
408 - Pool Deck Cabana- Ongoing Repairs	1,543	5	2	926	1,266	181
03000 - Painting: Exterior						
138 - Surface Restoration Cabana & Pool Fence	3,087	6	4	1,029	1,582	317
03500 - Painting: Interior						
920 - Miscellaneous All Rooms	5,457	10	4	3,274	3,915	336
05000 - Roofing						
462 - Pitched: Dimensional Composition 11 Squares- Elmhurst Cabana	15,643	30	15	7,822	8,552	421
08000 - Rehab						
230 - General Restrooms	52,232	20	4	41,785	45,507	1,608
234 - General Elmhurst- Gardeners Rstrm & Entry	8,571	20	16	1,714	2,196	355
12000 - Pool						
106 - Resurface 159 lf Elmhurst Pool	18,405	12	10	3,067	4,716	1,095
206 - Edge: Tile, Coping, Mastic 159 lf Elmhurst Pool	5,584	12	10	931	1,431	332
608 - Deck: Re-Surface 2,900 sf Elmhurst Pool Area	73,530	30	21	22,059	25,123	2,296
712 - Equipment: Replacement Elmhurst Pool Equipment (50%)	4,134	5	3	1,654	2,542	497
713 - Equipment: Replacement Elmhurst Pool Equipment- 2023 Only[nr:1]	660	1	0	660	0	0

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
00040 - Elmhurst Cabana Areas						
12000 - Pool						
960 - Furniture: Misc Lounges, Tables & Chairs	6,675	10	4	4,005	4,789	411
996 - Miscellaneous Signage- Elmhurst	1,372	12	4	915	1,055	70
17000 - Tennis Court						
106 - Reseal 2 Elmhurst	20,000	7	3	11,429	14,643	1,716
310 - Miscellaneous 3 Tennis Court Awning & Benches	4,500	16	3	3,656	4,036	169
504 - Resurface 2 Elmhurst	56,983	21	17	10,854	13,907	2,303
19000 - Fencing						
134 - Chain Link: 10' 476 lf Elmhurst Tennis Courts	23,089	25	6	17,547	18,933	597
204 - Wrought Iron 260 lf Elmhurst Pool	30,096	25	16	10,834	12,339	997
23000 - Mechanical Equipment						
606 - Water Heater Elmhurst CH- 50 US Gallon	2,139	12	2	1,782	2,009	104
24600 - Safety / Access						
524 - Card Readers 2 Gates & Clubhouse	8,362	10	6	3,345	4,285	541
Sub-total Elmhurst Cabana Areas	342,060			149,288	172,826	14,348
00045 - Commons Tennis Ct Area						
17000 - Tennis Court						
104 - Reseal 2 Commons	20,000	8	1	17,500	20,500	1,429
308 - Miscellaneous Tennis Court Awning & Bench	2,850	16	1	2,672	2,921	102
502 - Resurface 2 Commons	56,983	21	4	46,129	50,064	1,671
19000 - Fencing						
132 - Chain Link: 10' 470 lf Commons Tennis Courts	22,798	25	10	13,679	14,955	651
Sub-total Commons Tennis Ct Area	102,630			79,979	88,440	3,853
00050 - Grounds						
01000 - Paving						
100 - Asphalt: Sealing 70,541 sf Zone 1 / W/ CH D.Way, Pkng- 2-Coats	15,846	5	4	3,169	6,497	1,951
114 - Asphalt: Sealing 60,092 sf Zone 2- 2 Coats	13,499	5	4	2,700	5,534	1,662
124 - Asphalt: Sealing 113,674 sf Zone 3, 4- 2 Coats	25,535	5	4	5,107	10,469	3,145
142 - Asphalt: Sealing 109,237 sf Zone 5, 6- 2 Coats	24,538	5	4	4,908	10,061	3,022
152 - Asphalt: Sealing 32,877 sf Zone 7- 2 Coats	7,385	5	6	1,055	1,262	683
182 - Asphalt: Sealing 64,975 sf PS- Elmhurst- 2 Coats	9,004	5	0	9,004	1,846	1,005
186 - Asphalt: Sealing 71,000 sf PS- Dunbarton- 2 Coats	9,004	5	0	9,004	1,846	1,005
200 - Asphalt: Ongoing Repairs 70,541 sf Zone 1 (5%)	18,442	5	4	3,688	7,561	2,271
210 - Asphalt: Ongoing Repairs 60,092 sf Zone 2 (5%)	15,710	5	4	3,142	6,441	1,935
220 - Asphalt: Ongoing Repairs 113,674 sf Zone 3, 4 (5%)	29,718	5	4	5,944	12,184	3,660
240 - Asphalt: Ongoing Repairs 109,237 sf Zone 5, 6 (5%)	28,557	5	4	5,711	11,709	3,517

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
00050 - Grounds						
01000 - Paving						
250 - Asphalt: Ongoing Repairs 32,877 sf Zone 7 (5%)	8,596	5	6	1,228	1,468	794
280 - Asphalt: Ongoing Repairs PS- All Private Streets- Yearly Repairs	4,240	1	1	2,120	4,346	1,212
282 - Asphalt: Ongoing Repairs 64,975 PS- Elmhurst Ongoing (5%)	18,320	5	5	3,053	3,756	1,927
286 - Asphalt: Ongoing Repairs 71,000 PS- Dunbarton Ongoing (5%)	20,019	5	5	3,336	4,104	2,106
300 - Asphalt: Mill & Inlay 70,541 sf Zone 1 / W/ CH Driveway & Pkng	373,867	15	13	49,849	76,643	19,167
310 - Asphalt: Overlay 60,092 sf Zone 2	254,790	15	6	152,874	174,107	10,989
320 - Asphalt: Overlay 113,674 sf Zone 3, 4	481,978	15	6	289,187	329,351	20,787
340 - Asphalt: Overlay 109,237 sf Zone 5, 6	463,165	15	6	277,899	316,496	19,976
350 - Asphalt: Overlay 32,877 sf Zone 7	174,248	15	6	104,549	119,070	7,515
380 - Asphalt: Overlay 64,975 sf PS- Elmhurst Circle- 2010 Last Done	200,554	15	13	26,740	41,113	10,282
382 - Asphalt: Overlay 71,000 sf PS- Dunbarton Circle	219,150	15	13	29,220	44,926	11,235
02000 - Concrete						
200 - Sidewalks, Curbs & Gutters 307,641 sf Public Streets- On-going (0.46%)	149,155	2	3	37,289	50,961	22,401
201 - Sidewalks, Curbs & Gutters Public Streets- On-going[nr:1/se:2]	50,000	2	0	50,000	0	0
201 - Sidewalks, Curbs & Gutters Public Streets- On-going[nr:1/se:2]	50,000	2	1	25,000	51,250	0
208 - Sidewalks, Curbs & Gutters 307,641 sf All Areas- On-going (1%)	11,293	1	2	3,764	5,788	2,206
04000 - Structural Repairs						
550 - Bridge Maintenance Zone 1 Common Area	2,400	22	13	982	1,118	84
18000 - Landscaping						
100 - Irrigation: Misc. Misc. Irrigation Repairs	31,325	1	4	6,265	8,027	3,858
103 - Irrigation: Misc. Misc. Irrigation Repairs (2023 Only)[nr:1]	102,500	10	0	102,500	0	0
105 - Irrigation: Misc. Misc. Irrigation Repairs (2024 Only)[nr:1]	120,000	10	1	108,000	123,000	6,861
107 - Irrigation: Misc. Misc. Irrigation Repairs (2025 Only)[nr:1]	106,000	10	2	84,800	97,785	6,212
109 - Irrigation: Misc. Misc. Irrigation Repairs (2026 Only)[nr:1]	106,000	10	3	74,200	86,920	6,368
154 - Irrigation: Controllers 542 Irrigation Controller Station Upgrade	79,519	12	10	13,253	20,377	4,732
155 - Irrigation: Controllers Irrigation Controller Station Upgrade[nr:1]	3,000	2	1	1,500	3,075	858
242 - Irrigation: Valves Landscape Renovation & Irrigation[nr:3]	500,000	1	1	250,000	512,500	142,947
246 - Irrigation: Valves Landscape Renovation & Irrigation[nr:3]	350,000	1	4	70,000	89,688	43,103
248 - Irrigation: Valves Landscape Renovation & Irrigation	200,000	1	7	25,000	29,286	16,577
363 - Tree Maintenance Tree Pruning & Forest Health Management- 2023 Only[nr:1]	159,474	1	0	159,474	0	0
364 - Tree Maintenance Tree Pruning & Forest Health Management	159,474	1	4	31,895	40,865	19,639
365 - Tree Maintenance	234,700	2	1	117,350	240,568	67,099

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
00050 - Grounds						
18000 - Landscaping						
Tree Pruning & Forest Health Management- 2024 Only[nr:1]						
366 - Tree Maintenance Tree Pruning & Forest Health Management- 2025 Only[nr:1]	200,000	2	2	66,667	0	39,072
367 - Tree Maintenance Tree Pruning & Forest Health Management- 2026 Only[nr:1]	180,000	3	3	45,000	0	27,033
368 - Tree Maintenance Tree Removals	115,128	1	0	115,128	118,006	64,223
372 - Tree Maintenance Tree Replacements	16,203	1	0	16,203	16,608	9,039
376 - Tree Maintenance Tree Grade Repairs for Removal Sites	25,584	1	0	25,584	26,224	14,272
380 - Tree Maintenance Tree Contingency	31,340	1	0	31,340	32,124	17,483
490 - Bark Replacement Bark Replacement	16,000	1	2	5,333	8,200	3,126
491 - Bark Replacement Bark Replacement- 2023 Only[nr:1]	31,980	1	0	31,980	0	0
493 - Bark Replacement Bark Replacement- 2024 Only[nr:1]	48,000	2	1	24,000	49,200	13,723
530 - Plant Replacement Plant Replacement	14,000	1	2	4,667	7,175	2,735
531 - Plant Replacement Plant Replacement- 2023 Only[nr:1]	27,290	1	0	27,290	0	0
533 - Plant Replacement Plant Replacement- 2024 Only[nr:1]	60,000	2	1	30,000	61,500	17,154
920 - Miscellaneous Fall Overseeding	17,909	1	0	17,909	18,357	9,990
924 - Miscellaneous Contingency- Emergency & Misc	12,856	1	0	12,856	13,177	7,172
928 - Miscellaneous Landscape Drains	33,579	1	0	33,579	34,418	18,732
19000 - Fencing						
140 - Miscellaneous Storage Lot Fence	16,619	25	13	7,977	8,858	511
340 - Wood: 6' 218 lf 1425 University Dr At Neighboring Complex	8,411	18	16	935	1,437	387
20000 - Lighting						
100 - Exterior: Misc. Fixtures 640 Fixtures Approx. Total- Conversion to LED	47,976	12	7	19,990	24,588	2,651
110 - Exterior: Misc. Fixtures 640 Fixtures Approx. Ongoing Maintenance	13,905	1	1	6,952	14,252	4,025
111 - Exterior: Misc. Fixtures Fixtures Approx. Ongoing Maintenance- 2023 ONLY[nr:1]	21,926	1	0	21,926	0	0
21000 - Signage						
200 - Street Signs 53 Alley Signage /Private Property/Tow	75,000	15	1	70,000	76,875	2,859
204 - Monument 60 Wooden Alley Address Sign Holders	40,348	25	21	6,456	8,271	1,512
712 - Lollipop 35 Speed Limit Signage Inserts	4,630	15	2	4,013	4,429	181
30000 - Miscellaneous						
990 - Utilities PS- Neighborhood Clean-up	2,000	1	1	1,000	2,050	572
992 - Utilities Underground	53,466	1	0	53,466	54,803	29,826
Sub-total Grounds	5,945,155			2,835,010	3,132,549	759,067

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
00060 - Administrative						
31000 - Reserve Study						
100 - 3 Year Update with Site Visit On-going	7,200	3	1	4,800	7,380	1,372
500 - Annual Update Updates W/Out Site Visit	800	1	0	800	820	446
32000 - Undesignated						
100 - Miscellaneous Reserve Items	8,500	1	1	4,250	8,713	2,430
Sub-total Administrative	16,500			9,850	16,913	4,249
				[A]	[B]	
Totals	48,587,390			19,600,821	21,109,287	2,370,766
				[EndBal] [A]	[EndBal] [B]	
Percent Funded				58.89%	48.54%	

Terms & Definitions CAI

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

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

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

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

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

CURRENT REPLACEMENT COST: See "Replacement Cost."

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

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

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

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

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

or

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

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

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

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

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

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

FUNDING PRINCIPLES:

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

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

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

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

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

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

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

RESERVE PROVIDER: An individual that prepares Reserve Studies.

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

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

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

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

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

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

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

Terms & Definitions BRG

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

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

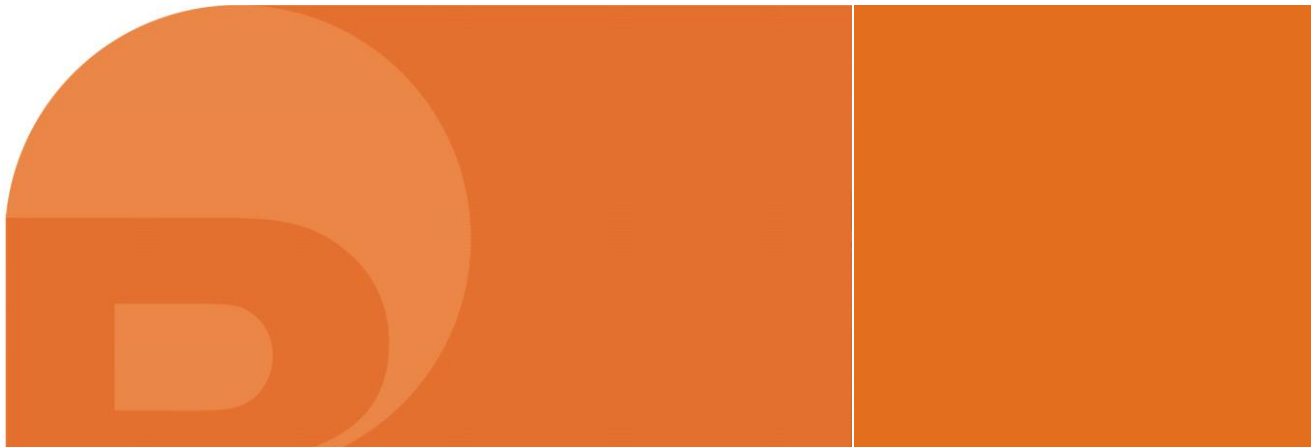
SE-2 (SPREAD EVENLY OVER 2 YEARS): This signifies the major component, when replaced is spread evenly over 2 or more years. For example if a component will be replaced in year 8 of the study, and there is a SE-2, then the component will be replaced over 2 years, year 8 and year 9. Although the component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

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

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

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

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



RESERVE STUDY

Member Distribution Materials

Nepenthe Association

Update w/o Site Visit Review

2023 Update- 4

Published - October 19, 2023

Prepared for the 2024 Fiscal Year

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

October 19, 2023

This is a summary of the Reserve Study that has been performed for Nepenthe Association, (the "Association") which is a Planned Development with a total of 590 Lots. This study was conducted in compliance with California *Civil Code Sections 5300, 5550 and 5560* and is being provided to you, as a member of the Association, as required under these statutes. A full copy is available (through the Association) for review by members of the Association.

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

Browning Reserve Group, LLC prepared this Update w/o Site Visit Review for the January 1, 2024 - December 31, 2024 fiscal year. At the time this summary was prepared, the assumed long-term before-tax interest rate earned on reserve funds was 2.00% per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was 2.50% per year.

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

Funding Assessment

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

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

Reserve Component	Current Replacement Cost	Useful Life	Remaining Life	2023 Fully Funded Balance	2024 Fully Funded Balance	2024 Line Item Contribution based on Cash Flow Method
01000 - Paving	2,416,164	1-15	0-13	993,488	1,190,789	129,844
02000 - Concrete	265,535	1-5	0-3	119,105	112,170	25,203
03000 - Painting: Exterior	1,999,372	1-12	0-9	1,004,243	1,106,154	147,694
03500 - Painting: Interior	33,388	4-10	2-4	19,601	24,177	2,423
04000 - Structural Repairs	10,424,089	1-30	0-27	5,004,856	4,774,245	448,401
05000 - Roofing	26,090,944	1-30	0-26	8,438,445	9,548,862	840,380
08000 - Rehab	476,645	10-30	2-21	240,434	271,336	17,437
12000 - Pool	643,195	1-30	0-21	240,562	232,971	27,921
13000 - Spa	48,186	5-8	0-4	32,185	28,108	4,613
14000 - Recreation	38,926	5-20	3-5	21,980	28,076	3,262
17000 - Tennis Court	330,077	7-30	1-29	111,906	137,052	16,071
18000 - Landscaping	2,981,861	1-12	0-10	1,531,773	1,637,079	562,008
19000 - Fencing	2,116,465	1-25	1-16	1,330,084	1,455,260	79,017
20000 - Lighting	90,917	1-20	0-10	52,424	42,849	6,930
21000 - Signage	202,578	15-25	1-21	126,724	140,375	6,970
22000 - Office Equipment	1,102	4-4	1-1	827	1,130	158
23000 - Mechanical Equipment	145,477	12-15	1-2	135,493	148,932	5,610
24000 - Furnishings	17,195	10-15	3-6	11,284	13,057	897
24500 - Audio / Visual	38,948	10-10	5-5	19,474	23,953	2,458
24600 - Safety / Access	71,057	10-10	1-6	52,991	61,599	4,228
25000 - Flooring	52,265	10-20	4-11	30,010	35,705	3,019
26000 - Outdoor Equipment	827	10-10	3-3	579	678	50
27000 - Appliances	30,213	10-20	4-11	18,039	20,966	1,527
30000 - Miscellaneous	55,466	1-1	0-1	54,466	56,853	30,398
31000 - Reserve Study	8,000	1-3	0-1	5,600	8,200	1,819
32000 - Undesignated	8,500	1-1	1-1	4,250	8,713	2,430
Totals	\$48,587,390			\$19,600,821	\$21,109,287	\$2,370,766
Estimated Ending Balance				\$11,543,101	\$10,246,456	\$334.85
Percent Funded				58.9%	48.5%	/Lot/month @ 590

October 19, 2023

- (1) The regular assessment per ownership interest is _____ per month for the fiscal year beginning January 1, 2024.

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

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

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

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

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

Yes ☒ No ☐

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

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

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

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

- (6) Based on the method of calculation in paragraph (4) of the subdivision (b) of section 5570, the estimated amount required in the reserve fund at the end of the current fiscal year is \$19,600,821, based in whole or in part on the last reserve study or update prepared by Browning Reserve Group, LLC as of October, 2023. The projected reserve fund cash balance at the end of the current fiscal year is \$11,543,101 resulting in reserves being 58.9% percent funded at this date. Civil code section 5570 does not require the board to fund reserves in accordance with this calculation.

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

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

Fiscal Year (a)	Fully Funded Balance (b)	Reserve Ending Balance (c)	Percent Funded (d)
2024	\$21,109,287	\$10,246,456	48.5%
2025	\$21,218,018	\$8,577,026	40.4%
2026	\$21,318,710	\$7,940,107	37.2%
2027	\$22,118,344	\$8,062,071	36.4%
2028	\$23,779,799	\$9,179,402	38.6%

If the reserve funding plan approved by the association is implemented, the projected fund cash balance in each of those years will be the amounts presented in column (c) 'Reserve Ending Balance' in the table immediately above, leaving the reserve at percent funding as presented in column (d) 'Percent Funded' in each of the respective years.

NOTE: The financial representations set forth in this summary are based on the best estimates of the preparer at that time. The estimates are subject to change. At the time this summary was prepared, 2.50% per year was the assumed long-term inflation rate, and 1.40% per year was the assumed long-term interest rate.

Additional Disclosures

§5565(d) The current deficiency in reserve funding as of December 31, 2024 is \$18,412 per ownership interest (average).

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

Deficiency =
$$\frac{2024 \text{ Fully Funded Balance} - 2024 \text{ Reserve Ending Balance}}{\text{Ownership Interest Quantity}}$$

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

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

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

30 Year Reserve Funding Plan Cash Flow Method

2023 Update- 4

Prepared for the 2024 Fiscal Year

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Beginning Balance	11,113,960	11,543,101	10,246,456	8,577,026	7,940,107	8,062,071	9,179,402	9,233,227	10,362,015	11,559,686
Inflated Expenditures @ 2.5%	1,979,796	3,818,877	4,296,696	3,380,463	2,757,323	1,917,277	3,143,406	2,239,334	2,357,915	2,333,044
Reserve Contribution	2,251,440	2,370,766	2,496,417	2,628,727	2,768,050	2,914,757	3,069,239	3,231,909	3,403,200	3,583,570
<i>Lots/month @ 590</i>	318.00	334.85	352.60	371.29	390.97	411.69	433.51	456.48	480.68	506.15
<i>Percentage Increase</i>		5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest After Tax @ 1.40% ¹	157,497	151,467	130,848	114,816	111,237	119,851	127,992	136,213	152,385	170,589
Ending Balance	11,543,101	10,246,456	8,577,026	7,940,107	8,062,071	9,179,402	9,233,227	10,362,015	11,559,686	12,980,801

1) The estimated tax payments, based on reserve earnings, are being deducted from reserves per the CPA recommendation. IR in study is set to 2%, with a 30% deduction for taxes, leaving a net rate at 1.4%. This is an increase in 2023 of .2%. The funding threshold as set by the association at \$5M.

	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Beginning Balance	12,980,801	14,612,893	15,901,667	16,822,080	15,816,439	15,824,688	17,370,342	19,349,143	18,946,916	20,166,683
Inflated Expenditures @ 2.5%	2,333,220	2,896,837	3,491,151	5,638,368	4,851,056	3,570,338	3,420,609	6,085,236	4,756,015	6,095,796
Reserve Contribution	3,773,499	3,973,494	4,184,089	4,405,846	4,639,356	4,885,242	5,144,160	5,416,800	5,703,890	6,006,196
<i>Lots/month @ 590</i>	532.98	561.23	590.97	622.29	655.28	690.01	726.58	765.08	805.63	848.33
<i>Percentage Increase</i>	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest After Tax @ 1.40%	191,813	212,117	227,474	226,881	219,948	230,750	255,250	266,209	271,892	281,706
Ending Balance	14,612,893	15,901,667	16,822,080	15,816,439	15,824,688	17,370,342	19,349,143	18,946,916	20,166,683	20,358,790

	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Beginning Balance	20,358,790	21,271,709	17,407,723	15,976,090	13,176,717	8,406,409	5,841,616	5,032,982	5,586,237	10,174,599
Inflated Expenditures @ 2.5%	5,700,993	10,792,583	8,676,385	10,386,386	12,696,073	10,851,683	9,506,031	8,599,321	5,081,130	3,489,863
Reserve Contribution	6,324,524	6,659,724	7,012,689	7,384,362	7,775,733	8,187,847	8,621,803	9,078,759	9,559,933	10,066,609
<i>Lots/month @ 590</i>	893.29	940.64	990.49	1,042.99	1,098.27	1,156.48	1,217.77	1,282.31	1,350.27	1,421.84
<i>Percentage Increase</i>	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%	5.3%
Special Assessments / Other	0	0	0	0	0	0	0	0	0	0
Interest After Tax @ 1.40%	289,388	268,874	232,062	202,651	150,032	99,043	75,593	73,818	109,559	188,482
Ending Balance	21,271,709	17,407,723	15,976,090	13,176,717	8,406,409	5,841,616	5,032,982	5,586,237	10,174,599	16,939,826